

Draft Felpham Conservation Area Character Appraisal



Arun District Council
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Introduction

Conservation Areas

Conservation areas were introduced in 1967 as a consequence of the Civic Amenities Act and are now an established and valued element of the planning process. A conservation area is an area of “special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance” (Planning (Listed Building & Conservation Area) Act 1990, S.69 (1))

More recent legislation has expanded on these early principles, and Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 obliges local planning authorities to determine which parts of their areas are of special architectural or historic interest and to designate them as conservation areas. Each authority has its own criteria for designation. The criteria used by Arun District Council are contained within appendix 2. Section 72 of the same Act also specifies that it is the general duty of local planning authorities, in the exercise of their planning functions, to pay special attention to the desirability of preserving or enhancing the character or appearance of these conservation areas.

Each conservation area has its own unique character and appearance. This character derives not simply from the quality of individual buildings, but also depends on issues such as the historic layout of property boundaries and thoroughfares; a particular “mix” of uses; on characteristic materials; street furniture and hard and soft surfaces; and on vistas along streets and between buildings. Thus it is ordinary buildings, and the spaces between them, which it is important to preserve and enhance if conservation areas are to retain their special character.

Conservation Area Status

Conservation Area status provides the opportunity to promote the protection and enhancement of the areas defined special character. Conservation Area status confers a general control over development that could damage the area’s character through the provision of strengthened controls covering the demolition of buildings, minor development and the protection of trees.

Change is inevitable in most conservation areas, and it is not the intention of the designation to prevent the continued evolution of a place. In fact, the challenge is to manage this change in such a way that it maintains, reinforces and enhances its special qualities.

Under the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Planning Authorities are required to designate conservation areas and to keep them under review. Ultimately, designation is the principal means by which local planning authorities can apply conservation policies to a particular area, as well as attract potential heritage-led regeneration funding.

Implications of Designation

Designation as a conservation area has a number of implications. In all cases "special" consideration must be given to the impact that development would have on the character and appearance of the area.

Designation of an area as a Conservation Area is not intended to preserve places exactly as they are and prevent development from taking place. Rather, they are designed to manage change controlling the way new development and other investment reflects the character of its surroundings.

Designation of a conservation area extends planning controls over certain types of development, principally the demolition of unlisted buildings and works to trees. Further, increased standards are required for repairs, alterations or construction of new buildings.

Arun District Council will also formulate policies in its Local Plan to preserve the character and appearance of its Conservation Areas.

Conservation Areas in Arun District Council

There are currently 29 conservation areas within Arun District Council (Local Planning Authority area), covering town centres to country villages. Further information regarding all of these Conservation Areas, including a Map and a basic description can be found on the Council's website www.arun.gov.uk/planning

What is a Conservation Area Character Appraisal?

The protection of an area does not end with conservation area designation. Local Planning Authorities (LPA) should prepare detailed assessments of the special interest, character and appearance of their conservation areas.

The purpose of a conservation area character appraisal is to define the 'special architectural and historic interest' that warrants its designation and to identify what it is about the character or appearance of the area that should be preserved or enhanced.

Appraisals define the features of interest that give each conservation area its special architectural and historic character as well as any features that detract from the character of the area. It should be noted that an appraisal does not represent an exhaustive record of every building, feature or space within the conservation area and an omission should not be taken to imply that an element is of no interest.

However, the more clearly the special architectural or historic interest that justifies designation is defined and recorded, the sounder the basis for Development Management decisions, as well as the formulation of proposals for the preservation and enhancement of the character or appearance of the area. Character appraisals should therefore provide a framework against which development proposals can be assessed for their appropriateness in the historic environment.

Given the period of time since designation, the appraisal will also assist the Council in deciding whether the conservation area or certain parts of it still retain sufficient special interest to warrant inclusion, by recording and evaluating the special interest as it exists today, taking account of how events since designation have affected the character of the area. It will also allow the opportunity to consider whether areas previously omitted should now be included, as conservation theory and practice has evolved since the time of designation. Townscape once deemed to be of no significance may now be considered to have a special character worthy of designation, or it may warrant consideration in terms of how it influences the existing conservation area (such as affecting its setting).

Appraisals therefore examine the existing boundaries of the conservation area and consider the potential for other areas to be included, and if appropriate, where existing areas should be excluded.

Whilst this appraisal seeks to assess the area's special architectural and historic interest as comprehensively as possible, it cannot cover the minutiae of all issues. Consequently, any omission of a particular building, feature or space should not be taken to imply that it has no value or interest. The appraisal is the starting point; any development proposals within or in proximity to the conservation area should fully consider the implications upon it, having regard to national and local policies and the wider objectives of the character appraisal and management plan. Such proposals should be informed by a level of conservation assessment commensurate with the scale of the project.

The appraisal is also an important snapshot in time, which in due course will inform future assessment and management as a record of the issues that affected and shaped the conservation area in the early 21st century.

The information within the appraisal will comprise of descriptive text supported by photographs, Maps and other graphical material. It will also identify opportunities for future enhancement and preservation of elements of significance within the conservation area, which will provide a basis for its positive management.

How will the Appraisal be used?

The information contained in this document is aimed at advising householders, property owners and developers when considering proposals in the conservation area. The Council on the other hand will use it to assist it in its development management function i.e. in the determination of planning, advertisement, listed building and conservation area consent applications. Further, it will also be used as part of the Councils Pre-application service.

An appraisal can be used to assess the impact of proposed development on a Conservation Areas and its setting. It can also assist in planning appeals, the development of planning policy and community led initiatives.

An appraisal can identify opportunities for change and elements that would benefit from enhancement. This information could be used by local communities, individuals,

the authority and other agencies to develop initiatives that aim to protect or sympathetically enhance an area.

An appraisal can promote understanding and awareness of an area. Further, it can be used as a starting point for interpretive materials such as information boards and local guides. It also provides a social and historical record of a place at a specific point in time, helping to create, maintain or enhance a sense of place. Appraisals can help attract funding for improvements in an area. They can act as a catalyst for further enhancement work and community projects, encouraging partnership between local communities, organisations and the Council.

Management Plans

Local Authorities are under a duty from time to time to "formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas" (Planning (Listed Buildings and Conservation Areas (LBCA)) Act 1990, s. 71). English Heritage guidance on the management of conservation areas advises that such proposals should take the form of a mid-to-long term strategy, setting objectives for addressing the issues and recommendations for actions arising from character appraisals, and identifying any further and more detailed work needed for their implementation.

The Management Plans include a number of suggestions that are aimed at either protecting the special architectural and historic character of the area where it is seen to be under threat, or enhancing the character of the area where there are opportunities to do so. A character appraisal used in conjunction with planning policies and other guidance will assist the on-going management of a conservation area, including development management decisions.

A Management Plan has been prepared which deals with the significant issues that affect all Conservation Areas within the District. This is known as the Conservation Areas Management Plan and was adopted by the Council on the 16th July, 2014.

Community Involvement

The Council has undertaken informal community involvement with the Arun Conservation Area Advisory Committee, members of the Parish Council and Officers from Arun District Council Development Management Department.

Further, wider consultation is now taking place with all residents and businesses within, and immediately adjoining, the Conservation Area boundary. Consultation runs from 28 January 2016 to 10 March 2016 and employs the following methods of community involvement:

- All resident/occupiers within and adjoining the conservation area will be contacted to inform them of the period of public consultation and where to view the document
- Copies of the document and associated information made available on the councils website
- Copies of the document passed to the parish Council

- Public display and surgery workshop held in the village hall

The results of the consultation will be analysed and fed into the final version of the Conservation Area character Appraisal. Once amended, the final version of the Appraisal will be presented to Members for adoption as a material consideration in the planning process.

A report on how community involvement and public consultation has been undertaken, along with an explanation of how the results were evaluated and taken into account in the production of the final appraisal which will be published under separate cover.

The Planning Policy Context

The legal basis for conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990.

National and Local Planning Policy and Guidance

This appraisal should be read in conjunction with the wider national and local planning policy and guidance

National Policy Guidance

The National Planning Policy Framework (NPPF) was adopted by the Government in March 2012. All the policies in the NPPF constitute Government's view of what sustainable development in England means in practice. One of the key dimensions of sustainability is protecting and enhancing our historic environment. Development that fails to adhere to the historic environment policies is therefore not considered sustainable development.

The NPPF sets out how the Government intends to deliver sustainable development through the planning process. It expressly states that sustainable development is about achieving positive growth, balancing economic, environmental and social considerations. There is little doubt that the NPPF is pro-development, with a strong presumption in favour of sustainable development. However, the framework also recognises the finite nature and value of our built heritage and the need for this to be properly assessed and where appropriate protected in a manner commensurate with the sensitivity of the heritage asset. Conservation areas are termed designated heritage assets in the Framework. Consequently their importance is elevated by this designation.

Sections 7 and 12 of the NPPF set out the main policies in respect to the historic environment and achieving high quality design. The key messages are:

- Local planning authorities should set out in the Local Plan a positive strategy for the conservation and enjoyment of the historic environment
- The value of the historic environment in creating sustainable and viable communities, including the benefits to the local economy

- When considering the designation of conservation areas, the area's special architectural or historic interest should justify designation, otherwise the concept is de-valued
- When considering the impact of proposals on a designated heritage asset great weight should be given to the asset's conservation. Substantial harm should be exceptional, whilst less than substantial harm should be weighed against the public benefits of the development
- In conservation areas and within their setting, there are opportunities for new development to enhance or better reveal their significance (such as by replacing inappropriate development or enhancing key spaces and views)
- Not all parts of the conservation area will necessarily contribute to its significance. However, loss of a building or structure that contributes to the significance of the conservation area will amount to substantial or less than substantial harm, taking into account the impact upon significance of the conservation area as a whole
- Design mediocrity has reduced confidence in new development
- Good design is a key aspect of sustainable development and is indivisible from good planning
- Securing high quality and inclusive design goes beyond aesthetic considerations
- Permission should be refused for development of poor design that fails to take the opportunities presented by a site
- Where a degree of special protection to protect amenity is required then an Area of Special Control Order may be approved (there is a requirement to consult with local trade and amenity organisations)
- Planning policies and decisions should not seek to impose architectural styles or particular tastes and should not stifle innovation, originality or initiative, but it is appropriate to seek to promote or reinforce local distinctiveness
- Poorly placed advertisements can have a negative impact on the appearance of the built and natural environment

The Localism Act 2011 introduces the right for communities to shape their local areas by creating their own Neighbourhood Development Plan (NDP). A NDP for the Parish was made on 16 July 2014.

Local Level

The Arun District Local Plan, 2003 is due to be replaced by the new emerging Arun Local Plan 2011-2031.

Until it is replaced, the saved policies of the Arun District Council Local Plan (adopted 2003) will remain part of the statutory development plan. Appendix 3 contains both the saved 2003 Local Plan policy as well as the current version contained within the emerging Local Plan.

The Draft Local Plan will translate the policy requirements of the NPPF at the local level. Specific sections will set out the policy requirements in relation to both design

and the conservation of the built historic environment. Key policy messages in relation to built heritage and design are:

- That conservation area designation does not mean 'preserve in aspic', as there is scope for positive development to preserve or enhance the conservation area
- That high quality design is fundamental
- Good conservation practice does not stifle design innovation but it should be shaped by the local context

This Conservation Area Appraisal will be used to support the conservation policies that will form part of the emerging plan.

Further information regarding the emerging Local Plan can be found on the Arun District Council website (www.arun.gov.uk).

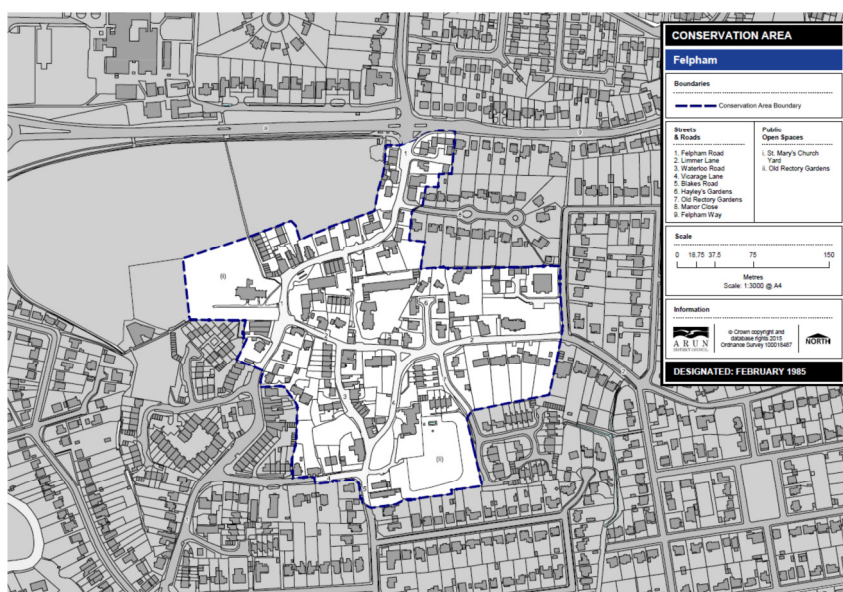
Structure of the document

The document is divided up into two parts as follows:

- Part 1, the character appraisal, identifies and assesses those characteristics and features that give the area its special architectural and historic interest. It also considers the current issues which threaten its unique quality.
- Part 2 of the document consists of all of the appendices along with a glossary.

The Felpham Conservation Area

The Felpham Conservation Area (Map 1) was designated in February 1985. A conservation area statement was prepared which describes the area. This is included in a conservation area Supplementary Planning Guidance Note which was adopted in 2000. This statement will be superseded by this appraisal.



Map 1 The Felpham Conservation Area (2014)

Date of survey:

The Conservation Area was surveyed and assessed in August 2014.

Definition (or summary) of special Interest

Felpham conservation area is a compact historic area, developed at the core of the village. The village developed slowly until the early 20th century where development grew exponentially.

The area contains an informal street layout with unfolding views, with the majority of properties being located close to the carriage way which creates a sense of enclosure. This is especially true of the area surrounding St Mary's Church.

A number of landmark buildings prevail, including St Mary's church and 94 Felpham Road.

Whilst there are a number of traditional materials within the conservation area (flint, tile and render), the most prevalent is flint. This appears in properties, out buildings and boundary treatment. Some fine examples exist within the conservation area. These buildings and walls form attractive structures within the street-scape.

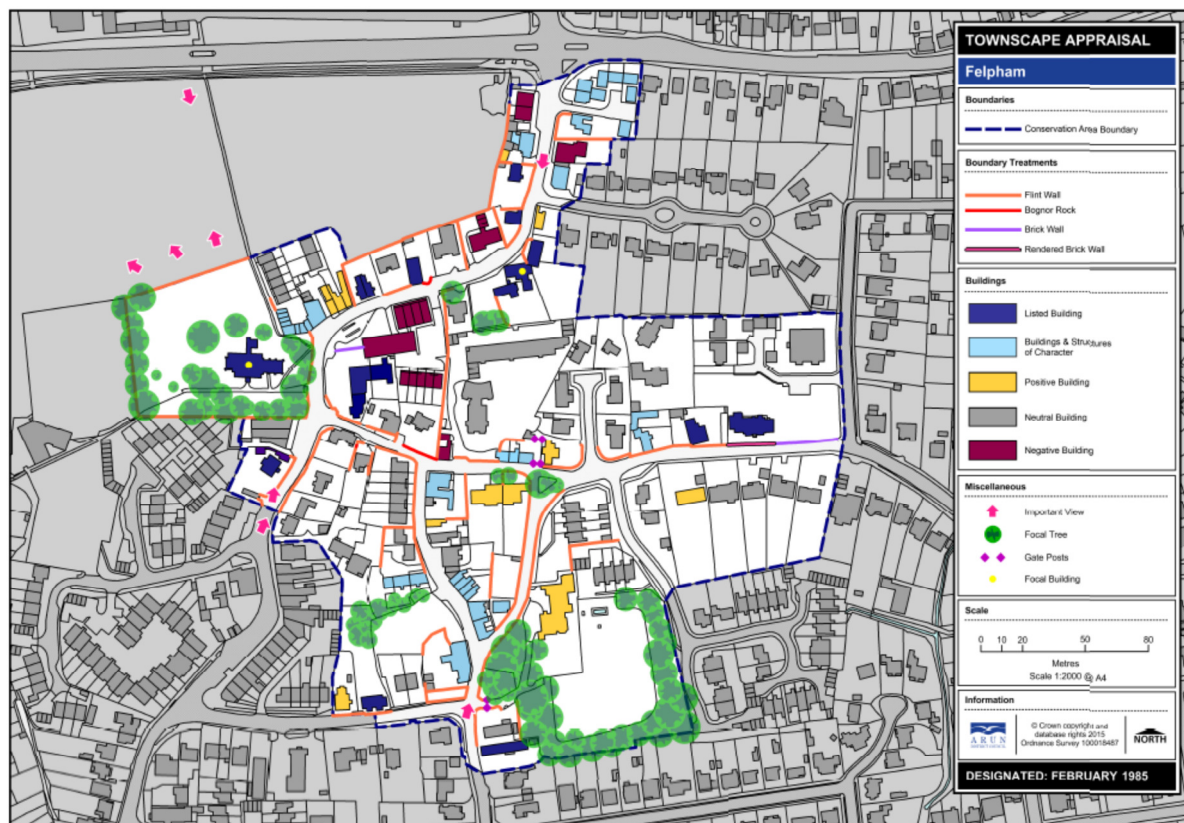
Public open space within the conservation area is limited; Old Rectory Gardens and the graveyard. However, the setting of the conservation area is significantly enhanced through the direct relationship with Church Field. This field is considered to provide the setting of both the conservation area and the church. Further, it also provides an agricultural setting to the conservation area; it is the last remaining agricultural field in the parish.

