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# SELSEY CONSERVATION AREA

## CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS

September 2017

## **Annotated version**

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# **SELSEY CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS**

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## 1 INTRODUCTION

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

The original Character Appraisal was produced for Chichester District Council by the Conservation Studio following consultation with the local community the document has been reviewed by Chichester District Council and further consultation undertaken. Local authorities are required by law to preserve or enhance their conservation areas and part of that process is the production of a character appraisal to explain what is important about the area.

Part 1 of this document therefore attempts to define the key elements that contribute to the special historic and architectural character of the Selsey Conservation Area, and identifies negative features (the issues) which might be improved. Part 2, the Management Proposals, sets out a programme for further work, based on the issues identified in Part 1. This process involves a thorough review of the existing conservation area boundary and provides a number of suggestions for change.

### 1.2 SUMMARY OF SIGNIFICANCE

The Selsey Conservation Area is a linear area focused on Selsey Town centre and lies along the High Street between its junctions with Church Road and The Bridle Way. It is notable for its collection of 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup> century buildings, many of which are listed, which lie along either side of street. It is characterised by fairly densely developed frontages, interrupted by a number of yard areas many containing surviving subsidiary former agricultural buildings, such as barns and outbuildings reflecting former agricultural uses. Overall there is a pleasing mix of domestically scaled houses and cottages, enclosing the views along the street and of St Peter's Church spire to the north, some garden areas are enclosed by high walls.

The highest concentration of listed buildings is along the northern end of the street, between the junction with Church Road and Malthouse Road. Here the historic form of development, shown on the 1875 map is still evident with traditional buildings constructed from locally sourced materials sitting close to or on the back of the pavement. The northern section is primarily residential with the two churches (the Methodist Church and St Peter's), and the Medmerry Primary School. To the south, the road begins to open up into the main commercial part of the High Street containing a mix of retail and commercial premises with a few

residential properties. The shops are predominantly small independent and family businesses which also contribute to the area's special character. There are two inns facing each other - The Neptune and The Crown, both in listed buildings Selsey Hall, dating to the 1920s, is now used for offices and warehousing.

Amongst the well-known former residents of Selsey was the astronomer Patrick Moore who articulated the town's unique qualities in his preface to France Mee's book on the History of Selsey:-

*"Many people – certainly all sailors – have heard of Selsey Bill, but how many people know much about the village itself? It is somewhat off the beaten track. There is only one road down to it from Chichester so that no-one can drive through it from place A to place B – a fact which is a source of considerable satisfaction to those that live there. It is not large; it is not a village of what is often termed 'outstanding natural beauty'; and its sands are not to be compared with those of Bognor which, despite the somewhat unflattering remarks by King George V, has the best beach on the south coast.*

*Yet Selsey has a unique charm. There is something about the 'atmosphere' which cannot be duplicated elsewhere. It is a friendly place with a long history; records of it go back far into the past, and in every sphere it can provide a great deal of interest. Today it is a village which is very much alive, and very well aware of its traditions. Not for many years has it been the subject of a detailed study. ... I hope you will appreciate that Selsey is something very much more than just another Sussex village"*

*Patrick Moore –A History of Selsey. Chichester, Sussex: Mee, Frances (1988). Philimore*

It is the areas unique history and character that helps to distinguish Selsey from other coastal towns and villages that has been identified as being desirable to preserve or enhance. The difference in Character between the north and southern parts of the High Street is reflected in this appraisal document, which has divided the area into two separate character areas, both of which are described in more detail below.

**The Character Appraisal concludes that the most significant features of the Selsey Conservation Area are:**

- A linear conservation area based on the High Street;
- The street is straight with a few gentle bends creating attractive views;
- A high concentration of listed cottages and houses in the northern part, which also retains a number of former barns and agricultural stores;
- More commercial uses and a local shopping centre in the south;
- Two listed churches: St Peter's Church, dating to 1865, and the Methodist Church, dating to 1867;
- 18th century inns face each other: The Neptune and the Crown Public houses, both listed grade II;
- Former Selsey Hall, a 1920s building with a well detailed front elevation facing the High Street;

- An Arts and Crafts village school building with front and side gardens planted with a “seaside” theme;
- Thatched, slated or handmade clay tiled roofs; Mixen stone, sandstone and red brick for the walls; beach flints (either whole or knapped) and galletting (flint chips) to the mortar joints;
- Sandstone or beach flint boundary walls make a major impact, sometimes containing pretty cottage gardens.



High Street (North)



### The Management Proposals make the following recommendations:

#### 1 POOR QUALITY ALTERATIONS TO LISTED BUILDINGS

- ~~The District Council should consider establishing an historic buildings grant scheme to help owners of listed buildings reinstate the correct windows, doors or other details;~~
- ~~The District Council should continue to publish guidance for owners of listed buildings, in addition to Local Plan policies, which will help owners achieve higher standards when altering or extending their properties;~~
- ~~No. 43 High Street is a Building at Risk and the District Council should ensure that repairs are carried out immediately, possibly by using their statutory powers;~~
- ~~The District Council should encourage the owners of The Crown Inn to provide a garden in front of their building, and also carry out improvements to the pub signage and windows.~~





*The Crown, High Street*



*Non-Traditional Windows*

## **2. NEGATIVE SITES OR BUILDINGS**

### **2.1 SELSEY CAR SALES**

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

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

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

### **2.3 CAR PARK TO NORTH OF SELSEY METHODIST CHURCH**

*The District Council should encourage the owners of the car park to improve the appearance of the area with some sensitive boundary treatment, and incorporation of soft landscaping where possible.*

### **2.4 STORAGE DEPOT AND YARD, 94-96 HIGH STREET (SELSEY CAR SALES)**

*The District Council should encourage an appropriate redevelopment if an opportunity occurs and should ensure that it is of the highest quality to complement the character of the High Street and preserves the historic wall within the site.*



2.5 SELSEY EMPORIUM, 81-83 HIGH STREET AND YARD AREA OFF LEWIS ROAD

*The District Council should, if the opportunity arises, encourage an appropriate redevelopment of the site in a way that complements the character of the High Street.*

2.6 MEDMERRY COURT, 93-95 HIGH STREET

*The District Council should encourage the owners of Medmerry Court to improve the appearance of the buildings and paved area to the front.*

2.7 BUILDERS YARD, EAST STREET

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

2.8 123 HIGH STREET

*The District Council should encourage the owners of 123 High Street to improve the appearance of the buildings and paved area to the front. The possibility of relocating the telecommunications box located at the front of the building should be explored.*

2.9 153-157 HIGH STREET

*The District Council should encourage the owners of 153 – 157 High Street to improve the appearance of the buildings and the area in front through a rationalisation of signage and improved landscaping of the area to the north of 155, in front of 153 High Street.*

2.310 NEGATIVE SITES IN GENERAL

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

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



Storage Depot and Yard at 94-96 High Street



Selsey car Sales, 17-19 High Street

### 3. GENERAL IMPROVEMENTS

#### 3.1 MODERN ROADS

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

#### 3.2 PUBLIC SEATING CHURCHYARD FRONTAGE

*The District Council could help the Town Council improve the site next adjacent to the churchyard, perhaps with better quality seating landscaping and litter bin.*

#### 3.3 TELEPHONE WIRES

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

#### 3.4 SHOPFRONTS

*The District Council should ensure a wide distribution of the Shop Front and Advertising Design Guidance note which was updated and republished in June 2010 March 2005, to encourage better quality design and more appropriate lighting. A recent grant scheme for shopfronts has improved the quality of a number of the shopfronts.*

#### 3.5 FRONT BOUNDARIES

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

### 3.6 UNOCCUPIED BUILDINGS

*The District Council will monitor the condition of unoccupied building such as the former Nat West Bank and encourage new owners/occupiers to bring them into viable uses and restore them in a sympathetic manner.*

## 4 POSITIVE BUILDINGS

*Applications for changes to all **any** of the “Positive” buildings in the conservation area, as identified on the Townscape Appraisal map, will be assessed in the light of the Good Practice Guidance enclosed at Appendix 3. **Proposals for demolition will be resisted unless there is clear and convincing evidence of public benefits to outweigh the harm of their loss.***



*Seating area by Churchyard*



*Positive building in High Street*

## 5. CONSERVATION AREA BOUNDARY REVIEW

- (i) ~~Amend the boundary to the rear of nos. 126-54 High Street to follow existing property boundaries~~ *include the whole of the churchyard to St Peter's Church;*
- (ii) ~~Delete the Selsey Business Centre, a recent development of no architectural merit~~ *Amend the boundary to include the whole of the Selsey car Sales site including the hardstanding to the rear of the building*
- (iii) ~~Delete Poplar Mews, a modern development of no special merit.~~ *Amend the boundary to include the gardens to 1 and 2 Poplar Mews;*
- (iv) *Amend the boundary to the rear of 31-37 High Street to include the whole curtilages and associated buildings and structures;*
- ~~(v) Amend the boundary to include the Library and Medmerry Primary School and playground in School Lane~~
- ~~(vi) Amend the boundary to include the yard area to the rear of Selsey Emporium accessed off Lewis Road~~
- (vii) *Amend the boundary to include the whole of the curtilages to 103 (Selsey Hall) High Street and the Crown Public House*
- (viii) *Amend the boundary to include No 156 High Street;*
- ~~(ix) Amend the boundary to include 159-165 High Street Selsey~~
- ~~(x) Amend the boundary to include the former public conveniences and surrounding open space.~~
- (xi) *Amend the boundary to exclude Nos 64-70 St Peter's Crescent, Selsey*

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

## 2. LOCATION AND LANDSCAPE SETTING

### 2.1 LOCATION AND USES

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

The ~~village centres on the~~ conservation area ~~is focused on the Town centre~~ and is divided into two character areas. To the north, represented by Character Area 1, the properties are mainly in residential use apart from the two churches (the Methodist Church and St Peter's), and the Medmerry Primary School. Behind the school, ~~but outside the conservation area,~~ is the public library and ~~beyond the library, outside the conservation area, is~~ the local comprehensive school, the ~~Selsey Academy~~ ~~Manhood Community College~~, both of which are accessed via School Lane. The Council's ~~Selsey Area Office~~ ~~Services Centre~~ (no. 53 High Street) and the adjoining village hall ~~are currently being~~ ~~have recently been~~ refurbished to provide improved facilities. A brick building on the east side ~~at No 31 High Street~~ provides accommodation for the Selsey branch of the Royal British Legion, and on the west side of the road, ~~almost next to the~~ ~~south of the~~ Methodist Church, an estate agent operates from a modest cottage with a large ground floor bay window facing the street.

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

### 2.2 TOPOGRAPHY

The Manhood Peninsula is a very flat area, as shown by the well spaced contours on modern maps, enclosed by sea or river estuary on three sides. Selsey developed on a small raised island, barely five metres above sea level, which was separated from the mainland by the Ham Marshes – a feature clearly shown on the 1778 map. In last few centuries this land has been drained and is now used for agriculture, although the surviving ponds and deep ditches (called rifes) confirm the low lying, boggy nature of the land.



## 2.3 RELATIONSHIP OF THE CONSERVATION AREA TO ITS SURROUNDINGS

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

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

## 2.4 GEOLOGY

Selsey Bill has been subject to continuous erosion by the sea, a process which is continuing and which provides some interesting exposure of the underlying geology. Beneath the southern part of the Selsey Bill, the underlying geology is formed by the Bracklesham Beds, dating to the Eocene period and composed of richly fossiliferous sands which are exposed at low tide between Selsey Bill and East Head at the entrance to Chichester Harbour. Scattered along the beaches of the Selsey Bill are blocks of pale brown or grey stone, known as septaria. There is also Mixen stone, once excavated from an offshore reef nearby, and used for boundary walls and for some of the historic buildings in the conservation area. Otherwise the local soil is made up from rich alluvial deposits which provide suitable conditions for grazing and growing crops.

## 2.5 BIODIVERSITY

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



*Mixen stone with flint galletting*



### 3. HISTORIC DEVELOPMENT AND ARCHAEOLOGY

#### 3.1 HISTORIC DEVELOPMENT

A Roman road that runs south from Chichester has been traced as far as Street End, south of Sidlesham, but it almost certainly headed for a seaport, somewhere south of Selsey Bill, now lost to coastal erosion.