The area is of high quality with nearly all buildings are well looked after and maintained.

There has been some recent development in parts but development on the whole is sympathetic. Opportunities for future development are limited.

Finally, there is a strong association with William Blake who resided in the village for a period of three years. The property he resided in is still within the village, and is of great significance.

This information, along with other key issues is contained within the Felpham Conservation Area Character Appraisal Townscape Appraisal Map (Map 2).



Map 2 Felpham Conservation Area Character Appraisal Townscape Appraisal Map

Assessing Special Interest

Location and Context

The Felpham Conservation Area is situated in the village of Felpham and covers an area of 9 hectares. Felpham is located on the West Sussex Coast, and forms part of the Greater Bognor Regis Urban Area. The Conservation Area is located approximately $\frac{1}{4}$ mile inland from the beach and 1 mile to the east of Bognor Regis.

The village is situated to the west of the parish and is focused around the historic church. In total there are 261 properties in the Conservation Area of which 18 are Statutorily Listed and 18 Locally Listed as Buildings or Structures of Character.

General Character and Plan Form

Felpham is characterised by a wide variety of architectural styles which are underpinned by a core of flint and brick buildings dating from the 18th, 19th and early 20th century. The conservation area contains a number of different property types ranging from cottages to modern terraced housing and flatted development. The majority of the properties have fairly small plots and therefore the density of the area is relatively high. The density stands at 28.7 dwellings a hectare. However, some larger properties and associated plots are to be found to the south and east of the Conservation Area.

The local traditional materials of coursed flint cobbles (originally sourced from the beach and laid in tight even courses), orange/red clay bricks, orange/red clay tile for roofs, and painted timber joinery (where present) characterize the pallet of materials in the Conservation Area. Modern materials such as uPVC windows and doors supplement these where traditional joinery has been replaced.

The area is characterised by the use of flint walls which form important boundaries. This is especially seen along Vicarage Lane, parts of Limmer Land and Felpham Road around the Parish Church.

A number of small, narrow, meandering, minor roads dissect the area, further emphasising the village atmosphere. The largest of the roads, Felpham Road, used to be the main road to Bognor Regis. However, this changed when a new road was constructed which diverts traffic around the Conservation Area. Nevertheless, this road can at times, still be very busy. The other roads Limmer Lane and Vicarage Lane dissect the Conservation Area. Both lanes are rural in character; neither having paths nor run in straight lanes.

Landscape Setting

The village is set amongst the built up development of Felpham, which is part of the Greater Bognor Regis Urban Area. The surrounding uses are primarily residential, developed from the turn of the century onwards. There is a small retail area almost immediately to the south of the Conservation Area as well as some allotments and a small agricultural field to the immediate north. This field forming the last remaining remnants of the village's agricultural past.

The land in the Conservation Area and the wider Village is located on the Bognor Regis/Felpham Coastal Plain, and is therefore mostly flat.

Historic Development and Archaeology

Historical Development

The parish of Felpham (pronounced 'Felfam') lies on the south coast, east of Bognor Regis, west of Middleton-upon-Sea and within sight of the South Downs¹. It is 426 ha in size with a current population of 9,864². The parish boundary that is known today was defined in 1985, previous to 1933 the parish was much larger including 932 a. of Bognor Regis, 449 a. of Flansham to Yapton and 522 a. of land in Ancton to Middleton. Records between 1642 – 1724 indicate a small resident population initially of 199 inhabitants raising to 255³. The more recent and accurate Census statistics show the population steadily increase to 306 in 1801CE, 536 in 1811CE then raising steeply during the 19th and early 20th centuries - 744 by 1901CE, and 2,827 by 1931CE⁴. This rise is undoubtedly due to the increased popularity of the parish as a holiday and retirement destination.

Felpham's history extends further back than that of Bognor Regis. The earliest mention of Felpham - pronounced 'Felfam', was in 880CE when it was known as Felhamme⁵, and in the Domesday book it was recorded as Falcheham (Felpham). It is not clear whether the 'ham' indicates village, estate, homestead, but it is most likely to mean 'low-lying meadow by a stream,'⁶. Archaeological investigations have revealed Bronze and Mesolithic discoveries at a "burnt mound" north-west of the Church of St. Mary, a Roman settlement is thought to have existed at the west end of Limmer Lane and Roman pottery has been found at Outerwicke Farmhouse (the latter discoveries being outside of the Conservation Area)⁷. Historic records show that an estate was devised at Felpham by King Alfred in 899CE to a relative - Osferth, a 953CE entry says that this Anglo-Saxon estate included both houses and common woodland pasture⁸. By 1066CE Felpham belonged to the nuns of Shaftesbury Abbey in Dorset, the manor was in their ownership until the Dissolution of Monasteries in the 16th Century⁹.

Up to the mid 18th century Felpham's economy was based on agriculture and maritime activities. After that date it developed a new character as a holiday resort. The poet William Hayley enjoyed sea bathing there as a child in the 1750s, and in 1770CE he and others from Chichester visited Felpham for 'a little party of pleasure'¹⁰. There were bathing machines by 1781CE; and by 1799CE houses to let for the season. At the time adverts in newspapers extolled the virtues of Felpham as having a dry and healthy soil, opportunities for sailing, and a 'genteel' clientele. It

¹ From: 'Felpham', A History of the County of Sussex: Volume 5 Part 1: Arundel Rape: south-western part, including Arundel (1997), pp. 160-182. URL: <http://www.british-history.ac.uk/report.aspx?compid=22943> Date accessed: 29 October 2013

² Census 2011 - mid_2011_ward_2011_quinary.xls

³ The Protestation returns (1642CE), Compton Census (1676CE), Bishop Brewers' Visitation (1724CE)

⁴ Felpham by the Sea. Aspects of History in a Sussex Parish. Edited by Tim and Ann Hudson

⁵ <http://www.stmarys-felpham.co.uk/history.asp>

⁶ From: 'Felpham', A History of the County of Sussex: Volume 5 Part 1: Arundel Rape: south-western part, including Arundel (1997), pp. 160-182. URL: <http://www.british-history.ac.uk/report.aspx?compid=22943> Date accessed: 29 October 2013

⁷ William Blake and Felpham By Norah Owens, Bognor Regis Local History Society./ British History On line – The Victoria History of the Counties of England, Felpham / Felpham Village Project – William Searle

⁸ <http://www.british-history.ac.uk/report.aspx?compid=22943>

⁹ Felpham by the Sea. Aspects of History in a Sussex Parish. Edited by Tim and Ann Hudson

¹⁰ From: 'Felpham', A History of the County of Sussex: Volume 5 Part 1: Arundel Rape: south-western part, including Arundel (1997), pp. 160-182. URL: <http://www.british-history.ac.uk/report.aspx?compid=22943> Date accessed: 29 October 2013

may have been because of Felpham's evident success as a resort, albeit small, that Sir Richard Hotham chose Bognor Regis c. 1785CE for his much larger projected undertaking of the same kind¹¹.

In the mid-19th century more moneyed or retired people moved into the parish to live permanently. From the early 20th century Felpham maintained its dual character of a seaside resort and a place for permanent residence, by its relative seclusion, the mild, sunny, and healthy climate, the nearness of Bognor with its services and entertainments, and easy access from London. Felpham also retained its lack of conventionality in contrast to larger resorts; unlike Bognor there were no rules or bylaws about access to the sea, and at least one boarding house 1922 allowed 'bathing from house'¹².

The most famous resident of Felpham would be the poet, painter, and print maker William Blake. Residing for most of his life in London, a well-known literary gentleman - William Hayley of Eartham was recommended Blakes engraving skills for a commission at Chichester cathedral. Hayley persuaded William Blake and his wife Catherine to spend the years 1800-3 in a cottage close to the Old Rectory now called Blake's cottage. William spent his time here writing, engraving, and painting portraits chiefly of poets for Hayley's library and also became his companion for shortly before Blake arrived to Felpham, Hayley experienced the death of a close friend and his son¹³. Though Blake left Felpham in disillusion after his relationship with Hayley soured as he felt Hayley was more preoccupied with business than Blake's artistic endeavors. Blake was at first happy here, describing it as 'the sweetest spot on earth', 'a dwelling for immortals', and the villagers as 'polite and modest', the men 'the mildest of the human race'.¹⁴

Settlement:

Settlement before the 18th century seems to have been chiefly nucleated. Felpham village occupies slightly rising ground in the extreme south-west corner of the parish close to the Aldingbourne rife. The road through the village had no importance before the 19th century; hence perhaps the village's hotchpotch street pattern¹⁵.

In the late 18th century and early 19th there were 25-30 dwellings, not all aligned to the roads and with much open land between them; among the larger were Church House, the Old Rectory, Turret House, and the Manor House in Limmer Lane. With the growth of the resort here had been some infilling by the 1870s, including two terraces in Waterloo Road, of which one incorporates a converted farm building faced with beach pebbles. After 1914 a large house, the Forest, later the Gateways school, was built south of the church in grounds of c. 2 a. which included specimen

¹¹ From: 'Felpham', A History of the County of Sussex: Volume 5 Part 1: Arundel Rape: south-western part, including Arundel (1997), pp. 160-182. URL: <http://www.british-history.ac.uk/report.aspx?compid=22943> Date accessed: 29 October 2013

¹² From: 'Felpham', A History of the County of Sussex: Volume 5 Part 1: Arundel Rape: south-western part, including Arundel (1997), pp. 160-182. URL: <http://www.british-history.ac.uk/report.aspx?compid=22943> Date accessed: 29 October 2013

¹³ William Blake and Felpham 1800-1803, by Norah Owens, published by Bognor Regis Local History Society.

¹⁴ From: 'Felpham', A History of the County of Sussex: Volume 5 Part 1: Arundel Rape: south-western part, including Arundel (1997), pp. 160-182. URL: <http://www.british-history.ac.uk/report.aspx?compid=22943> Date accessed: 29 October 2013.

¹⁵ From: 'Felpham', A History of the County of Sussex: Volume 5 Part 1: Arundel Rape: south-western part, including Arundel (1997), pp. 160-182. URL: <http://www.british-history.ac.uk/report.aspx?compid=22943> Date accessed: 29 October 2013.

trees. Until the 20th century the village was separated from the sea by fields, so that houses on its southern edge had uninterrupted coastal views¹⁶.

Felpham's rural character, still unspoilt c. 1917, when farms continued to abut the main street, was gradually eroded during the next 40 years, as the parish shared in Bognor Regis's growth: already by 1930 one visitor considered that the village had become like other outlying parts of that town, though in 1992 the combination of old buildings, high flint walls, trees, and the picturesque arrangement of roads, retained for it an old-fashioned air. Farm buildings northeast and east of the church were demolished after c. 1920 (fn. 97) and replaced by shops and a garage, while a large flat-roofed block of shops with flats above, more appropriate to a London suburb, was built on a prominent site to the south. (fn. 98) Turret House was demolished in 1961 (fn. 99) and the former Gateway school in or after 1978, but the Old Rectory and Church House were converted respectively into flats for the elderly and offices. Further houses, shops, and flats, some also for the elderly were built in the same period. Many residents at that time nevertheless strongly wished to preserve the village's separate identity as being independent from Bognor.¹⁷

Map 3 OLD MAP 1

Map 4 OLD MAP 2

¹⁶ From: 'Felpham', A History of the County of Sussex: Volume 5 Part 1: Arundel Rape: south-western part, including Arundel (1997), pp. 160-182. URL: <http://www.british-history.ac.uk/report.aspx?compid=22943> Date accessed: 29 October 2013.

¹⁷ From: 'Felpham', A History of the County of Sussex: Volume 5 Part 1: Arundel Rape: south-western part, including Arundel (1997), pp. 160-182. URL: <http://www.british-history.ac.uk/report.aspx?compid=22943> Date accessed: 29 October 2013.

SPATIAL ANALYSIS

The character and interrelationship of (open) spaces within the area

The nature of the conservation area is such that it is heavily influenced by the road-scape; provision of boundary treatment and enclosure provided by the close proximity of properties to the carriageway result in a limited amount of open space being visible from the public highway.



Figure 1 Old Rectory Gardens



Figure 2 St. Mary's Churchyard

There are two areas of public open space within the Conservation Area; Old Rectory Gardens (Figure 1) and the graveyard to St. Marys Church (Figure 2, see Map 5). Old Rectory Gardens retain its relationship with the former (adjoining) rectory. As such, the proximity implies a strong relationship. This is partly emphasised by the location and layout of the formal pond and planting immediately to the rear (eastern) boundary of the property. This area serves the local resident population and provides a link between Vicarage Lane and the Old Rectory Gardens development. The remainder of the open space is laid to grass with a large area of shrubs to the western and southern boundaries. The resultant area has an informal appearance to it.

An additional area of this is contained within an area of land between the access road to the Old Rectory and Vicarage Lane. As elsewhere, it is divided from the carriageway by an attractive flint wall. As it currently stands, the area is covered by mature trees and shrubs in a rustic manner and provides an attractive focal point along the street. However, the general condition of the area could be improved.

The church yard to St Mary's Church also plays an important role not only in the provision of green space but in terms of its impact on the street scene. The boundary to Felpham Road contains a number of trees which green the street.

Private spaces are contained behind boundary walling, most of which is flint. This walling demarks the public and private spaces. Limited private space is visible from the public domain through the provision of limited front garden amenity space

Church Field forms an important area of open space immediately adjoining the conservation area to its north (Figures 3, 5 and 6). This is supplemented by the neighbouring allotments (Figure 4). This area provides the setting to the northern part of the Conservation Area as well as St Mary's church which is a listed building.



Figure 3 Church Field



Figure 4 Allotments

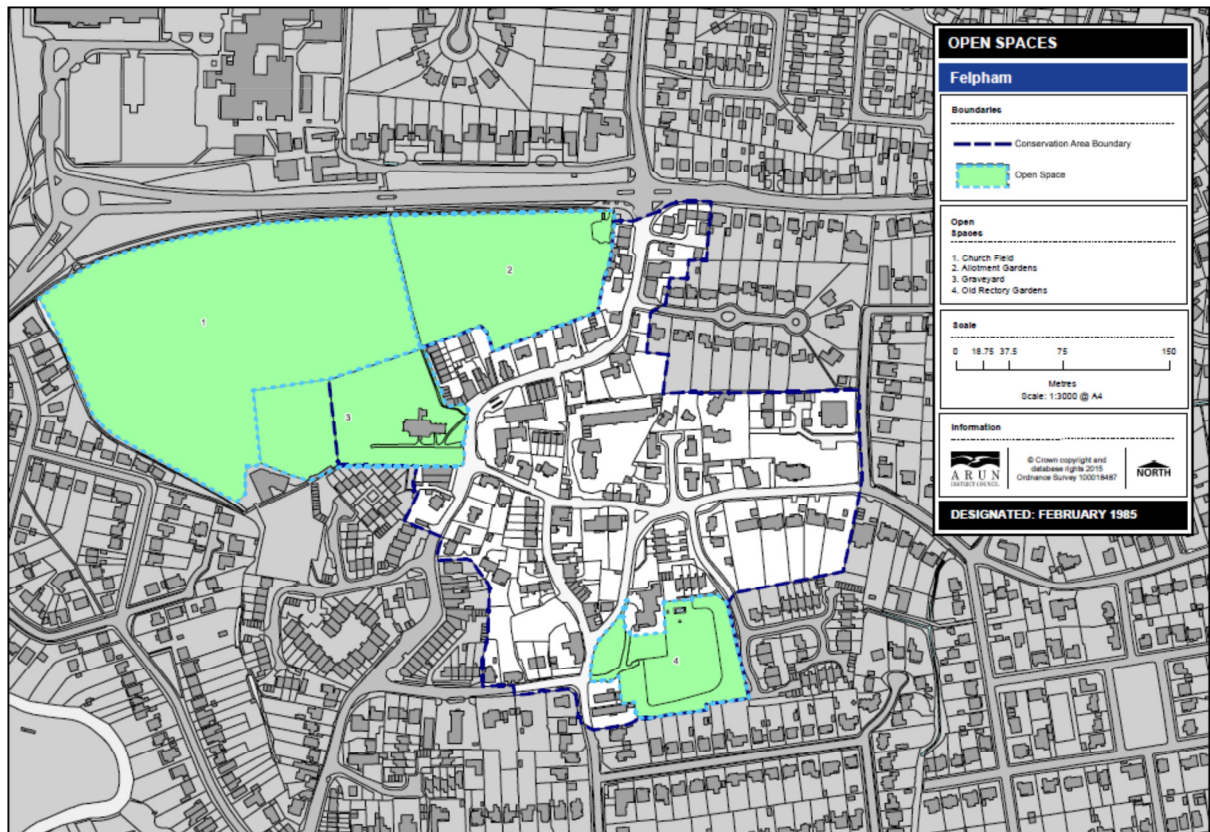


Figure 5 St Mary's from Church Field



Figure 6 Church Field

There are small pockets of hard-scaped areas (car parks) within the conservation area that are visible from the public domain; the George Inn Public House, Milestones garage, Church House and the Fox Inn Public House. Some of these provide opportunities to enhance the area.