The name Selsey is derived from the Anglo-Saxon *Seolesige* ~~se/s-ey or seals-ey~~, meaning literally **seal** island ~~of the seal~~. The name refers to the practice of seal hunting in the area and a settlement. The place was first recorded by Bede in his account of the conversion of the South Saxons to Christianity by St Wilfrid. In AD 683 Caedwalla, King of the Saxons, granted land to Wilfred (c.A D 630-709), who was the exiled Bishop of York. He built a monastery at Church Norton (on the site of what is now Norton Priory), which became **remained** the centre of the new diocese in the 8<sup>th</sup> century. ~~until it was replaced by Chichester Cathedral in 1087 following the Norman conquest.~~

~~Following the Norman Conquest, the English church underwent a radical reorganisation and, in 1075, the see (the bishop's seat) was transferred from Selsey to Chichester. The Domesday Survey of 1086 revealed that Selsey was owned by the bishops of Chichester, then assessed as one of the poorest bishoprics in England with an estimated value of just over £125 a year.~~

Although Selsey remained in the ownership of the Bishop of Chichester it was never again such an important religious centre, the principal activities from then on being agriculture and fishing. From the 11<sup>th</sup> century onwards, Selsey therefore became far less important as a religious centre and agriculture became the principal activity. A terrier of the bishop's manors, completed in 1327, show that the three field system of cultivation was in use. Pagham Harbour continued as a busy landing place, part of which was referred to as *Wythering* or *New Haven*. An attempt by Bishop Stephen of Chichester, in 1287, to found a new town and port called "Wardour" on the harbour edge was a failure, and it is likely that during this period the causeway was built to provide access across the head of the estuary.

Selsey Manor, located to the north of St Peter's Church, remained in the hands of the bishops until 1561 when Queen Elizabeth compelled the then bishop, William Barlow, to surrender a number of manors, then valued at around £53 a year, in exchange for various rectories and tithes. In 1635, Bishop Richard Montague made an unsuccessful attempt to recover the manor. In 1601, the manor was granted to Queen Anne, wife of James I, and then, in 1619, to trustees for Prince Charles. In 1628, after his accession, it was assigned with much other property to the City of London in return for loans made by them to the king. Eventually the manor was purchased by Sir William Morley in 1635, passing in 1700 to William Elson. Eventually the manor fell into the hands of Sir James Peachey, created Baron Selsey in 1794. By the mid-19<sup>th</sup> century, the baronetcy and peerage had become extinct and, after a number of different owners, the property ended up in the hands of W A Thorton, who was lord of the manor in 1940.



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



*Selsey Church, after Grimm, Circa 1790*





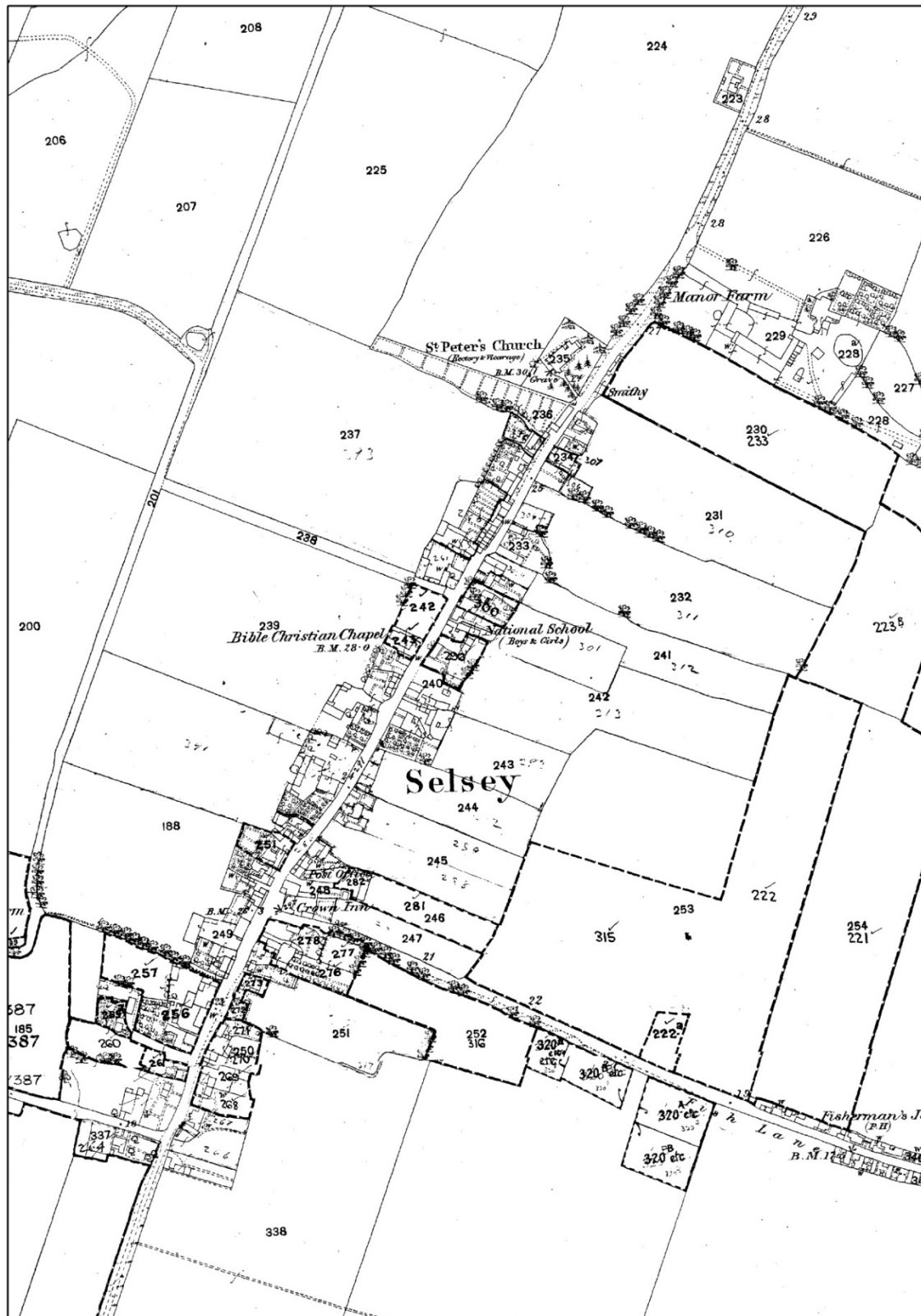
1587 Map of Selsey (Armada Map)