Map 5 Open Spaces

Key views and vistas

Views

Within the conservation area a combination of narrow, bending streets and the relationship of this with the buildings/boundary treatment, creates a very strong sense of enclosure.

Within this area there are also a number of attractive views towards focal buildings or points in the townscape, of which St. Mary's church is the best example.

Three areas which contain important views into and out of the Conservation Area are identified as:

The tower of St Marys Church is a key landmark site of which may be viewed from numerous vantage points either within or adjoining the Conservation Area. When viewed from Felpham Road (looking northwards), the tower, along with the absence of development behind it is important. It is worth noting that this view is negatively impacted partly through the Grassmere development (Figure 7).



Figure 7 St. Marys tower viewed from the south

The view from the north into the Conservation Area from Church Field and the neighbouring allotments is shown in Figure 8. Neither the field nor the allotments are part of the Conservation area but are very important in defining the setting of the area. This area was itself defined when the new road to Bognor Regis was constructed in in the 20th century and affords views of the church and its churchyard. This provides the rural setting and edge to the village and forms an important view from the church.



Figure 8 The view from the north into the Conservation Area from Church Field

The view southwards from the Downview Road light cross roads provides a view of the George Inn public House, and a cluster of historic buildings that surround it.

The view from the east into the Conservation Area from Old Rectory Gardens (Road). Old Rectory Gardens is an area of open space which was developed when the grounds of the Rectory were redeveloped for housing in the 1950/60's. What remains of the former garden not only provides a setting to Old Rectory House but also this part of the Conservation Area.



Figure 9 The view from the east into the Conservation Area from Old Rectory Gardens (Road)

Key vistas

All of the key vistas tend to be in line with the route of the local roads which are defined by original/older walling or properties

Due to the nature of the road network (short straight sections followed by a bend) only a short section of the roads are visible at any one time. This system of only viewing the immediate surroundings (streetscape and properties) is seen in the following roads:

- Vicarage Lane (between junction with Limmer Lane and Blake Cottage)
- Waterloo Road
- Limmer Lane
- Felpham Road

Entrance points

In addition, the layout of the streets and properties is such that a number of 'entrance points' are created. These entrance points create the idea of entrance. This can be identified at the following two points:

- Junction of Limmer Lane with Vicarage Lane – the extensive use of flint walling creates a sense of enclosure and therefore transition from the more open part of Limmer Lane to the east.
- Felpham Road (101/106) where the properties elevation and end gable form a gate way to the rest of the conservation area with The George Inn directly in front forming a focal point.

Unfolding views within the area

The roads running through the village are comparatively narrow, enclosed by a variety of building styles, building positions, and boundary walls.

The winding nature of the lanes often creates a series of gradually unfolding views, slowly revealing the character of the village.

Each corner provides the opportunity to view (part of) the Conservation Area from a different perspective.



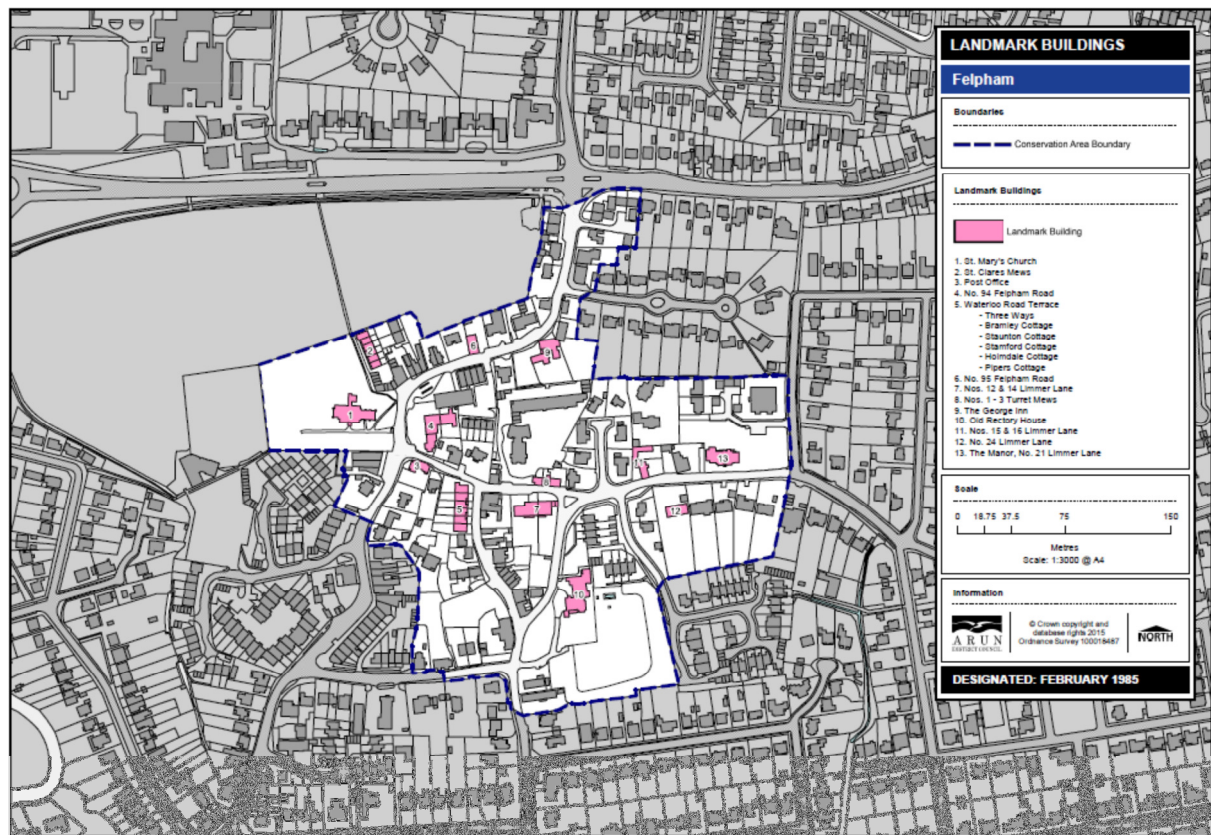
Figure 10 An example of the unfolding views

Landmark buildings

There are a number of landmark buildings within the Conservation Area. These buildings provide a focal point within the Conservation Area and are of distinctive architectural quality. The landmark properties are:

- The Parish Church and Lych gate - Listed
- The Post Office
- 94 Felpham Road
- 95 Felpham Road
- The George Inn
- The Barn, 104 Felpham Road – Listed?
- The Manor, 21 Limmer Lane - Listed
- 15 + 17 Limmer Lane? – 17 Listed?
- St. Clares Mews – modern development
- 24 Limmer Lane
- 1, 2, 3 Turret Mews
- 12 and 14 Limmer Lane
- Terrace: 6 Limmer Lane, Bramley Cottage, Staunton Cottage, Stamford Cottage, Holmdale Cottage and Pipers Cottage. All Waterloo Road
- Old Rectory House

All of the properties are identified on the Map below.



Map 6 Landmark properties

CHARACTER ANALYSIS

Definition of Character Areas or Zones

The character of the conservation area varies from one part to another. Therefore, for the purposes of this assessment, the conservation area has been divided up into five different character areas. Each character area has its own characteristics and features unique to that area. Character areas are identified by issues such as layout, materials, design, age of the properties and the uses that have historically taken place. The five character areas (which can be identified on Map 7) are:

Character Area 1 – St. Mary's Church

Character Area 2 – Manor House (Limmer Lane)

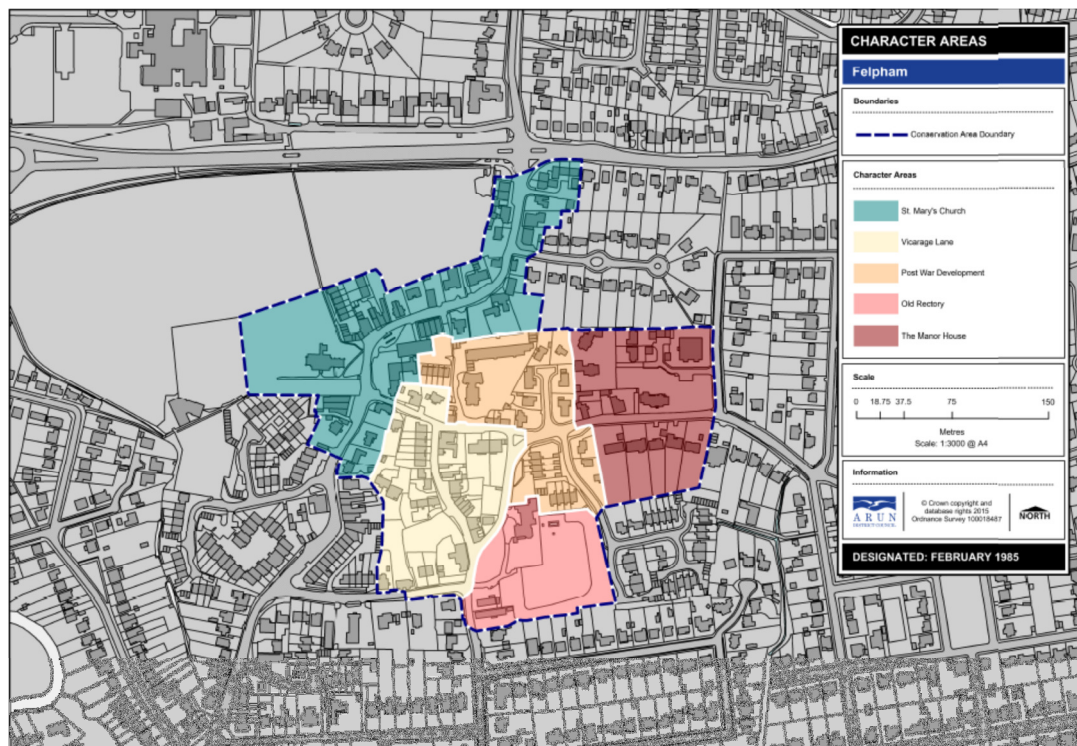
Character Area 3 – Old Rectory (Public Gardens)

Character Area 4 – Vicarage Lane

Character Area 5 – Post war Development (mainly 1950's/1960's)

The character area boundaries in a complex and layered area such as Felpham are inevitably subjective in places, and based not just on architectural or historical characteristics, but on a dynamic experience of the area; how it is perceived when walking or driving through it, and when boundaries of experience are crossed. This includes sensations such as awareness of enclosure or openness, and degrees of noise or activity, which provide edges to areas just as much as Map based boundaries, or changes of use. The boundaries to the areas are therefore not exact, in fact they may overlap or have blurred edges.

Each of the character areas shall be analysed and discussed in the chapters that follow, and can be viewed on the Map below (Map 7).



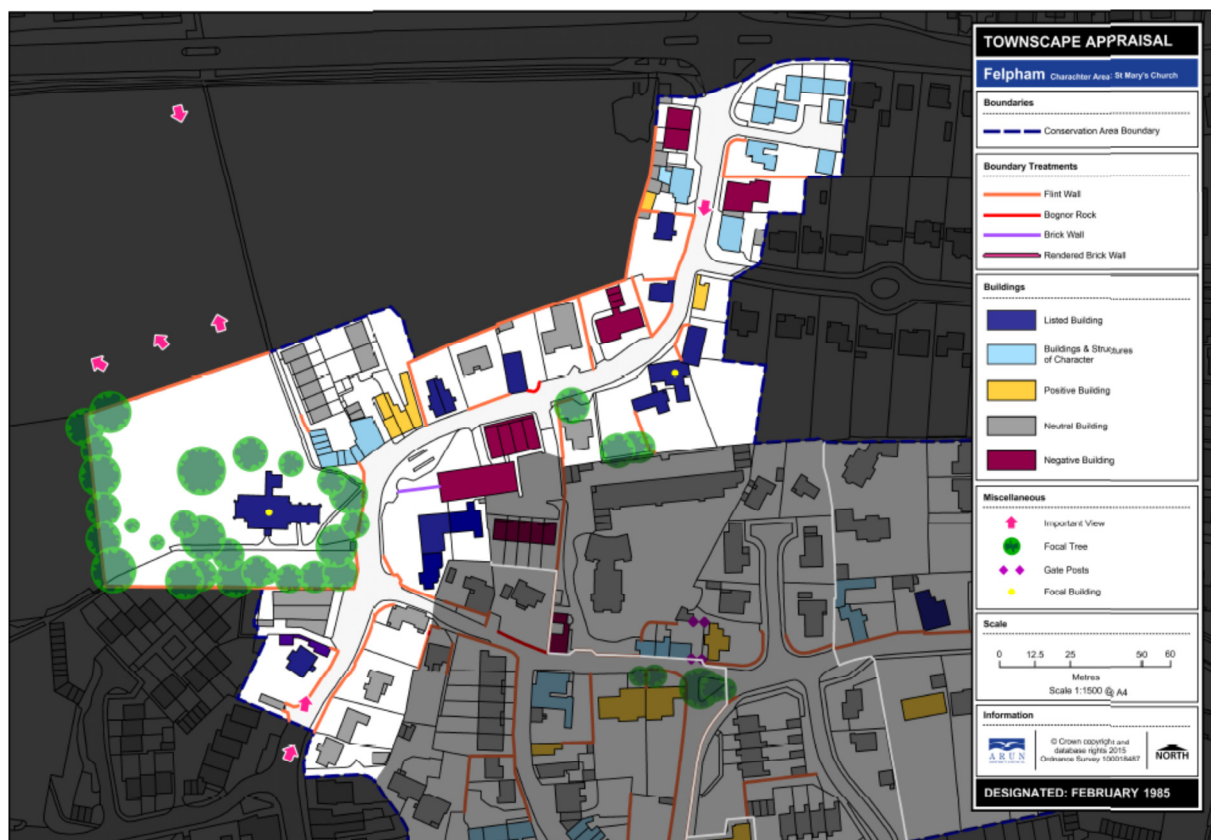
Map 7 Felpham Conservation Area – Character Areas Map

The information derived from the character areas will then be drawn together in order to consider the quality, significance and condition of the conservation area overall

Character Area 1 –St. Mary’s Church

Introduction

The character area is located within the heart of the village and focuses on the parish church. Map 8 identifies the character area with the townscape appraisal features inserted.



Map 8 St Mary's Church character area with townscape appraisal features

Activity and Prevailing or Former Uses and Their Influence on the Plan Form and Buildings

Historically, Felpham Road appears to have been the main road to Bognor Regis. It contains the grade II* listed church and former rectory. Felpham Road runs through this character area and forms the focus for the majority of the built development.

A junction of note is the Downview Road Cross Roads where Felpham Road joins Felpham Way, (it has been suggested that this is the location of the former pound). A former school is located on the junction with Felpham Way which has been converted to residential accommodation for the over 55's.

The road has now been by-passed to the north. Nearly all of the properties front on to the road which still provides access to the village centre and beyond. Uses consist of a mixture of residential and retail/commercial uses.

Retail/office uses are distributed throughout the character area with the commercial core of the village lying outside of the conservation area/character area, to its south. Commercial activities within the character area include a butcher, post office, wine shop, estate agents and office floor space.

The Qualities of the Buildings and Their Contribution to the Area

Properties are small scale, mostly two storey properties which typically front on to the road with the exception of a few properties which either run at right angles to it, or are located behind road fronted development. Properties are mostly detached and terraced with a limited number of semi-detached.



Figure 11 Properties fronting onto Felpham Road



Figure 12 The detached Post Office Building

Those properties which front on to the road are located in close proximity to it, with some having small areas of private front garden spaces. There are some exceptions to this, with 91 Felpham Road, being the most extreme example where the property sits closer to the rear boundary.

The relationship of the properties to the road and the provision of boundary walling mean that the development creates a feeling of enclosure when travelling along the road.

Listed Buildings

Ten of the properties/structures are Statutorily Listed, and therefore protected by law (identified dark blue on Map 8, page 37). These are:

1. 101 Felpham Road: 101 (Thatched Roof) 2 storey, flint cottage with brick quoins. Hipped thatched roof. Casement windows. Gabled porch.
2. 102 Felpham Road (The George inn): 2 storeys, stuccoed with a half-hipped tiled roof. Casement windows. Two storey, painted flint building with sliding sash windows. Car park to side.

3. 103 Felpham Road: 2 storey cottage. Flint and rubble walls with red brick dressings and stone quoins. Thatched roof with casement windows.
4. 104 Felpham Road (The Barn) Next to The George Inn and at right-angles to it, on the bend in Felpham road. 2 storeys, flints and rubble now painted. Thatched roof. Casement windows.
5. Saint Mary's Church (II*)
6. Churchyard wall of Saint Mary's Church (II)
7. Church Cottage (II)
8. Church House 94 Felpham Road and Wall to number 94 (II)
9. 87 and 89 (II) Felpham Road
10. Lavenham Cottage (II)

Locally Listed Buildings

The Council has identified six of the properties as Locally Listed Buildings or Structures of Character (identified as light blue on Map 8, page 37). There being:

1. 79 Felpham Road: two story mock Tudor property. Shop front on the ground floor which services and estate agents. Clay tiled roof.
2. Former Barn, now garages to St Mary's Mews: single storey former barn structure. Flint walls with clay tiled roof. Open facing elevation to court yard.
3. 105 Felpham Road: two storey, three bays, detached property. Mixture of flint and brick walls with clay tiled roof. Large glazed windows to the ground floor to accommodate commercial premises. Top hung uPVC windows to first floor.
4. 110 Felpham Road: two and a half storey mock Tudor property. Two retail units on the ground floor. Original wooden shop windows. Replacement UPVC windows on the remaining floors.
5. 114 Felpham Road: two storey flint and brick detached former head masters house. Clay tiles with replacement UPVC windows.
6. The Old School Mews Felpham Road: one and a half storey former school. Flint with brick quoining. Tiled roof with dormers and velux windows.

Unlisted Buildings

Positive properties

Five properties have been identified as being positive which enhance the character or appearance of the area. These are identified as yellow on Map 8 (the character area and townscape appraisal Map). These are:

- 106 Felpham Road: Two storey detached property. Clay tiled roof with a rough cast render. Wooden casement windows. The property was the former smithy which has subsequently been altered to provide a second floor. It is an attractive property that complements the surrounding listed and locally listed properties.

- 83, 85 Felpham Road and 3 and 4 St Clares Mews: The properties form a terrace of what appears to be three units from the street. All units are two storied, rendered with a bay window. The windows consist of a mixture of wooden and uPVC windows. There is a low boundary wall to the front which encloses a small area of private amenity space, and separates the property from the carriage way.

Negative properties

There are two buildings and one open area that are considered to have a negative impact on the character area, and therefore the character and appearance of the conservation area. These are identified as maroon in the Character Area Townscape Appraisal Map (Map 8), and are:

- 109-111 Felpham Road. Two storey, terraced retail property with residential use above. Large, modern casement windows. Retail windows blocks to screen internal shop fittings. This property was constructed in the 20th century and has been decorated with some bright colours as a form of signage advertising for the business within it. The garish colours along with the excessive signage have a negative impact on the street-scene.
- 112 Felpham Road. The property appears to be constructed in the 1930's and is out of character with the majority of other properties in the locality. Further, the introduction of extensive glazing has commercialised the property, and exposed the interior of the property to the wider street. The use of modern materials in the windows does not sit comfortably with the majority of the local properties.
- Courtyard area to Milestones Garage, Felpham Road. Whilst the property is of an age and style that does not necessarily reflect the conservation area, it is well maintained and necessary for the operation of the well-known, local business. It is however, considered that the property's forecourt is the feature which most detracts from the conservation area and street-scene. Currently, the area consists of a large area of concrete which is exposed to the street. It is considered that this large open area is in conflict with the established character of the street, where such spaces are contained by some form of walling. This is an area for enhancement.

Neutral properties

The remainder of the properties within the character area are considered to be 'neutral'. That is to say that their design and appearance neither enhance nor detract from the conservation area within the character area. These are identified as grey on the character area townscape appraisal Map (Map 8).

Local details

One local detail is the use of, and reliance on the use of coursed flint in the majority of buildings and boundary treatments. This is even evident on the properties in Petworth Court on both side elevations.

Prevalent and Traditional Building Materials

There is a clear, distinctive pattern of materials in the character area. These consist of:

- Walls: flint, render and brick
- Roofs: tile and thatch
- Ground surfaces – tarmac, gravel and concrete

A number of key properties are constructed from flint with brick detailing. The majority of these properties are treated in the local vernacular. In contrast to the majority of the historic properties, number 104 Felpham Road (the Barn) has painted flint elevations. The flint work is mostly un-knapped, coursed with brick/stone quoining and brick coping. The notable exception to this being Church Cottage (67 Felpham Road) where the flint is treated in a very deliberate and decorative way; it is coursed, squared, knapped. That is to say it has the appearance of 'flint bricks'. This is even evident in the porch columns.

The other prevalent materials used on the majority of the remaining properties are render and brick. Rendered properties are painted and consist of a mixture of smooth and rough renders. One property of note using these materials is 108-110 Felpham Road. This property uses brick, render and wood to create mock Tudor elevations.

Boundary Treatment

Boundary treatment is an important feature within the conservation area as a whole. This particular character area is dominated by its presence, both to the front of a number of the properties along the public highway as well as to the side and rear. This is most evident along 101, 103, 105, 107, 109, 111 Felpham Road and viewed from the allotments.

The walling is generally very attractive, coursed, un-knapped beach flints, of varying heights with brick detailing. The extent of this is evident on the character area townscape appraisal Map (Map 8).

There is one small area of 'Bognor Rock' to the front wall of 95 Felpham Road. This is an important feature which requires protection.

The public realm

The public realm is dominated by the presence of mostly tarmac surfaces, be that road or pavement. Other surfaces include block pavings and slabs. There is a pavement along the entire eastern side of the road, with limited or no prescience, the other side.

The public realm is also very car dominated with provision of both on and off street parking and cars waiting at the traffic light junction.



Figure 13 Waterloo Road. Note the dominance of the parked cars Figure 14 another location where tarmac and concrete dominate the street

The lack of consistent paving along with the winding nature of the road mean that the area maintains a village feel/character to it. Further, the character and layout acts, to some degree, as a natural speed calmer in this particular part of the village.

Properties front on to the road and, in some cases, are within a few feet of it. This relationship between the carriageway and those properties that front on to it creates a feeling of enclosure.

There are four street lights of note; one is located in front of the opticians shop and is in a modern, heritage style. Another is located on the eastern side of Felpham Road with the junction with Manor Close. Two historic styled street lights are located to the front of numbers 91 and 95 Felpham Road.

The Contribution Made to the Character of the Area by Green Spaces; and Its Biodiversity Value

The character area is predominantly urban in nature as identified by a number of characteristics such as the location of properties close to the road line and the general absence of much greenery. This is further enhanced by the various uses which require easy pedestrian/vehicular access.

There are two exceptions to this, these being Old School Mews and 103 Felpham Road.

Old School Mews is exposed on to the junction with the traffic lights. The area of grassed lawns is exposed to the road/junction and raised with some matures shrubs and trees. The raised bank is created through the provision of attractive brick and flint walling.

The private garden to 103 Felpham Road is contained by a flint and brick wall and tall hedging. The hedging is prominent on the street scene. This provides a visual greening to a streetscape characterised by the built form.



Figure 15 exposed open space at Old School Mews



Figure 16 103 Felpham Road

The extent of intrusion or damage (negative factors)/ Areas for Enhancement

Whilst generally positive, there are always features and properties that will have some form of negative intrusion into the Conservation area. This is always subjective in nature. However, the following areas are either considered to be negative or areas for enhancement.

One property detracts from the special character of the area – 109-111 Felpham Road and associated parking bay in front of the property. This property is a retail unit with residential accommodation above. The nature of the business in the commercial unit is such that it has been decorated in vibrant, modern, colours. This is to attract attention to the business, but has the effect of creating an eyesore in this part of the conservation area (a key entrance point into the conservation area). It is acknowledged that attempts are being made to reduce the negative impact that such a property is having upon the local area.

Whilst not a large feature, the car park to the George Inn is an obvious feature on the streetscape, and an opportunity for enhancement. As it currently stands, the car park is a large area of tarmac that is directly exposed to the street. This is, it is considered could be improved, building upon attractive features such as the various flint boundary treatments.

The Milestones complex is another area for enhancement. The property is well maintained and forms the basis for an important key employer. A key area is the forecourt to the front of the property which has a negative impact on the street scene, but also the setting of the church and a number of listed buildings, especially Church House.

Felpham Road forms the 'main road' through the village. Whilst, the A259 provides for through traffic, there is still a relatively high traffic flow into the village. This reflects the number of businesses and residential properties within the village. However, the number of vehicles travelling through the area, along with the provision of parked cars, means that the roads can be very busy at times. One key example of this being all of the parked cars around the junction along with those waiting at the traffic lights.

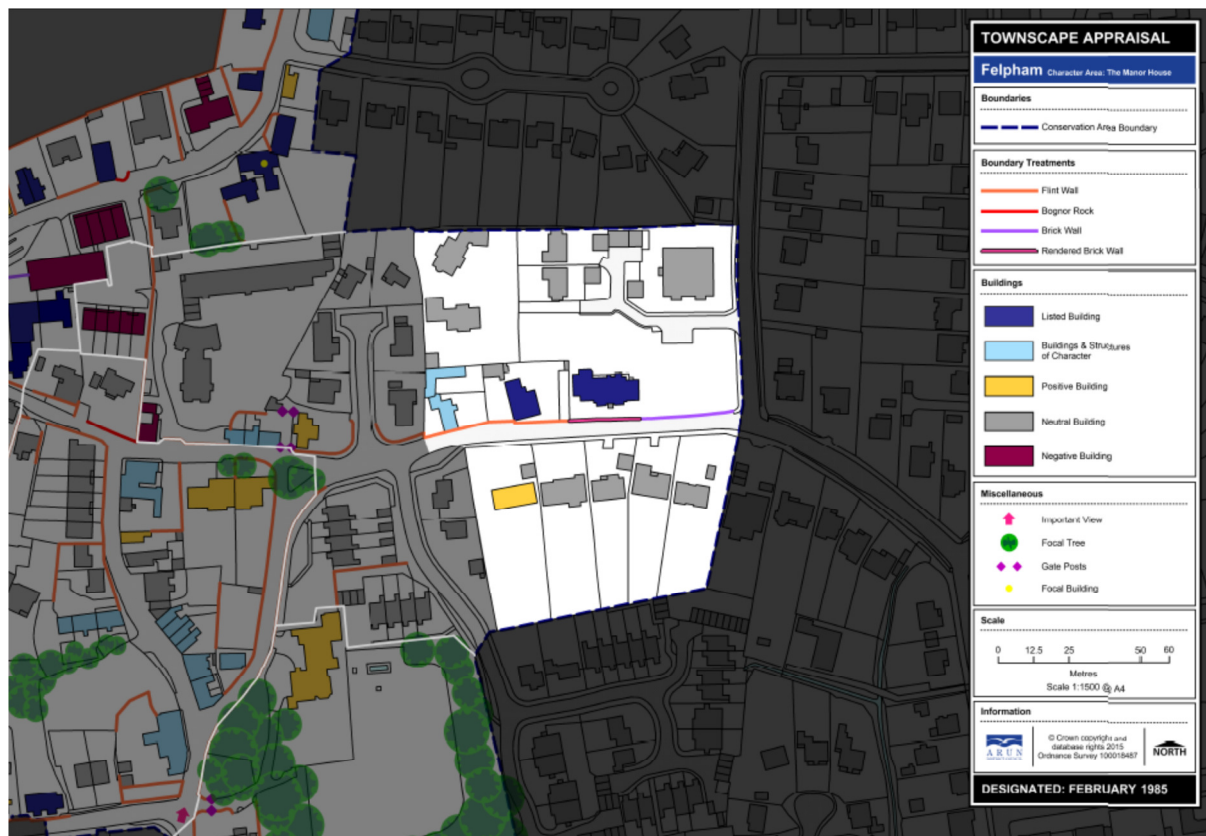
Further, the parking bays to the front of number 71, 73, 75 and 79 Felpham road are currently constructed from a number of different, unsympathetic materials.

The existence of any neutral areas

All of those properties not identified by a specific colour on the character area townscape appraisal Map (Map 8) are considered to be neutral; that is to say they maintain the established character of the area.

Character Area 2 – The Manor House, Limmer Lane

The character area is located to the eastern part of the conservation area and is focused around a limited number of properties. The main property which attracts the most attention is the Manor, an imposing four storied property. The character area, along with the qualities that contribute towards its character are identified on Map 9.



Map 9 The Manor House character area with townscape appraisal features

Activity and Prevailing or Former Uses and Their Influence on the Plan Form and Buildings

The area is defined by the lane that runs through the centre of it, dividing it in to two sub areas. The area to the north contains the manor house and associated grounds (which has been redeveloped recently) whilst development to the south has developed in a piecemeal fashion.

Historically, the manor house once occupied a substantial amount of land which has incrementally been re-developed. However, the manor is still the most dominant property in the area.

One of the properties on the southern side of the lane is the current rectory.

The Qualities of the Buildings and Their Contribution to the Area

The properties within this character area share a number of essential characteristics, these being that they are large; two storied, and detached properties. The exception to this is the manor house itself which is a substantial, four story high structure.

All those to the southern side of the road have large plots, whilst those to the northern side having slightly smaller ones; this is especially true of some of the new 'infill' development. These also have a consistent building line with those to the south being further set back from the road, and thus having larger front garden areas.

Traditional properties contain a number of original features such as windows, however, there is a substantial amount of modern glazing within the area.

Listed Buildings

Two of the properties are statutorily listed buildings. These are identified on the character area townscape appraisal Map (Map 9), and are:

1. No 21 (The Manor House): Rendered front and parapet with moulded cornice. Tall, symmetrical central block with lower extensions on either side. Central block: 3 storeys. 4 sash windows. The centre bay projects sharply and the lower 2 storeys of the 2 side bays project slightly further still. 1 bay single storey extension to east; 1 bay double storey extension to west.



Figure 17 No 21 Limmer Lane (The Manor House)



Figure 18 17 Limer Lane

2. 17 Limmer Lane Felpham: 2 storey house at right-angles to road. Stucco, painted white with hipped, clay tiled roof. Wooden sash windows, painted white. Flint walls to the road of varying heights.

Locally Listed Buildings

There is one local listed building or structure of character within the conservation area. This is identified as light blue on Map 9, and is:

15 Limmer Lane: the property sits at right angles to the road and is constructed from flint with brick detailing and quoining. Single storey element to the rear of the property is parallel to the road. Windows are white pVCU. Boundary treatment consists of flint walling which is attached to the southern elevation. One opening for vehicular access.

Unlisted Buildings

Positive properties:

It is considered that 24 Limmer Lane (identified as yellow on Map 9) makes a positive contribution to the character and appearance of the Conservation Area. The property is an attractive, pleasant, well maintained structure, with many original features, that is characteristic of the period of its construction.

The only unfortunate element of the property is the garage located within the front garden, although it has little impact on the setting of the property or the area.

Negative properties:

There are no properties which are considered have a negative impact on either the character or appearance of the character area or the conservation area generally.

Neutral properties:

The remainder of the properties within the character area (identified grey on Map 9: the character area townscape appraisal Map) are considered to be neutral, that is to say that their character or appearance is neither detrimental nor positive.

Local details

One local detail is the use of, and reliance on the use of flint in the majority of buildings and boundary treatments.



Figure 19 Flint walling



Figure 20 Traditional street sign



Figure 21 More flint walling

Prevalent and traditional building materials

There is a clear, distinctive pattern of materials in the character area. These consist of:

- Walls: flint, render and brick
- Roofs: tile
- Ground surfaces – mostly tarmac

There is a clear divide with the properties to the north of the road being constructed from flint or rendered with those to the south mostly being constructed from brick.

Boundary Treatment

Boundary walling is most prevalent on the northern side of the street. It is almost entirely constructed from flint, apart from the front wall to the Manor House. Whilst of various heights, the walling forms an important edge to the carriage way.



Figure 22 Flint walling



Figure 23 The rendered boundary wall to the Manor House

Boundary treatment on the southern side of the carriage way is much more limited. Where present, it is mostly ranch style timber fencing.

Public realm

The public realm is characterised by a straight section of carriage way with a pathway on its southern side (and its absence on its northern). Both are constructed using tarmac. The northern side of the road is enclosed by walling which fronts directly on to the carriage way and forms a hard edge. The southern side, on the other hand, contains a mixture of materials/style of means of enclosure. These are more transparent and provide views into the individual property plots, some of which are spacious and green.

The contribution made to the character of the area by green spaces; and its biodiversity value

The gardens to properties to the south of Limmer Lane, when viewed as a whole make an important contribution to the (suburbanised) semi-rural character and appearance of the character area. This is enhanced by the amount of gardens open to the public domain (on the southern side of the road) which helps to create a feeling of openness.

The trees in the grounds of the Manor House provide an important function of greening the lane and further continuing the idea of a semi-rural location.