Map 1778 Yeakell and Gardiner

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

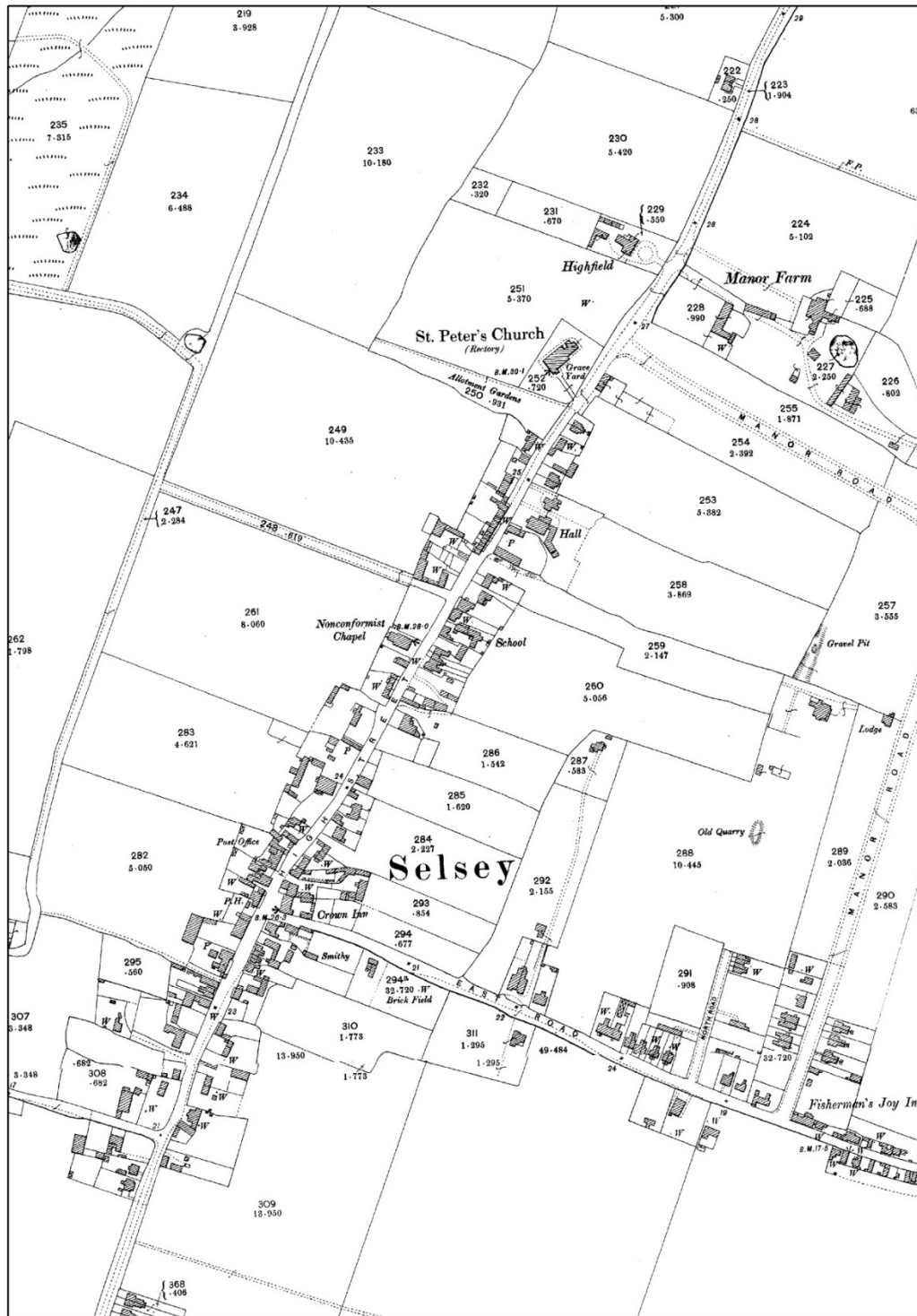




1875 Ordnance Survey

In 1897, Selsey was connected to Chichester by a light railway, known as the Hundred of Manhood and Selsey Tramway, whose title was changed to West Sussex Railway in 1924. There were eleven stations and the trains continued to

operate, in a somewhat erratic fashion, until 1935, when the line closed due to competition from buses and cars. This probably helped in the development of the Selsey beyond the confines of the High Street, as the 1911 map shows small groups of cottages and houses already built between the village and the seashore.



1911 Ordnance Survey

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

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

### ***Historic Photographs of Selsey***



*Selsey High Street and Bible Christian Chapel*



*High Street, Selsey*



*High Street, Selsey*



*High Street, Selsey*



### 3.2 SURVIVING HISTORIC FEATURES

The following are the most significant surviving historic features:

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

### 3.3 ARCHAEOLOGY

Because of its particularly rich natural resources, the West Sussex coastal plain has been exploited continuously since hominids first arrived in Britain c.500,000 years ago. The older, Palaeolithic deposits would not normally survive close enough to the surface to be relevant, but ~~later prehistoric deposits, from the Mesolithic to the Early Saxon, and most particularly Bronze Age to Roman, should be expected to survive at plough depth~~ **investigations ahead of the Medmerry Managed Retreat established that highly significant later prehistoric, Roman and medieval deposits are likely to survive at plough depth, especially beside former water-courses and tidal inlets.**

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



## 4. SPATIAL ANALYSIS

### 4.1 CHARACTER AREAS

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

#### ***Character Area 1: Church Road to Malthouse Road***

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

#### Area 1: Key characteristics:

- Attractive graveyard and War Memorial facing the High Street;
- A high number of listed buildings, both detached and in terraces;
- Arts and Crafts village school building with front and side gardens planted with a "seaside" theme;
- Pretty cottage gardens in front of nos. 16-22;
- Thatched, slated or handmade clay tiled roofs; sandstone and red brick for

the walls; beach flints and galletting (flint chips) to the mortar joints;

- Sandstone or beach flint boundary walls make a major **positive** impact.



View northwards to Church Spire



Restored Sessions House



Beach flint walls

### **Character Area 2: Malthouse Road to ~~The Bridle Way~~ **Brampton Close****

Further south lies Character Area 2, which starts at the junction of Malthouse Road and finishes **at Brampton Close** next to ~~The Bridle Way~~. This is **slightly** less cohesive due to the lower number of good quality historic buildings and the prevalence of 1920s and 1930s commercial buildings of limited special interest. Most of the buildings sit on the back of the pavement without any front gardens, the pretty garden to the front of no. 154 High Street being one of the exceptions. The 1920s and 1930s buildings are mainly two storey, and some face the road and others have gables which punctuate the rooflines looking along the street. Designed in a paired-down Sussex vernacular style, they are larger than the more historic buildings around them. Ground floor shopfronts of a variety of designs can be seen in most of these buildings. Budgens car park and a public car park off East Street provides convenient parking for the shopping area. Much of the paving has been renewed unobtrusively using small concrete slabs and wire cut clay paviors. Several **A number of** “negative” sites or buildings require attention **including 132-138 High Street, 127-131 High Street, the former garage at 94 High Street, Selsey Press at 84 High Street and the Fire Station at 80 High Street.**

#### Area 2: Key characteristics:

- Local shopping area with a variety of shops;
- Straight street with gentle bend in middle, wider than the northern section of the High Street;
- Best concentration of historic buildings around The Neptune and the Crown Inns, both listed buildings;
- Former Selsey Hall, a 1920s building with a well detailed front elevation facing the High Street;
- Nicely detailed Georgian doorcase to no. 99 High Street;

- Pretty cottage gardens in front of nos. 113 and 154;
- Fewer reminders of the area's agricultural past than Character Area 1 - just one converted barn (nos. 75-79 High Street);
- Historic buildings - use of hand made or machine made clay tiles for most of the roofs; use of beach flints for walls;
- Assorted inter-war development with some features of merit, such as the Tudorbethan gables facing the street;
- Some reasonable quality paving using granite setts, concrete slabs and clay paviors;
- York stone paving (probably not **all** historic) outside no. 97 High Street (Barclays Bank) **and 99-101 High Street.**



*Variety of Shops*



*York stone paving*



*Former Selsey Hall*

## 4.2 PLAN FORM, BUILDING TYPES AND BOUNDARIES

### Plan form

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

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

To the south, the buildings are more varied, with ~~several~~ **a number of** sites



displaying negative characteristics due to poor quality buildings or badly detailed open spaces. Of special mention is the loss of front boundaries, the erosion of the domestic scale which is so noticeable in the northern part of the conservation area, and the provision of modern, bulky buildings of no architectural merit, such as **and some more poorly designed and detailed buildings failing to reflect the character and grain of the conservation areas and the now redundant former garage site**. The more tightly-knit form of development reappears towards the southern edge of the conservation area, although **some of** the buildings themselves are largely of no **limited** special interest.

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*Junction of Wellington Gardens and High Street*



*Barn at the back of builders merchants*



*No 21 High Street on left*



*No 113 High Street*



## Building types

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

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

## Boundaries

Boundaries are usually defined by stone walls of very varying heights, some of which, such as the wall outside Stone Barn (no. 37) are very important in views along the street. The standard height is around one metre, but there are several particularly taller (toward three metres) walls of nearer 3 metres in height. The stone is usually the local Mixen stone, generally roughly cut into rectangular blocks about 150 mm deep and 200 mm long. There are also many flint walls of varying heights, the flints being used whole rather than knapped. A long, very dominant wall runs northwards from no. 33 High Street, nicely detailed with rows of whole flints tied together by red brick columns and string courses. However, most of the walls are far less regimented, often consisting of rubble Mixen stone and beach flints loosely held together by lime mortar, which is also used to create a roughly curved coping, representing a particularly distinctive feature of the area.

Outside Sessions House, no. 22 the front garden is defined by a low wall, with a grass verge in front of it protected by a low post and chain link fence, which suits the village character of this part of the conservation area. By contrast, a high, modern red brick wall in front of Glynn House is not particularly attractive, and a modern boarded fence between no. 295 High Street and the Poplar Mews development and the low picket fence between No 29 and 31 (Royal British Legion) High Street is also a discordant features. The entrance in the front wall to no. 154 has been defined by a brick doorway with a rather heavy, slightly curved pediment.



Wall next to The Whyte    Triangle outside St Peter's    The High Street curves gently

## 2.1 OPEN SPACES, TREES AND VIEWS

### Open spaces

There are no formal open spaces in Selsey, the whole conservation area being formed simply by a long, gently curving road. The churchyard, at the northern edge of the conservation area, is the only public open space, and is surrounded by mature trees on all sides apart from a small section of its boundary where it faces the High Street. The old gravestones, the grass and the trees create a pleasant environment, where visitors are encouraged to sit by the provision of public seating. A very small triangular corner of land, facing the junction of St Peter's Crescent and the High Street, is the only other space in the conservation area where public seating can be found. A space in front of The Crown Inn is unfortunately used for car parking, but could far more advantageously be used as a garden or as an outdoor sitting area for the public house. There is a large car park outside Budgen's Supermarket, and a smaller public car park off East Street **adjacent to the conservation area.**

### Trees

There are very few mature trees within the conservation area because of the built-up nature of the village centre. A cypress in the front garden of no. 154 is important in views along the street, and another large tree to the south of the Post Office is also notable, although on a backland site. Otherwise the only trees of any special merit are the group which surround the churchyard. **There are also an important group of Sycamores around the former Public Conveniences in East Street, a number of which are protected by Tree Preservation Orders (TPOs).**

### Views

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

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

## 5. DEFINITION OF THE SPECIAL INTEREST OF THE CONSERVATION AREA

### 5.1 LISTED BUILDINGS

Despite being a relatively small conservation area, Selsey is notable for its listed buildings, most of which are located within the northern section of the High Street in Character Area 1. Overall there are 41 listed buildings, all listed grade II. Apart from two churches, they are mainly small houses or cottages, with a modest domestic scale, although two are more substantial properties which are currently used as public houses (The Crown and The Neptune). Of note is the variety of built form – terraces, detached houses (either facing or at right angles to the street), and semi-detached, and the wide variety of traditional materials, particularly thatch, handmade clay tiles, Mixen stone, flints and red brick, all of which provide variety but a pleasant cohesiveness.