The extent of intrusion or damage (negative factors)

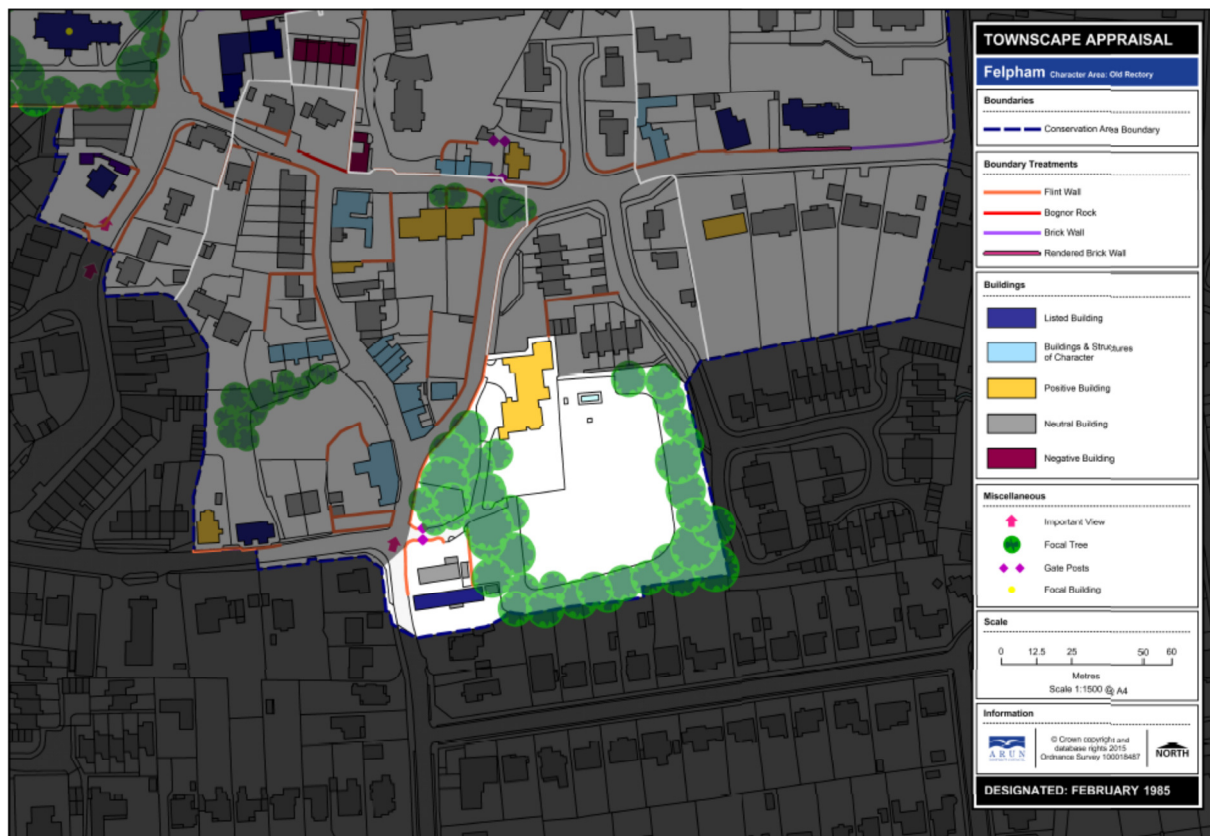
It is considered that the overhead cables are negative features within the character area. The quality of the area can be enhanced through their relocation underground.

The existence of any neutral areas

It is considered that the 'Manor Copse Development' which was constructed behind the Manor House in Limmer Lane is an area of neutral impact. Planning permission was granted in 2006 for a development of 10 flats and 2 detached houses with the intention of the development reflecting the neighbouring manor house. It is of a modern mock Georgian building with regimented features, with a rough cast, grey coloured render. It is also worth noting that the Manor House has subsequently received consent to paint the external elevations of the property. As a consequence, the new development is now in contrast with the original property.

Character Area 3 – Old Rectory (Public Gardens)

This character area focuses on a limited number of properties and an important area of open space. Map 10 identifies the character area with the townscape appraisal Map superimposed over it.



Map 10 The Old Rectory character area with townscape appraisal features

Activity and Prevailing or Former Uses and Their Influence on the Plan Form and Buildings

The character area contains the former rectory and the remains of its associated garden (roughly 50% having been redeveloped for housing – see character area 4 for further information). This remaining garden space has been divided up into two parts; the first part remains the private garden to the now converted block of flats, whilst the remainder is now public open space. Nevertheless the property is still bounded by open space to the south and east which provides an indication of its previous use. In addition, what appears to be the original driveway to the property still exists and is used as a means of access to the flats and the gardens.

The Qualities of the Buildings and Their Contribution to the Area

There are three buildings in this particular character area; the former rectory; Blake's Cottage, a two storied property occupied by William Blake during his short occupancy in the early 19th century and 12 Blakes Lane; a modern property constructed during the 20th Century.

Listed Buildings

There is one listed building within the character area. This is identified on the character area townscape appraisal Map (Map 10), and is:

- Blakes Cottage: 2 storeys, fronted with roughcast, whitewashed. Back and side walls cobbles and red brick. Thatched roof with Sash windows on 1st floor. There is a small plaque to identify the fact that William Blake lived here from 1800-1803. Roadside flint garden wall with archway linking it to the cottage.

Locally Listed Buildings

There are no locally listed Buildings or Structures of character within the character area.

Unlisted Buildings

Positive properties:

- Old Rectory Garden House has been identified as a positive, unlisted building (see Map 10). Whilst the property has been altered, most notably through the loss of the original windows, the property is of some character and is a prominent part of both the street-scene and the public gardens. The original gate piers to the property are very attractive being constructed from stone and flint. This is complemented by the attractive flint walling.



Figure 24 Old Rectory Garden House

Negative properties:

None of the properties are considered to be negative.

Neutral properties:

12 Blakes Road is considered to be a neutral property in terms of its impact on the character area and wider conservation area (see Map 10).

Local Details

One local detail is the use of flint in the majority of the boundary treatments.



Figure 25 An example of the dominance of flint as a building material

Prevalent and Traditional Building Materials

Flint is also found in this character area and forms the boundary wall for the property.

Boundary Treatment

The dominant boundary treatment is that of flint walling. The most prominent being that of the substantial flint walling facing Vicarage Lane. This is very attractive walling that forms an important element of the street-scape; the wall dominates the street

Public Realm

The public realm is dominated by the presence of a tarmac carriageway, which is enclosed by two substantial flint walls.

In contrast, the rectory gardens (which are owned and maintained by the District Council) consist mostly of lawned areas with a brick pavior path running though in a rough east-west direction.

Old Rectory Gardens Road, which is located immediately outside the conservation areas eastern boundary, is a modern, standard layout, designed according to modern highways standards at the time of construction.

The contribution made to the character of the area by green spaces; and its biodiversity value

The open space plays a very important part in the character and appearance of this area.

It not only creates a buffer for the Conservation Area and the neighbouring modern development to the east in the Old Rectory Gardens development, it creates a setting for the Old Rectory building itself. This provides a reminder of its former use and setting and greening the locality where there are not many trees etc.

The park contains a number of trees and hedges, especially along the southern boundary, which are important in greening and softening the character of the area. They are also important for habitats creation for biodiversity. It is considered that the amount and cover that the vegetation could be enhanced through sensible management.



Figure 26 Old Rectory Gardens Public Open Space

The extent of intrusion or damage (negative factors)

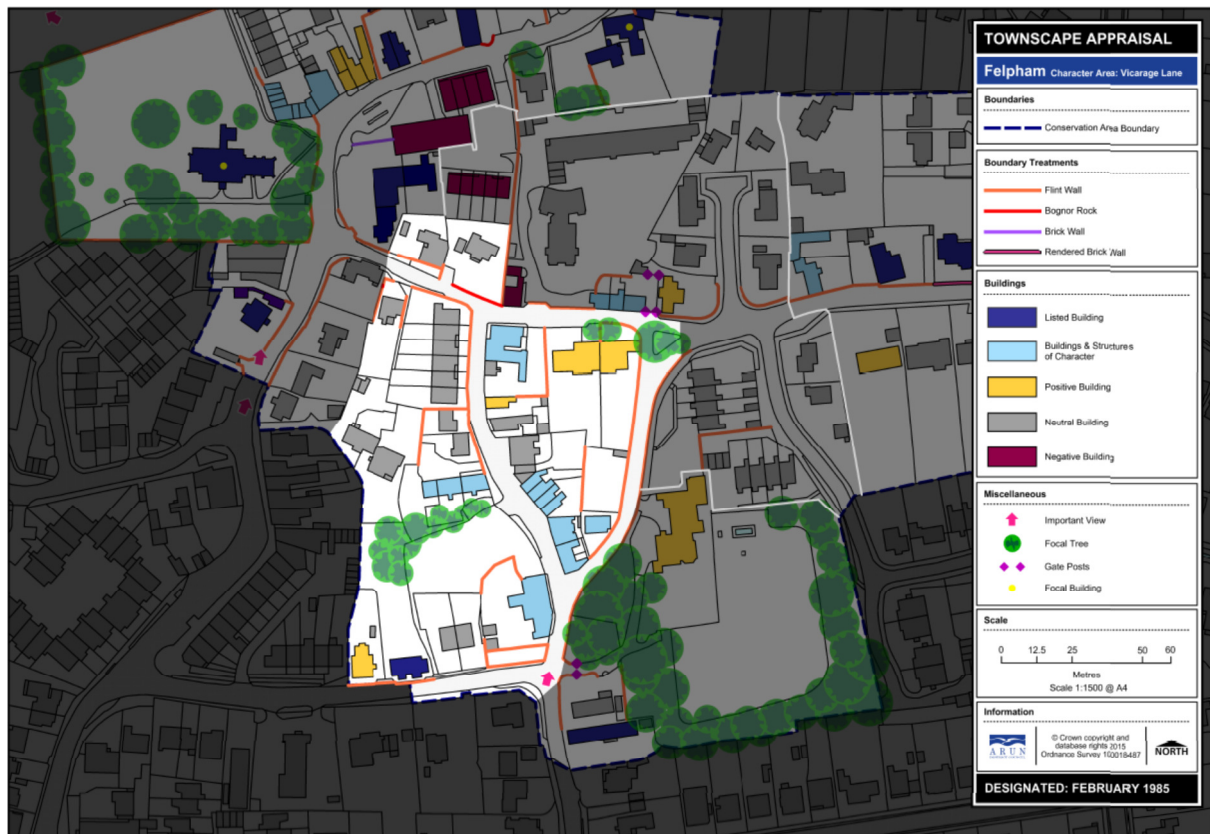
The area is such that there are no significant negative factors that detract from the character or appearance of the character area.

The existence of any neutral areas

The quality of this area is such that there are no neutral areas or elements within this particular character area.

Character Area 4 Vicarage Lane

The character area, along with the townscape appraisal details can be viewed on Map 11.



Map 11 Vicarage Lane character area with townscape appraisal features

Activity and Prevailing or Former Uses and Their Influence on the Plan Form and Buildings

The area is bordered on by three of the character areas within the conservation area and contains a small network of roads. Three roads dissect the character area; These are: Limmer lane, Waterloo Road and Vicarage Lane.

The most properties are located along Waterloo Road. These properties are mostly small scale and front on to the highway. In contrast very few properties front on to Vicarage Lane, the largest being the Old Rectory. There is a feeling of enclosure to the section between Blakes Road and Limmer Lane. This continues along Waterloo Road where properties and boundary treatments enclose the road.

A malt house use to be located within this character area.

The qualities of the buildings and their contribution to the area

The properties consist of a mixture of terraced, semi-detached and detached units. They are mostly small scale, cottage style properties with little or no front gardens; they front onto the streets which themselves are narrow.

All of the properties are two storeys with small or no front gardens (i.e. they front directly onto public realm. This is especially evident of those properties on Waterloo Road.



Figure 27 Terraced housing



Figure 28 properties front on to the carriageway



Figure 29 A general lack of front gardens

This character area is flat, and therefore, with all of the properties being two storeys high, the properties and boundary treatments create a sense of enclosure.

Listed Buildings

Only one of the properties has been identified as a statutory listed building. This is Pear Tree Cottage, Vicarage Lane. The property is 2 storeys, faced with flints with red brick dressing and quoins. Hipped thatched roof with casement windows. There are 2 gabled projections. The property can be identified on Map 11.



Figure 30 Pear Tree Cottage, Vicarage Lane

Locally Listed Buildings

The council has identified that the following properties are locally listed buildings or structures of character:

- The Old Cottage, Vicarage Lane: two storey, detached property. Single storey side extension. Clay tiled roof with wooden casement windows. Flint walls with brick quoining.

- 2,3 Fernback, Waterloo Road: two and a half story property. Mostly rendered with sash windows and a clay tile roof. Part of a terrace of four properties.
- Fernback Cottage, Waterloo Road: rendered, two storey property. Sash windows. Part of a terrace of four properties.
- Little Fernback, Waterloo Road: rendered, two storey property. Sash windows. Part of a terrace of four properties.
- Fisherman's Cottage (3) Waterloo road, Waterloo Road: two storey, terraced property. Rendered elevation with sash windows. Slate roof and chimneys.
- Southside Cottage, Waterloo Road: two storey, terraced property. Rendered elevation with sash windows. Slate roof and chimneys.
- Seaway Cottage, Waterloo Road: two storey, terraced property. Rendered elevation with sash windows. Slate roof and chimneys.
- Thimble Cottage: two storey, terraced property. Rendered elevation with sash windows. Slate roof and chimneys.
- Winterton Cottage, Waterloo Road: two storey semi-detached property. Mixture of flint and brick walling. Clear evidence of properties redevelopment. Four windows to the front elevation which are all sash (two over two).
- Ye Olde Malt House, Waterloo Road: two storey. Rendered elevations with two sash windows on the first floor. Restaurant to the ground floor with commercial style shop front.
- 8 (The Thatched House PH), Limmer Lane: two storey detached public house. Rendered walls with pitched slate roof. Sash windows; 3 over 3.
- 1, 2, 3 Turret House Mews, Limmer Lane: substantial flint property with brick detailing and quoining. Slate roof. uPVC windows.

The locations of all of the properties can be identified on Map 11.

Unlisted Buildings

Positive Buildings:

In addition, there are three properties that are considered to make a positive contribution to the character and appearance of the Conservation Area (see Map 11 for their location), these are:

- 12 and 14 Limmer Lane: substantial two storey property. Rough cast render. Sliding sash windows (two over two). All windows has shutters. Attractive flint walling.
- 6 Vicarage Lane: two storey detached property. White rendered walls with slate roof. Two chimneys. Box bay windows.

Negative Buildings:

None of the properties within the character area are considered to be negative.

Neutral Buildings:

The remaining properties not mentioned above are considered to neither enhance nor detract from the character or appearance of the Conservation Area, and as such are considered to be neutral buildings.

All of the properties mentioned in this section are identified in grey on Map 11. A checklist of questions to help with the process of identifying positive, negative and neutral properties are included in appendix 2.

Local Details

One local detail is the use of flint. This is found in boundary walling and some key feature elements of certain properties.

Prevalent and Traditional Building Materials

The prevalent and traditional building materials used in the construction of buildings and walls within this character area consist of render and brick and flint for walling. The materials found on the roof consist of slate and orange-red clay tile.

The joinery/fenestration materials on all of the properties consists of wood and PVCu.

Boundary Treatment

Boundary treatment on vicarage Lane consists of flint walling of various heights. It is almost continuous in nature with small gaps for openings. The continuous nature of the walling in terms of location and appearance has a positive impact upon the street. The location also creates a sense of enclosure, especially along the stretch of road between Limmer Lane and Blake's Cottage.



Figure 31 Important, attractive flint walling



Figure 32 Flint walling dominates the street

The majority of properties within the eastern side of Waterloo Road are such that they sit directly alongside either the carriage way or the pavement. This negates the need for boundary treatment. In contrast properties along the eastern side of the road are set back to some extent. Properties along the northern part contain attractive flint walling. In contrast, the carpark for 'The Fox Public House' lacks any form of enclosure. This is considered to detract from the street-scene, and offers the potential for enhancement. This could be achieved through the introduction of some form of boundary treatment, and enhancement of the paving material.

Public Realm

The public realm consists of a network of narrow winding roads

There is a strong sense of enclosure provided either by the width of the roads, the close location of the properties in relation to the carriageway or through the provision of boundary treatment. This is further enhanced by the limited presence of paving.



Figure 33 note the dominance of the walling and the absence of pavements



Figure 34 Waterloo Lane is particularly narrow



Figure 35 Limited pavement provision in Waterloo road



Figure 36 Vicarage Lane is a winding road

Paving is limited to specific locations for short stretches. All paving and carriageway surfacing is constructed using tarmac.

The Contribution Made To the Character of the Area by Green Spaces; and Its Biodiversity Value

There are very few visible private gardens to the street scene. Front gardens are visible to 12 and 14 Limmer Lane and the terrace in Waterloo Road.

One other important garden belongs to the Fox Inn Public House. Part of the gardens bears the remains of a building, with fire surrounds still remaining visible. This structure was destroyed when the public house was destroyed in a fire. This garden area is visible to the street-scene.