### ***Character Area 1***

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

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

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

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

Finally, at the southern end of Character Area 1, the **Methodist Church** was built as the Bible Christian Church in 1867, in rather severe 13<sup>th</sup> century Gothic style.

The east front is faced with squared knapped flints and the south front with coursed stone rubble. Both have white brick dressings and quoins.

Returning to the northern end of Character Area 1, on the eastern side are only eight listed buildings, but these are interesting for being so diverse in age, style and materials. Close to St Peter's Church, **no. 21 and its adjoining outbuilding** are two tiny 17<sup>th</sup> century thatched buildings, which are significant in views along the High Street as the outbuilding steps forward and lies right on the back of the pavement. The cottage has low eaves with casement windows and a boarded lean-to extension to one side.

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

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

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

Finally, Character Area 1 finishes with **Glynn House**, a substantial 18<sup>th</sup> century house, prominently situated on the corner with Malthouse Road and now divided into three residential units. The best feature is its Georgian doorcase facing the High Street, the worst features are the modern brick boundary wall which follows a recent realignment of the front and side boundary to provide improved sight lines from the side road, and the subsequent lack of a garden setting.





*The Neptune Public House*



*Nos 24-28 High Street*



*Sessions House, following restoration*



*The Old Malthouse*



*No 35 High Street*



*The Whyte House*





*Ivy Lodge, No 65 High Street*



*Glyn House*

## **Character Area 2**

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

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

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

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

The only other listed building on the west side of the High Street is no. 102 (**Tadds Cottage** ~~Octopussy~~), also somewhat isolated within inter-war development. It is of two builds – the rear 18<sup>th</sup> century section, which faces the street and from which it is set back behind a small yard, is built from uncoursed rubble stone with sash

windows and a Georgian-style doorcase, all modern. In front, a small 19<sup>th</sup> century extension has been added, also in stone, with modern casements windows and small curved bay to the ground floor. A steeply pitched clay tiled roof add interest with a hip over the front extension.



No 87 High Street



No 2 East Street



Selsey Cottage



No 102 High Street

## 5.2 POSITIVE BUILDINGS

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

These buildings have been identified during the survey, **in accordance with the National Planning Practice Guidance that recommends that appraisals should consider features that make a positive or negative contribution to the significance of the conservation area, and they** process and, as recommended in PPG15, are recorded on the Townscape Appraisal map **and include:-**

### **Character Area 1**

- *Wall between 18 High Street and Stable Cottage*
- *17 and 19 High Street*
- *23 and 25 High Street*
- *Boundary Wall in front of 23 and 25 High Street*
- *Historic wall within Landerry Industrial Estate, behind 42 High Street*
- *29 High Street*
- *Barn at 46 High Street*
- *Original frontage building to Medmerry Primary School on the corner of High Street and School Lane*
- *39 and 41 High Street*
- *47-53 (odds) High Street.*
- *Selsey Parish Hall*
- *68 and 70 High Street*



## ***Character Area 2***

- *Historic wall to north and south of the Fire Station*
- *Historic Walls at former petrol station*
- *Selsey Hall*
- *Historic wall on south side of East Street and to side of Thrupenny Bit Cottage*
- *Historic Wall between 111 and 113 High Street*
- *Historic Wall between 113 and 115 High Street*
- *Wall to rear of 113 High Street*
- *115-121 High Street*
- *Building to rear of the Neptune Pub 120 High Street*
- *Boundary wall between the Neptune Public house and 122 High Street*
- *122 High Street*
- *Clock House, 128 High Street*
- *Wall between 139 and 141 High Street*
- *142 – 148 High Street*
- *150 High Street*
- *151 High Street*
- *Boundary Wall at Homestead, 154 High Street*
- *156 High Street*



- 165 High Street

As with listed buildings, the loss of a building, or other element, that makes a positive contribution to the significance of a conservation area, will be treated as harmful to the character of the conservation area. ~~there is a general presumption in favour of their retention.~~ Any application for the demolition of a positive building will therefore need to be accompanied by a ~~reasoned~~ a clear and convincing justification for the loss of the building and evidence that substantial public benefits would be achieved as to why the building cannot be retained, similar to that required for a listed building. The owner must also have made positive efforts to market the building, or to find a suitable new use, before an application can be determined.

### 5.3 BUILDING MATERIALS AND COLOURS

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

All of these are sourced locally, apart from the Welsh slate, which became fashionable after the coming of the railways in the 1840s. Flint is especially important, used either whole or knapped to form a straight surface.

A good example is on the Methodist Church where knapped flints are used with yellow brick, again made locally. On some buildings, such as no. 40a High Street, chips of flint (galletting) are used to strengthen and decorate the mortar joints. Beach flints, rounded and bulbous, are another popular material which is used with local stone rubble to form boundary walls and house walls.

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

#### *Roofing:*

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

#### *Walling:*

- Sandstone blocks usually about 200 mm x 150 mm, set in lime mortar, sometimes with flint or stone galletting, e.g. some of nos. 22-44 High Street;
- Red brick, often enlivened by the use of blue brick headers to create a chequer pattern, e.g. no. 154 High Street;

- Whole beach pebbles or cobbles, set in lime mortar, with red or yellow brick dressings, e.g. no. 36 High Street;
- White or colour washed stucco, e.g. nos. 109-111 High Street.

*Windows (all timber and usually painted white):*

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

*Front doors (all timber and painted):*

- Six panelled either with raised and fielded panels or flush panels;
- Four panelled with flush beaded panels;
- Well detailed Georgian door cases, such as The White House (no. 37) and nos. 24-28.

Colours in the conservation area are therefore very varied, with a reddish brown predominating due to the wide use of clay roof tiles and brick. Some of the houses, such as no. 154, have red and blue bricks used together to create an attractive chequer pattern.

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

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

## 5.4 PUBLIC REALM

There are few, if any, examples of historic paving materials in the conservation area. The only example of traditional paving (York stone) can be seen on private land outside no. 97 (Barclays Bank) and 99 High Street. Parts of the southern end of the conservation area have been subject to various recent improvements to the paving, using a pallet of materials including granite setts, wire cut brick paviors and concrete slabs. The overall effect is functional and tidy, rather than beautiful. Kerbs are generally concrete, although a few traditional heavy cast iron street drain covers remain.



By contrast, the street lighting is provided by ~~modern 1930s concrete~~ **blue steel** light standards, topped by ~~blue~~ **white** fittings. These were installed by West Sussex County Council **2014/5** in 2005 but have not been particularly well-received. Litter bins are black plastic, modern and innocuous. Two concrete seats next to St Peter's Church have wooden rails and may also date to the 1930s. **There are also some modern plastic bollards on the corner of the High Street and School Lane in front of Hollyhocks, 54 High Street a Grade II Listed Building.**

Overhead telephone wires are a regrettable feature of the whole conservation area.

## **6. ISSUES**

### **6.1 NEGATIVE FEATURES**

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

The following are the principal "negative" features:

#### **Character Area 1: Negative features:**

##### ***Buildings:***

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

##### ***Urban form:***

- Unsightly car dealership (Selsey Car Sales) at junction with Church Road,

- marking the entrance to the conservation area;
- **Poor quality landscaping to Car park to north of Selsey Methodist church punctuating the urban form;**
- Tightly knitted urban form has been punched through by modern roads: Wellington Gardens, St Peter's Crescent and Poplar Mews;
- The loss of front boundaries to create parking areas;
- Overhead telephone lines;
- Wide entrance to Poplar Mews, and dominant paving;
- Unattractive builder's yard between nos. 48 and 54 High Street;
- ~~Concrete public benches and plastic litter bin outside St Peter's Church.~~

#### **General:**

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

#### **Character Area 2: Negative features:**

##### ***Buildings:***

- ~~No. 123 High Street (formerly a listed building) has been demolished and rebuilt as flats to a much larger scale, with entrance doors facing the side-street;~~
- ~~Nos. 99 (a listed building) appears to have been rebuilt behind a front façade;~~
- ~~Temporary, garish signage on The Crown Inn;~~
- Plastic windows, e.g. nos. 93-95 High Street;
- ~~Derelict buildings — nos. 71-73 High Street;~~
- ~~Somerfield's Supermarket~~ **The Selsey Emporium** is a particular eyesore.
- **Poor maintenance and poor treatment of front forecourt at Medmerry Court and oversized shopfront fascia**
- **Appearance of 123 High Street and paved area to the front**
- **The appearance of 153 – 157 High Street and landscaped area to the north of 155, in front of 153 High Street.**
- **uPVC windows at 74-76 High Street**
- **Boarded up former NatWest Bank at 150 High Street**

##### ***Urban form:***

- Contrast in terms of scale and architectural form between historic buildings and 20<sup>th</sup> century buildings;
- The loss of front boundaries to create parking areas;
- Overhead telephone wires;
- Inter-war and later development, much of no special merit, providing fragmented frontages.
- **Unightly storage depot and former petrol station, 96 High Street (Selsey Tyres and Batteries)**
- **Unightly yard at rear of Medmerry Court off Lewis Road**

- Unsightly builders yard in East Street

**General:**

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

## 6.2 CONSERVATION AREA BOUNDARY REVIEW

As part of the appraisal process, the existing conservation area boundary was inspected. It was found that the boundary sometimes cut across gardens and curtilages, and failed to follow legal boundaries. Additionally, ~~some modern development of no merit is included~~ some buildings adjacent to the conservation area have been re-assessed, including the Library, Medmerry Primary School and Knapp House, 156 High Street and are considered to have sufficient special interest to merit inclusion in the conservation area.

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

## PART 2 SELSEY CONSERVATION AREA MANAGEMENT PROPOSALS

### 1 BACKGROUND

#### 1.1 THE PURPOSE OF MANAGEMENT PROPOSALS

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

Part 1 of this document, the Character Appraisal, therefore assesses the character of the Selsey Conservation Area and identifies the positive features which make the conservation area special. Additionally, the character appraisal also notes the less attractive, negative features and these are listed in Chapter 6 “Issues”.

Part 2 of this document, the Management Proposals, presents proposals to achieve the preservation and enhancement of the conservation area’s special character, by providing a series of recommendations for future action based on the issues raised in Chapter 6.

This document reflects government guidance ~~as set out in *Planning Policy Guidance 15 ‘Planning and the Historic Environment’*, English Heritage guidance titled *Guidance on the management of conservation areas* (August 2005), Best Practice guidelines, and policies within the *Chichester District Council Local Plan – First Review* adopted in April 1999~~ within the National Planning Policy Framework (NPPF) and the National Planning Practice Guide (NPPG) and is in conformity with Historic England good practice advice as set out in *Understanding Place: Conservation Area Designation, Appraisal and Management* (March 2011), Best Practice guidelines, and policies within the adopted Chichester Local Plan: Key Policies 2014-2029.

It is recognised that the Selsey Conservation Area is not one where large scale development is likely to occur which could generate private funding for major improvements. All of the actions itemised in Chapter 2 *Recommendations* will therefore have to be financed by the District Council, the Town Council or West Sussex County Council, possibly from CIL receipts and it is accepted that, of necessity, they will need to be prioritised according to the availability of funds. The purpose of this document is to provide the District Council with a potential programme which could be implemented over a five year period, although it may not be possible to achieve all of the actions within this timescale.

#### 1.2 OTHER INITIATIVES

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



strategy for Coastal West Sussex and the South East.