The Extent of Intrusion or Damage (Negative Factors)

There is one area that detracts (to some extent) from the special character of the area, and which offers the potential for beneficial change (potential area for enhancement). This area is the car park to the Fox Inn Public House on Waterloo Road. At the moment it consists of a large area of tarmac which is considered to be an inappropriate material for a conservation area. The lack of enclosure represents a break on the streetscape in an area where it forms an important characteristic. There is, however, the opportunity to enhance the car park without affecting its current use.



Figure 37 Car park to the Fox Inn Public House on Waterloo Road

Further, the level of car parking on Waterloo Road is such that a large number of cars park on the road. This has the effect of visually cluttering up the road.

The introduction of uPVC windows to certain properties results in the loss of the traditional joinery. This, along with the introduction of inappropriate material in a Conservation Area has a negative effect on the character and appearance of the area.

The Existence of Any Neutral Areas

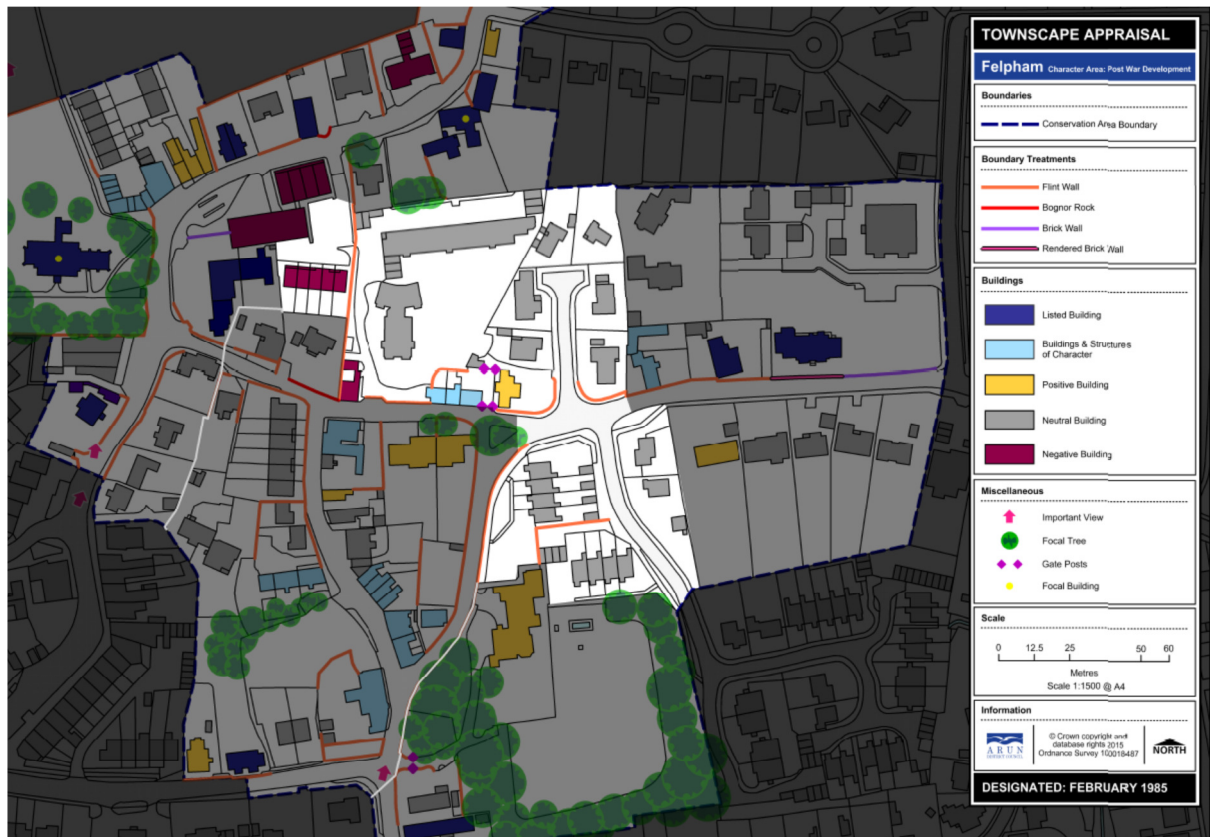
The quality of this area is such that there are no neutral areas or elements within this particular character area.

Character Area 5 – Post War Development

Introduction

This character area covers 1.535 Hectares of the Conservation Area; it stretches from the northern boundary of Turret House right down to the Old Rectory (see Map 12).

This was developed during the post war period and contains only residential development in the form of flats, bungalows and housing.



Map 12 Post War development character area with townscape appraisal features

Activity and Prevailing or Former Uses and Their Influence on the Plan Form and Buildings

The majority of development in this part of the Conservation Area has been constructed in the Post-War era. Before this development took place, the land was used either mainly as curtilage land i.e. as private gardens etc. or in the minority of cases, as previously developed land and buildings. The Turret House development was developed in the grounds of the former Turret House property (a substantial private residence).

Development appears to have taken place on an ad-hoc basis based on the ownership of the land and as a result the remains of the previous field/garden layout can still be seen through the present development. This is mostly in the form of the road layout and the presence of much older boundary treatment. Consequently, the

present built form is shaped by what land was available at the time it was developed. This has resulted in a street pattern that contains a number of Cul-de-sacs/small private developments leading off the main road network. Properties in Hayley's Gardens were developed on an ad-hoc basis and as a consequence, there is a mixture of styles present.

The Qualities of the Buildings and Their Contribution to the Area

Whilst the properties within this character area have developed incrementally, this has taken place over a relatively short time period, this results in a dominant architectural style which can be identified. The most prevalent type and period of building to be found in this area is that of 1950's/1960's development; be this bungalows, terraced housing and flats.



Figure 38 An example of the modern housing



Figure 39 modern housing behind the traditional walling

None of the properties within this character area are distinctive or unusual of that period. The largest structure is Turret House, a flatted development constructed in the grounds of the former Turret House. This consists of two blocks of flats which somewhat dominates the view from the Downview Road Cross Roads when travelling southwards. One of the blocks of flats has a distinctive shape to it which has some aesthetic quality.

Listed Buildings

None of the properties within the Character area is statutorily listed.

Locally Listed Buildings

Three properties are identified as being a Locally Listed Building or Structure of Character (identified as light blue on Map 12), these are:

- 1, 2, and 3 Turret House Mews: Two storey flint building that has been converted to three units. Flint is random filled with brick quoining and decoration. There is a Slate roof with uPVC windows.

Unlisted Buildings

Positive Properties:

One property is considered to be positive, this being Lanesmeet, Limmer Lane. It is considered that the property is an attractive, single story structure which is constructed in flint with a slate roof.



Figure 40 The gateposts located within the grounds of Turret House Mews

The gateposts located within the grounds of the unit and Turret House Mews are particularly attractive and worthy of protection.

Negative Properties:

It is considered that 7 Limmer Lane detracts from the character and appearance of this section of the Conservation Area, and the area as a whole. The property does not have landmark quality, or contribute to the quality of recognisable spaces within the Conservation area. It is considered that the property does not enhance the Conservation area due to the building works that have been carried out to it.

1 to 5 Church House Mews is also of a design which means that it does not contribute towards the character or appearance of the conservation area.

Neutral properties:

The remaining properties (identified grey on Map 12) are considered to neither harm nor improve the character or appearance of the area.

Local Details

There are no local constructional or joinery details, including characteristic historic shop fronts and unusual local features that make a vital contribution to local distinctiveness of the character area. All of these are reflective of the ages of the properties i.e. mass produced.

Prevalent and Traditional Building Materials

Based on the age of the properties, it is apparent that the prevalent building materials in this particular locality reflect the age in which they were constructed. Consequently, properties are constructed mainly from red/orange, concrete/roof tiles and wooden/metal windows which have in a number of cases, been replaced by alternative materials (mainly PVCu).

Other materials that are found in the area are flint. Flint is prevalent in the area generally and, in this character area, can mainly be found in boundary walling before the properties were constructed. However, it can also be found in some of the new development in parts of Old Rectory Gardens.

Boundary Treatment

Boundary walling, where present consists of flint walling. Some of which may predate the specific development itself.



Figure 41 Substantial, attractive flint walling



Figure 42 Flint walling with hedging to provide privacy

Public Realm

The roads and pavements within the character area are covered with tarmac and are of no significance. The public realm in the area consists of streets, pavements and incidental spaces surfaced in tarmac with kerbs. In other parts, there is no pavement at all.

The Contribution Made to the Character of the Area by Green Spaces; and Its Biodiversity Value

There is little or no public green space given the hard character of the public realm. Therefore, based on the layout of the development in this area, domestic gardens, especially planted front gardens, make a significant contribution to the character of

this part of the Conservation Area. Front gardens that contribute to the open character of the area include 1-4 Old Rectory Court and 1 and 3 Old Rectory Gardens.

In addition, one area of private amenity of note is that of Turret House flats, a large well maintained area of open space for use by the residents. This area is one of the largest areas of private amenity not only in this character area, but the Conservation Area.

The open area to the front of Old Rectory Court, whilst also in private ownership, also contributes an area of open space.

Trees of note can be found outside 12-14 Limmer Lane.

The Extent of Intrusion or Damage (Negative Factors)

There are no real areas that can be considered to be overtly negative within the character area.

The Existence of Any Neutral Areas

Neutral areas are those which neither enhance or detract from the character or appearance of the area. The character area contains one such areas:

- Old Rectory Gardens (1950's/60's development)
- Petworth Court

The properties in Old Rectory Gardens (the 1950's/60's development) attempt to reflect the local vernacular through the introduction of flint into the design. Flint panels can be found in certain elevations (along with a much older wall). Consequently, based on the design of the properties, and the use of local materials, this area is considered to neither enhance nor detract from the character or appearance of the Conservation Area. Therefore they form a neutral area.

Petworth Court is a 1960's development fronting on to Felpham Road, located next to Milestones Garage. The development, like that of Old Rectory Gardens, attempts to reflect the local vernacular through the use of materials; red brick and flint. Flint is prevalent on the end walls and forms a statement.

Recommendations for New Local List Properties

Properties that been identified as being positive within this appraisal are considered suitable for consideration as future locally listed Buildings or structures of character. These are:

- 106 Felpham Road
- 83, 85 Felpham Road and 3 and 4 St Clares Mews
- 24 Limmer Lane
- Old Rectory Garden House
- 12 and 14 Limmer Lane

- 6 Vicarage Lane
- Lanesmeet, Limmer Lane

General condition of the Conservation Area

GENERAL: The overall condition of the Conservation Area is very good,

- AREA 1: The properties are in a good state of repair. A number of the monuments within the churchyard require some attention, and the Milestones development is a potential enhancement site.
- Area 2 – the area has experienced a large amount of residential development recently, some of which is of questionable quality. However, there are a core of historic properties that are not only in good condition, but have a positive impact upon the area.
- Area 3 - Good – whilst an attractive area, there are issues with the maintenance of the greenery associated with the public open space. The area should have an air of formality about it considering that the gardens were once associated with the neighbouring former rectory.
- AREA 4 - Very good – there are some issues with the introduction of inappropriate materials such as uPVC and concrete. There is some dominance on the car in the public realm, but lack of alternative parking options is an issue.
- AREA 5 - The properties and gardens of this character area are in good condition.

Problems, pressures and capacity for change

GENERAL: All of the non-listed properties are currently not affected by the removal of any of their permitted development rights. Consequently, property owners are able to carry out certain works to their properties without the need to submit a planning application. This consequently, can lead to the erosion of traditional features and their replacement with inappropriate ones. This issue can be dealt with through the use of Article 4 Directions.

- AREA 1: Two of the properties have been identified as being negative in character. These properties (109-111 and 112 Felpham Road) and offer the opportunity for change and enhancement.
- Parking and traffic issues generally are other problems associated with the character area. This arises as a result of it being the access point to the village centre as well as containing a number of local businesses which require people to park in public realm.

- Area 2 - There do not appear to be any problems or pressures or change in this particular character area. There are no real opportunities for any further new development apart from redevelopment of existing buildings.
- There are no properties that appear to be at risk either from lack of maintenance/repair or through inappropriate redevelopment. In addition there is not a requirement for any additional controls to enable the Council to manage future development.
- Area 3 – The maintenance of the green, public open areas, as well as the small area of woodland is an area of concern.
- In addition, there are a number of very attractive flint walls which, whilst protected from demolition by the conservation area status, are not protected from that which will destroy its appearance through so called'(and poorly implemented) repairs.
- AREA 4 - the area is not susceptible to further new development. However, like the other areas it is susceptible to alterations and repairs. One of the key areas is the introduction of inappropriate materials such as uPVC and concrete.
- Street parking is an issue with cars cluttering the street. This is further compounded through the exposure of the car park for the public house.
- AREA 5: The properties have suffered the use of inappropriate materials and of modern design such as uPVC.

SUMMARY OF ISSUES

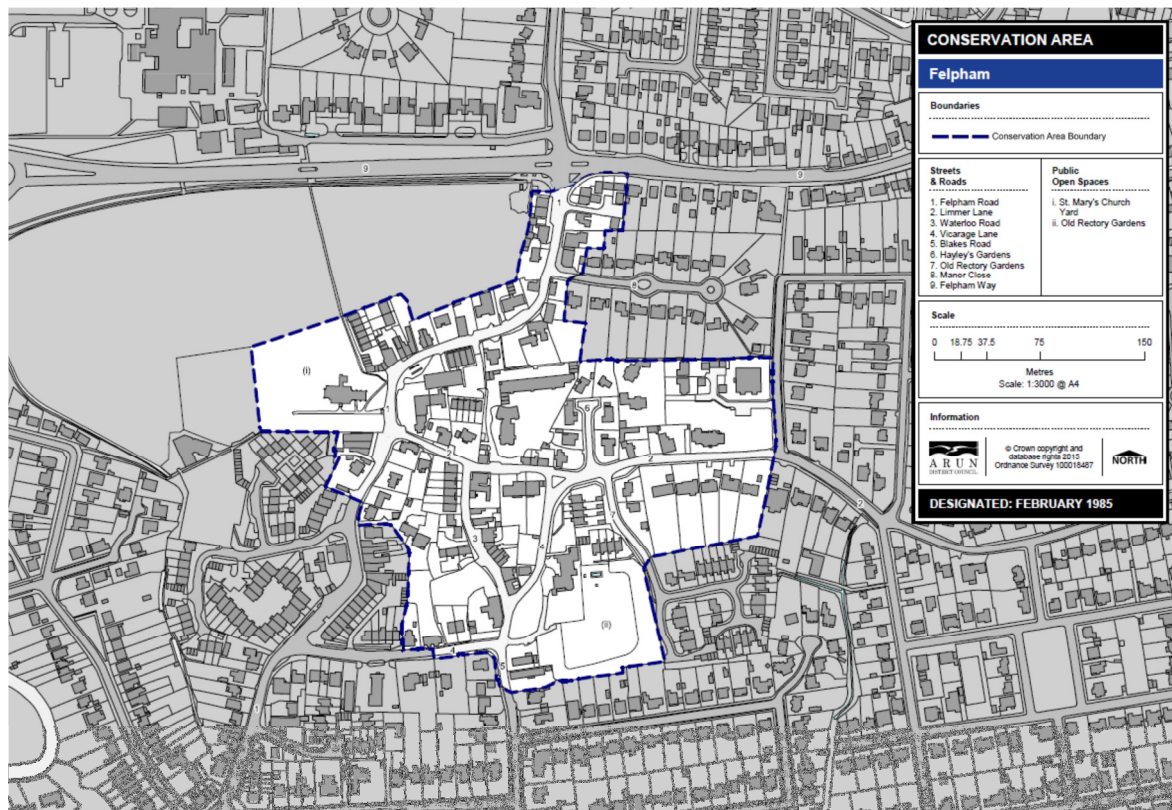
Car parks – there are two car parks and one area of hard standing which serve The Fox Inn Public House, the George Inn Public House and Milestones respectively. Both detract from the appearance of the Conservation Area and enhancement would be preferable.

Boundary Review

As part of the process of preparing this Conservation Area Character Appraisal an assessment of the existing boundary has taken place.

The Current Boundary

The current boundary (Map 13) reflects the historic core of the village of Felpham, as identified from a review of historic Mapping. Within the Conservation area there is the parish Church, the former rectory, the current rectory, the manor house.



Map 13 The current boundary

As identified from the historic Mapping the boundary appears to contain the oldest part of the village as defined by the remaining boundaries. Within the conservation area is the manor house and the land historically associated with it (the former orchard and other grounds), the remaining open space associated with the former rectory, the church and church yard. The boundary appears to follow the line of the curtilage of the many individual properties.

Potential Boundary Changes

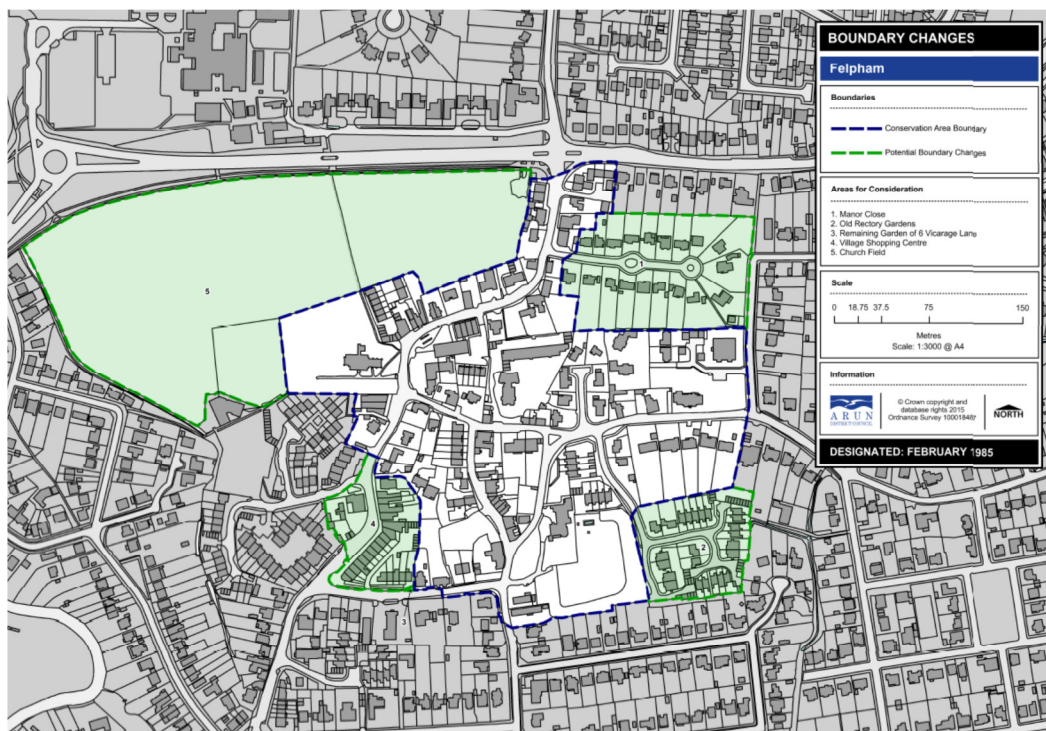
Conservation areas should be seen to justify their status, and the concept should not be devalued by the designation of areas lacking any special interest. Potential boundary changes include:

- The conservation area should be extended to include new areas if outside the existing Conservation Area can be seen to have the same character and appearance that should be preserved or enhanced
- Areas should be excluded from the Conservation Area if they have lost the qualities that originally merited their inclusion by being eroded by changes or they no longer have the same character or appearance.

In general, the boundary for the Felpham Conservation Area has been found to be clearly defined on the ground. However, five areas have been identified where further consideration should be given to whether or not the Conservation area should be extended to include a similar adjoining area of development. These areas have been selected due to their proximity to the existing boundary, their character and appearance, a previous use or the importance played in the setting of the Conservation Area. These areas will now be assessed to identify if they are worthy for inclusion or not and are discussed below. The potential areas where the boundary to the Conservation Area could change are:

1. Manor Close
2. Old Rectory Gardens
3. Include the remainder of the curtilage of 6 Vicarage Lane (including Flint walling)
4. Village shopping centre
5. Church Field

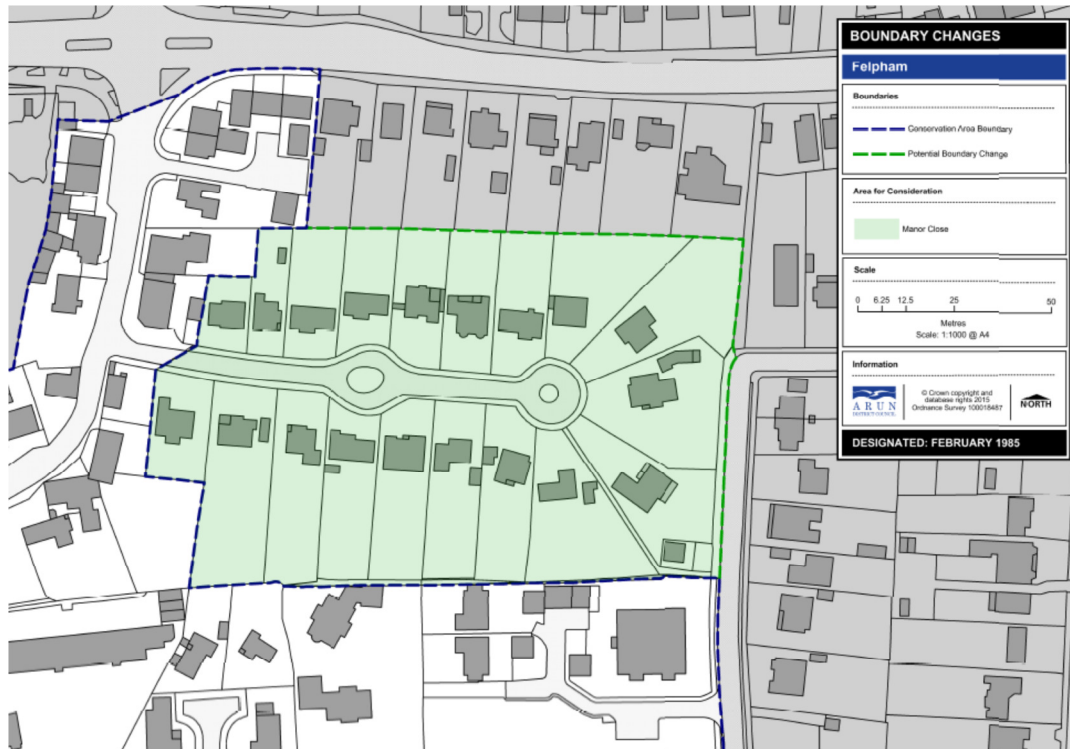
Each potential area shall be discussed in turn and a recommendation made as to whether or not a new area should be included in the Conservation Area. The areas have been identified on Map 14 below.



Map 14 The potential areas where the boundary to the Conservation Area could change

Manor Close

Manor Close is a cul-de-sac of 19 detached, two storey properties (Map 15). Construction started in the period 1930-1946. The majority of the properties are indicative of the time at which they were constructed and still maintain a number of traditional features such as windows and doors, brick detailing etc.



Map 15 Manor Close

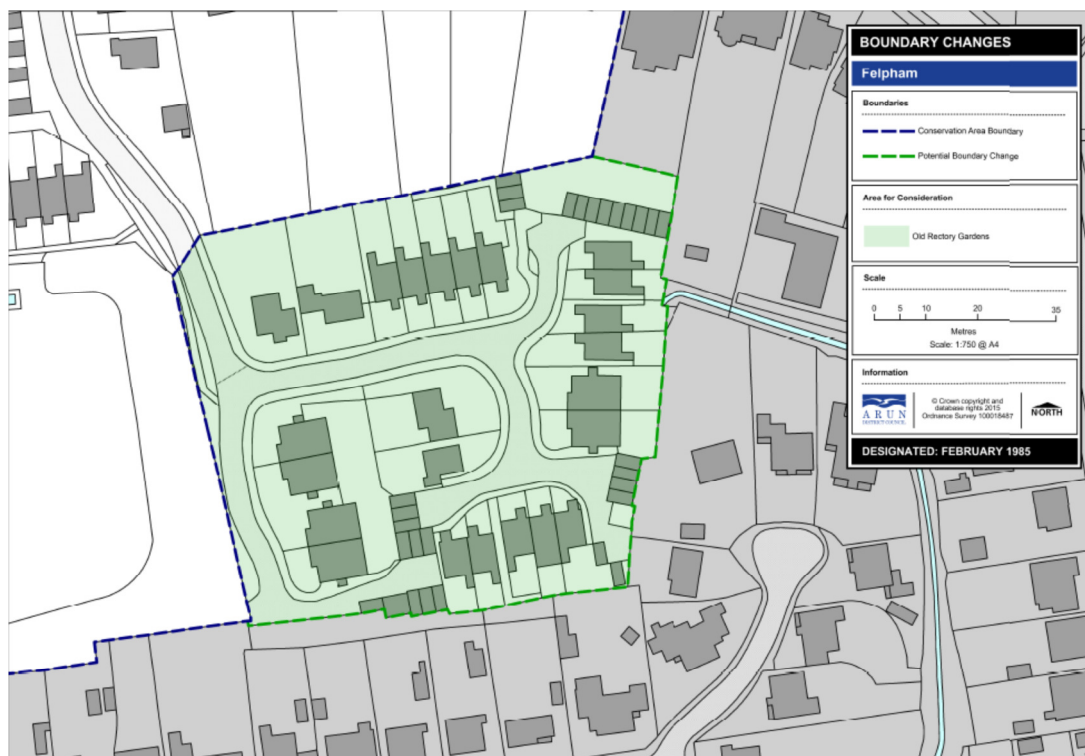
Recommendation: Amend the boundary of the Conservation Area to include Manor Close.

Old Rectory Gardens

Old Rectory Gardens (Map 16) is a 1950/60 development, part of which is already within the Conservation Area. The road was developed as a whole, and therefore qualifies for consideration as a new area of the Conservation Area.

The area was previously the garden to the Old Rectory House, and therefore has an important link with the area.

The road contains a number of mostly terraced and semi-detached properties. However, whilst the design of the properties is distinctly of that era, it is considered that it does not have a demonstrably special architectural and historic interest to warrant inclusion.

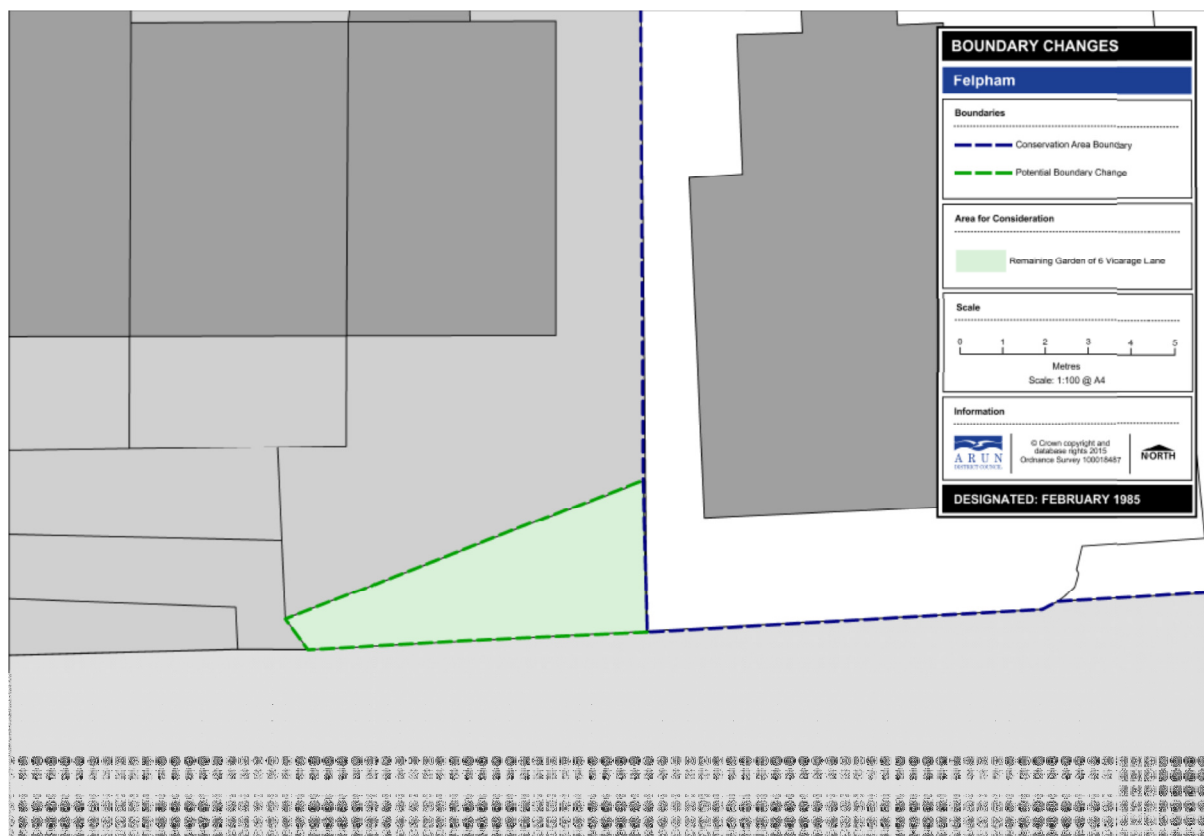


Map 16 Old Rectory Gardens

Recommendation: Whilst an extension to an area already included with the Conservation Area, and on land previously part of the Old Rectory House, it is not considered that this area should be included in the Conservation Area.

Include the remainder of the curtilage of 6 Vicarage Lane (including Flint walling)

Number 6 Vicarage Lane (Map 17) is an attractive property within the Conservation area. Upon closer examination it appears that a small area of the curtilage is outside of the conservation area. This area is bounded by some attractive flint walling which plays an important role within the conservation area.



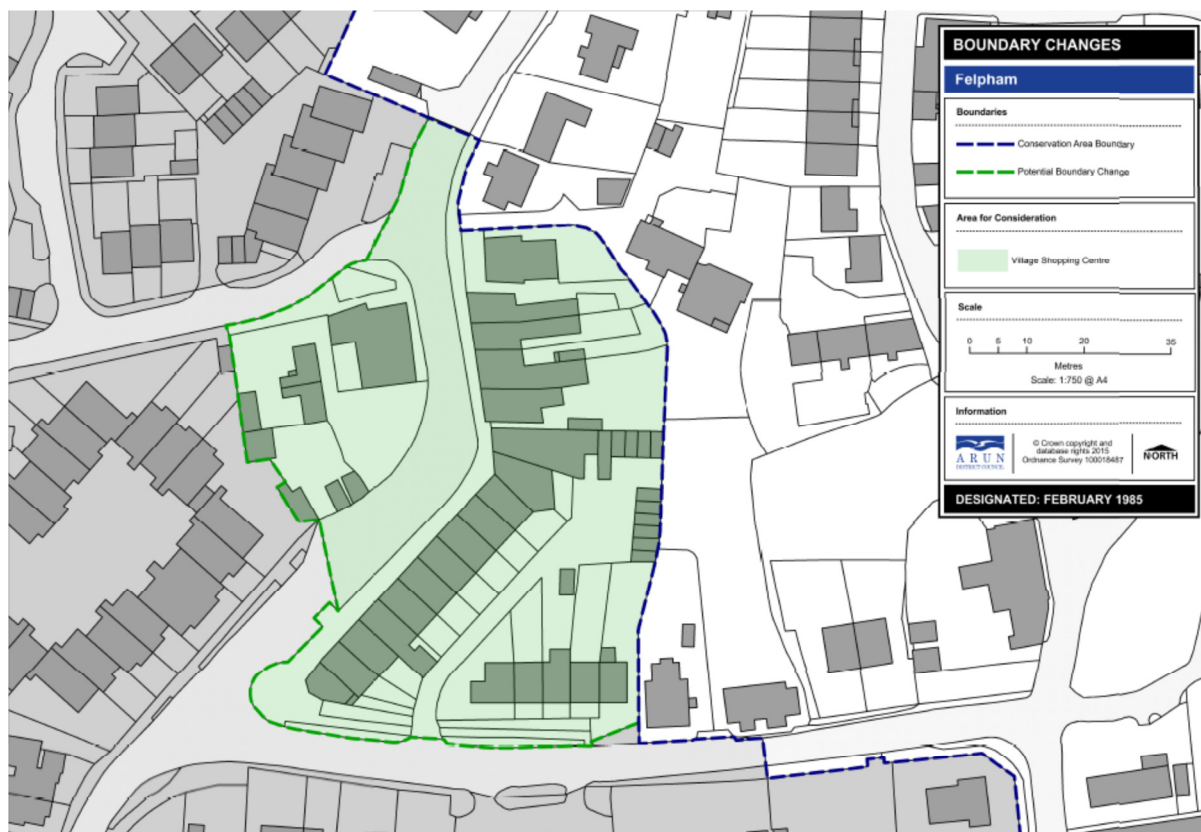
Map 17 Number 6 Vicarage Lane

Recommendation: include the remainder of the curtilage of 6 vicarage Lane within the Conservation Area.

Village shopping centre

This area forms the heart of the village and was developed in the late 1940's (Map 18). The dominant property is a 3 storey retail and residential block that dominates this section of the village. The properties are not of particular importance. Other properties in this area are mainly two storey properties.

The remaining properties in Vicarage Lane are also of no significance.

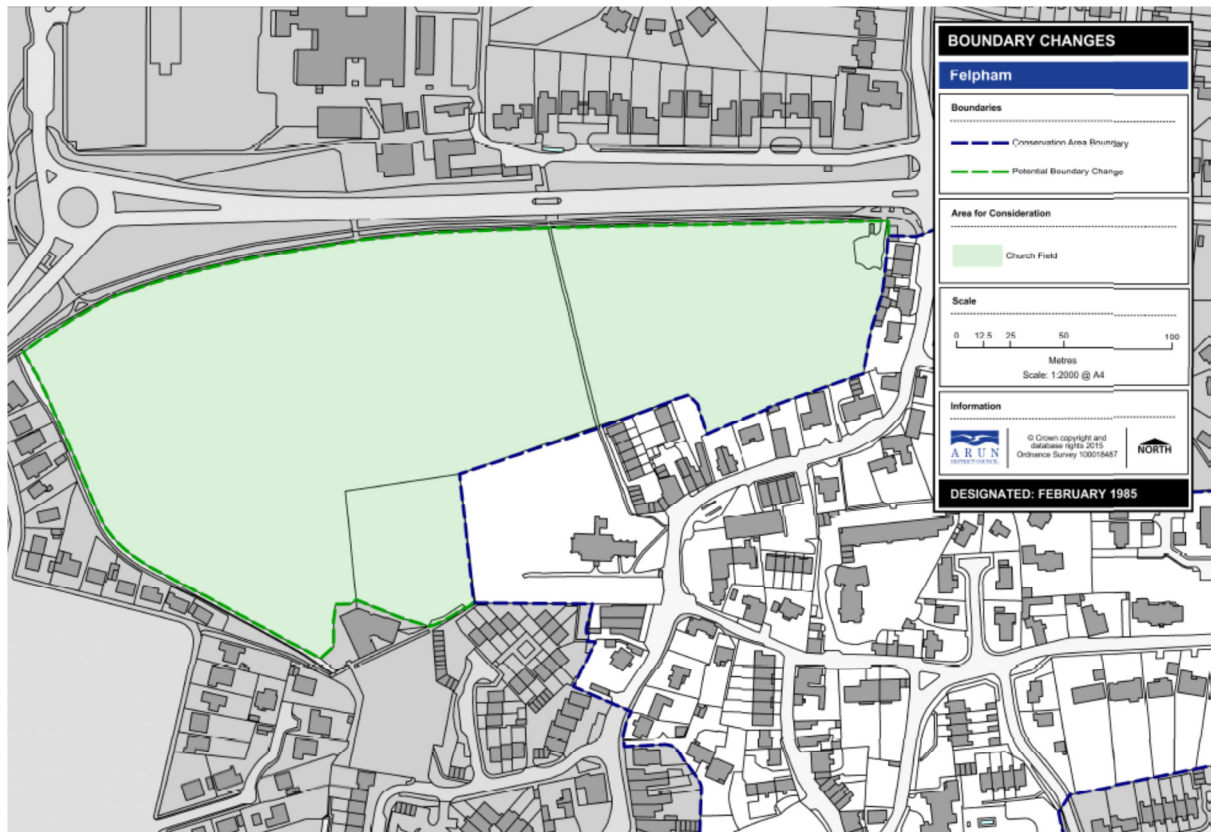


Map 18 Village shopping centre

Recommendation: It is considered that this area does not have the same character and appearance of the existing Conservation Area that should be preserved or enhanced. Therefore, this area should be excluded from the Conservation Area.

Church Field and Allotments

Church Field and the allotments sit to the north of the parish Church (Map 19). These fields help provide an important setting to both the church and the conservation area. The use of this land has not changed in a considerable number of years. In addition, there is a historical association with the poet and artist, William Blake. The field is considered to be the only remaining field within the village that greatly influenced him and his work.



Map 19 Church Field and Allotments

Recommendation: Due to the location and importance of these fields it is recommended that Church Field and the allotments be included in the Conservation Area.

Review of the Conservation Area Character Appraisal

Review and Updating

The Conservation Area Character Appraisal is a record of the Felpham Conservation area as of a fixed period of time. As such it will need to be reviewed to ensure that it accurately reflects the area as well as all of the information available relating to it. As such, the document will have a shelf life after which it will need to be reviewed. Based on guidance, it is considered that this document should be reviewed after a period of five years. It is therefore anticipated that this document will be reviewed in 2021, if adopted by the council in 2016.

Appendix 1 - A Short Glossary of Relevant Terms

Amenity Notices Section 215 of the Town & Country Planning Act 1990	A useful way for Councils to take action in Conservation Areas, and indeed any space visible from the public highway. Because they apply to 'any land' and not just buildings, they can be used to deal with other problems such as broken walls and fences, accumulated rubbish or overgrown gardens and hedges.
Appraisals	Conservation Area appraisals identify what is special and needs protecting and help in the area's management. They can, and should ideally, be carried out with the involvement of the local community, so that the appraisal is owned by the whole Council and the community who live and work in the area. There are various ways to carry out appraisals, depending on the size and scale of the area. An appraisal needs to combine historic records and Maps with a visual analysis of the present state of the area. Further guidance is given in English Heritage's Guidance on Conservation Area appraisals.
Areas for enhancement	Areas within the Conservation Area that, whilst not negative features, could be enhanced to improve the local area.
Article 4 Directions - Article 4 of the Town & Country Planning (General	A direction under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995. Article 4 Directions remove specified permitted development rights and can be made to cover parts of a Conservation Area where there is a threat to the amenity of the area
Buildings or Structures of character:	See Locally Listed Buildings
Character Area	A character area is a small area within the Conservation Area that has its own characteristics and features unique to it. Character areas are identified by issues such as layout, materials, design, age of the properties and the uses that have historically taken place
Conservation Area	Defined by English Heritage as ' <i>areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance</i> '. Some permitted development rights are removed for owners of buildings in a Conservation Area and special planning controls may apply.
Conservation Area Advisory Committee -	Government policy encourages Local Authorities to set up Conservation Area advisory committees. The purpose of the committee is to provide the Council with advice on all applications for planning permission and listed building consent, comment upon conservation area character appraisals and management plans as well as on enhancement proposals.

	Most advisory committees consist of a mixture of representatives from local groups and representatives from national amenity societies and professional bodies.
Development Management	Development management is the process through which decisions are made on applications for permissions such as planning permission or Listed Building Consent
Enforcement -	Where works have taken place without first obtaining the relevant consent, the local planning authority may undertake enforcement action requiring the property owner to rectify the situation
Fenestration -	The arrangement of windows in a building's façade
Flint	<p>Flint is a hard, sedimentary cryptocrystalline form of the mineral quartz, categorized as a variety of chert. It occurs chiefly as nodules and masses in sedimentary rocks, such as chalks and limestones.</p> <p>It is a local, traditional building material that appears throughout the village.</p>
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Heritage Asset at Risk	An asset not properly maintained. Historic England have guidance notes on the topic.
Landmark Building	These buildings provide a focal point within the Conservation Area and are of distinctive architectural quality.
Listed Building	<p>A Listed Building is one that has been identified by the Secretary of State as being of 'special architectural or historic interest'. As such it is worthy of special protection. The listing process is not restricted to buildings and as a result can include any structure of interest, for example bridges, walls, telephone kiosks and even gravestones. Listed Buildings are graded according to their relative importance.</p> <p>Despite this grading it should be noted that the statutory controls are the same to all grades of listed buildings.</p>
Local Plan	The Local Plan is the principal development plan document and sets out the long term spatial vision for the Arun District.
locally listed buildings	Buildings of particular local importance for their architectural interest, their contribution to the local environment or for their historical associations. Although these buildings do not benefit from the same statutory protection as listed buildings, their inclusion on the local list

	will be a material consideration in determining applications for planning permission. The council ia list of Locally Important Buildings
Management Plan -	Local Authorities are required to “formulate and publish proposals” and a Conservation Area Management Plan is a tried and tested way of ensuring that all relevant considerations have been taken into account. A comprehensive Management Plan includes policies for enhancing the Conservation Area’s streetscape, highways, landscapes and public spaces. Management plans help ensure that the special character is protected when making decisions on planning applications or in identifying projects to improve the public spaces.
National Planning Policy Framework (NPPF)	The government’s policy with respect to planning
negative properties	Properties that are of a design or quality that detracts from the character or appearance of the area.
neutral properties	Properties that neither enhance, nor detract from the conservation area.
Permitted Development -	Under planning legislation (General Permitted Development Order 1995 as amended in 2008) owners of single dwelling houses have the right to alter them in certain ways without needing planning permission from the Council. For example, a house can have its windows, front door or roof covering changed, its front garden paved over or its front elevation painted in a striking colour without the need for consent. In Conservation Areas, such alterations can be very harmful to the character and appearance of the area.
Planning (Listed Building & Conservation Area) Act 1990	Primary Legislation for the historic environment
positive properties	Properties that make a positive contribution to the Conservation Area.
Public Open Space	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
public realm	Public realm is the term used for the spaces between and within buildings/built up areas that are publicly accessible, including streets, alleys, squares, forecourts, parks and open spaces.
Setting	The surroundings in which a building, feature or asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.

Street Clutter:	Street Furniture which has a negative impact on the street scene, either through the generic nature of its appearance, its inappropriate positioning, the excessive use of similar items (such as excessive numbers of road signs) or its poor condition or initial design quality.
Street Furniture :	Any object within the streetscape that is not a building, for example street-lamps, signs, benches, litter bins. The term is usually used in the manner that it excludes features which could be better described as 'Street Clutter'.
Street Patterns	The layout and arrangement of streets.
Townscape	The visual appearance of a town or urban area; an urban landscape:
Tree Preservation Order (TPO):	An order made by a Local Planning Authority in respect of trees or woodlands to prohibit works to trees without consent (part VIII of the Town and Country Planning Act 1990 and the Town and Country Planning (Trees) Regulations 1999)
Unauthorised Works -	Unauthorised demolition of a whole building or structure in a conservation area is a criminal offence. Other works of development that have been carried out with the necessary planning permission can also be regarded as unauthorised works and the local planning authority can serve an enforcement notice requiring the works to be undone.
Urgent Works Notices	These allow Councils to carry out emergency work on neglected Listed Buildings.

Appendix 2 – ADC criteria for the designation of a Conservation Area

Arun District Council's adopted criteria for designating an area are as follows:

1. That the area complies with the legal definition that it is of special architectural or historical interest. This suggests that there will normally be a significant number of Listed Buildings in the area.
2. That there is a need for action to preserve or, if appropriate, to enhance its character or appearance.
3. That it is a coherent area, not isolated or individual buildings, better dealt with under Listed Building procedures.
4. Where there is a proposal for the designation of a Conservation Area, the Council will:
 - a. Give priority to areas under pressure for change;
 - b. Recognise that designation as a Conservation Area is a means of controlling rather than preventing change; and
 - c. Draw boundaries with careful regard to the architectural qualities of the buildings, the spaces around them and the overall character of the area.

Appendix 3 – Arun District Council Conservation Area Policies

Saved Arun District Council Local Plan 2003

POLICY AREA2 Conservation Areas

Planning permission will be granted for development which preserves or enhances the character or appearance of a Conservation Area or its setting.

Reason

To preserve or enhance Conservation Areas.

Explanation

2.06 The Council has produced Supplementary Planning Guidance entitled 'Conservation Areas'. All proposals for development will be considered in the light of this guidance

Emerging local plan 2011-2031

Please note that this policy is subject to change following the local plan examination process.

16.4 Conservation Areas

16.4.1 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”(71)

16.4.2 Conservation Areas are designated not on the basis of individual buildings but because of the special architectural or historic interest, quality of the area, its mix of uses, historic layout, characteristic materials, scale and detailing of open spaces. Designation also takes into account the need to protect trees, hedges, walls, railings and other characteristic features. Once designated, special attention must be paid, in all planning decisions, to the desirability of preserving or enhancing the character and appearance of the area.

16.4.3 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 the spaces between buildings.

The Council aims

16.4.4 The Council's aims are:

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

- Protection from inappropriate and damaging development;
- Where new development is considered appropriate, to encourage design of the highest standard, which respects the character of the Conservation Area;
- Identification of opportunities for preservation and enhancement.

16.4.5 There are currently 28 Conservation Areas in the District (which have been identified using ADC criteria available via the Council's website), ranging in character and type from villages (such as Walberton) to more formal built-up areas (such as Arundel, Littlehampton seafront and The Steyne, Bognor Regis). Each Conservation Area has its own mini statement which describes the factors which make up the particular character of each individual area (see www.arun.gov.uk). These act as a guide for the protection of existing features and for new development, as well as in the preparation of Neighbourhood Plans.

Development proposals

16.4.6 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 and around buildings and views are 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.

16.4.7 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 or 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.

Demolition

16.4.8 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 granted.

16.4.9 Therefore, planning permission will only be granted for development which preserves or enhances the character or appearance of a Conservation Area or its setting.

Materials

16.4.10 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. The Council will resist the use of non-traditional materials in Conservation Areas.

Change of Use

16.4.11 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 deemed an important element in the character of an area, the maintenance of an appropriate mix of uses will be required.

Setting

16.4.12 Development which adversely affects the setting, character, appearance of or views in to and out of a Conservation Area will be refused.

Features

16.4.13 Traditional features such as shop fronts, walls, railings, paved surfaces and streetfurniture should be retained and restored. Whilst unsympathetic features should be removed and missing features restored or reinstated

Article 4 Directions

16.4.14 If the Council feels that a Conservation Area is at risk from the loss of original features or from alterations, such as the demolition of original walls to form parking places in front gardens, or the installation of PVCu double glazed windows, it may issue an Article 4 Direction. This limits the changes a home owner can make without the need to obtain planning permission. The Council has successfully introduced two Article4 Directions to protect the special character of the Craigweil House Conservation Area.

Policy HER DM3

Conservation Areas

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

- a. New buildings and structures acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials, enclosure and the spaces created between buildings;
- b. They retain or emphasise the qualities of the townscape or streetscape in the area;
- c. Alterations or additions to existing buildings are sensitively designed, constructed of appropriate materials and are sympathetic in scale, form and detailing and retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area;
- d. Building materials which contribute to the character of the area are retained or re-used wherever possible;

- e. Traditional features such as shop fronts, walls, railings, paved surfaces and street furniture are retained and restored;
- f. Unsympathetic features are removed and missing features are restored or reinstated;
- g. High quality soft and hard landscaping is provided;
- h. Trees, hedgerows and other significant landscape features are protected and landscaping incorporated appropriate to the character and appearance of the area;
- i. It retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges;
- j. It does not harm important views into, out of or within the Conservation Area. Within Conservation Areas, permission for development involving demolition or substantial demolition will only be granted, subject to conditions, if it can be demonstrated that:
- k. The structure to be demolished makes no material contribution to the special character or appearance of the area; or,
- l. It can be demonstrated that the structure is wholly beyond repair or incapable of beneficial use; or
- m. It can be demonstrated that the removal of the structure and its subsequent replacement would lead to the enhancement of the area; and
- n. Permission has been granted for the redevelopment of the site. Developments shall also be consistent with all other Local Plan Policies.

Policy Outcomes:

Protection and enhancement of the District's Conservation Areas

Implementation:

Through Arun District Council Development Management

Appendix 4 - The criteria used for assessing the contribution made by unlisted buildings in the conservation area

The criteria used for assessing the contribution made by unlisted buildings in the conservation area are:

- Is the building the work of a particular architect of regional or local note?
- Has it qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of the buildings in the conservation area?
- Does it relate by age, materials or in any other historically significant way to adjacent listed buildings, and contribute positively to their setting?
- Does it individually, or as part of a group, serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth?
- Does it have significant historic association with established features such as the road layout, burgage plots, a town park, or a landscape feature?
- Does the building have landmark quality, or contribute to the quality of recognisable spaces, including exteriors or open spaces with a complex of public buildings?
- Does it reflect the traditional functional character of, or former uses within, the area?
- Has it significant historic associations with local people or past events?
- Does its use contribute to the character or appearance of the conservation area?
- If a structure associated with a designed landscape within the conservation area, such as a significant wall, terracing or a minor garden building, is it of identifiable importance to the historic design?

Appendix 5 - Principal sources of historic and local information

English Heritage (2006), *Guidance on Conservation Area Appraisals*

English Heritage (2006), *Guidance on the Management of Conservation Areas*

Appendix 6 - Useful names and addresses

Further information on listed buildings, Conservation Areas, and guidance on character appraisals can be obtained from:

English Heritage (Head Office)

1 Waterhouse Square
138 – 142 Holborn
London EC1N 2ST
General Enquiries: 020 7973 3000

www.english-heritage.org.uk

For technical guidance relating to historic buildings, contact:

The Society for the Protection of Ancient Buildings (SPAB)

37 Spital Square
London E1 6DY
Tel: 020 7377 1644

www.spab.org.uk

The Georgian Group

6 Fitzroy Square
London W1T 5DX
Tel: 0871 750 2936

www.georgiangroup.org.uk

The Victorian Society

1 Priory Gardens
Bedford Park
London W4 1TT
Tel: 020 8994 1019

www.victorian-society.org.uk

Arun District Council contact details for enquiries and comments

Arun District Council:

Conservation Officer.
Arun District Council
Maltravers road
Littlehampton
West Sussex
BN17 5LF

Conservation.officer@arun.gov.uk