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

## 2. RECOMMENDATIONS

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

### 2.1 POOR QUALITY ALTERATIONS TO LISTED BUILDINGS

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

#### **Recommendation** RECOMMENDED ACTION 1:

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

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

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

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

**The District Council secure reinstatement of appropriate windows and doors and improvements to other inappropriate alterations through the Listed Building Consent process when applications come forward.**

### 2.2 NEGATIVE SITES OR BUILDINGS

#### 2.2.1 Selsey Car Sales

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

**Recommendation** RECOMMENDED ACTION 2:

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

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

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

**Recommendation** RECOMMENDED ACTION 3:

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

2.2.3 Car Park To North Of Selsey Methodist Church

RECOMMENDED ACTION 4

*The District Council should encourage the owners of the car park to improve the appearance of the area with some sensitive boundary treatment, and incorporation of soft landscaping where possible.*

2.2.4 Storage Depot And Yard, 96 High Street (Selsey Batteries and Tyres)

RECOMMENDED ACTION 5

*The District Council should encourage an appropriate redevelopment if an opportunity occurs and should ensure that it is of the highest quality to complement the character of the High Street and preserves the historic wall within the site.*

2.2.5 Selsey Emporium, 81-83 High Street And Yard Area off Lewis Road

RECOMMENDED ACTION 6

*The District Council should, if the opportunity arises, encourage an appropriate redevelopment of the site in a way that complements the character of the High Street.*

2.2.6 Medmerry Court, 93-95 High Street

RECOMMENDED ACTION 7

*The District Council should encourage the owners of Medmerry Court to improve the appearance of the buildings and paved area to the front.*

2.2.7 Builders Yard, East Street

## RECOMMENDED ACTION 8

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

### 2.2.8 123 High Street

## RECOMMENDED ACTION 9

*The District Council should encourage the owners of 123 High Street to improve the appearance of the buildings and paved area to the front. The possibility of relocating the telecommunications box located at the front of the building should be explored.*

### 2.2.9 153-157 High Street

## RECOMMENDED ACTION 10

*The District Council should encourage the owners of 153 – 157 High Street to improve the appearance of the buildings and the area in front through a rationalisation of signage and improved landscaping of the area to the north of 155, in front of 153 High Street.*

### 2.2.10 Negative sites in general

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

## **Recommendation:** RECOMMENDED ACTION 11

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

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

## 2.3 MINOR ALTERATIONS TO UNLISTED BUILDINGS

A number of the unlisted positive historic buildings have been adversely affected by the replacement of traditional windows with inappropriately designed and detailed new windows and doors and by the use of modern materials. These changes are 'permitted development' which can be controlled by the Council through the imposition of an Article 4 Direction. This is usually used to control minor changes to unlisted family dwellings in conservation areas. It does not mean that development, such as changes to windows or doors, will necessarily be impossible. It does, however, mean that planning permission has to be sought and this allows for the merits of a proposal to be considered against the conservation interests.

Article 4 Directions are made under the General Permitted Development Order 1995 (as recently amended), and can be served by a local planning authority to remove permitted development rights where there is a real threat to a particular residential building or area due to unsuitable alterations or additions. An Article 4 Direction

is accompanied by a Schedule that specifies the various changes to family dwellings, which will now require planning permission. Usually, such Directions are used in conservation areas to protect unlisted houses in use as a family unit, rather than flats or bedsits where permitted development rights are limited.

Under an Article 4 Direction, planning permission can be required for the following, depending on the permitted development right removed:

**HOUSE EXTENSIONS** – Planning permission will be required for the enlargement, improvement or other alteration of a dwelling house including entrance porches, any part of which fronts a highway, private road or open space (this lowers the limit of ‘permitted development’ already imposed by conservation area designation).

**PAINTING OF DWELLING HOUSES** – Planning permission will be required for the painting of a dwelling house.

**ROOFS** – A planning application will be required for alterations to a roof slope which fronts a highway, private road or open space, including a change in the roof materials and the insertion of roof lights. Dormer windows already require planning permission under separate legislation.

**CHIMNEYS** – The removal of a chimney or its partial demolition will require planning permission.

**SOLAR PANELS** - Fixing of a solar panel on a roof fronting a highway or other public space can require planning permission.

**REPLACEMENT WINDOWS AND DOORS** – The replacement of existing windows and doors which front a highway, private road or open space will require planning consent – note that part L of the Building Regulations, requiring double glazing for new windows, does not apply in the conservation area (or listed buildings).

**CREATION OF CAR PARKING IN FRONT GARDENS AND REMOVAL OR REPLACEMENT OF FRONT BOUNDARIES** – The creation of a parking space in a front garden, and or the removal of a front boundary, such as a low stone wall, will require planning permission.

**SATELLITE DISHES** - The installation of a satellite dish on any building or structure within the curtilage of a family house in a Conservation Area will only be permitted development if certain conditions are met.

There are a number of ‘positive’ buildings and unlisted family dwellings in the proposed East Selsey Conservation Area which would benefit from these additional constraints. Whilst an Article 4 Direction cannot be retrospective, the serving of one would incrementally improve the character and appearance of the Conservation



Area. An Article 4 Direction can also be focused on groups of buildings, rather than the whole Conservation Area, such as locally listed buildings or positive buildings. Any Direction will require a photographic survey to record the present condition of the buildings concerned, and written guidance will need to be provided to householders.

#### RECOMMENDED ACTION 12:

*The District Council will consider serving of Article 4 Directions on the East Selsey Conservation Area, to cover all unlisted dwelling houses.*

## 2.4 2.2 GENERAL IMPROVEMENTS

### 2.4.1 Modern roads

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

#### RECOMMENDED ACTION 13 **Recommendation:**

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

### 2.4.2 Public seating

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

#### RECOMMENDED ACTION 14 **Recommendation:**

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

### 2.4.3 Telephone wires

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

#### RECOMMENDED ACTION 15 **Recommendation:**

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

### 2.4.4 Shopfronts

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

**RECOMMENDED ACTION 16 Recommendation:**

*The District Council should ensure a wide distribution of the Shop Front Guidance leaflet, which was updated and republished in ~~2010~~ March 2005, to encourage better quality design and more appropriate lighting.*

#### 2.4.5 Front boundaries

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

**RECOMMENDED ACTION 17 Recommendation:**

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

#### 2.5 POSITIVE BUILDINGS

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

**RECOMMENDED ACTION 18 Recommendation:**

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

#### 2.6 CONSERVATION AREA BOUNDARY REVIEW

As part of the appraisal process, the existing conservation area boundary was inspected. It was found that the boundary often cut across gardens, and failed to follow legal boundaries. Additionally, some modern development of no merit is currently included.

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

**Recommendation:**

*(i) Amend the boundary to ~~the rear of nos. 126-54 High Street to follow existing property boundaries~~ include the whole of the churchyard to St Peter's Church;*

**Reason:** to rationalise the boundary to follow property boundaries

*(ii) Delete the Selsey Business Centre, a recent development of no*

~~architectural merit~~ Amend the boundary to include the whole of the Selsey car Sales site including the hardstanding to the rear of the building

Reason: to rationalise the boundary to follow property boundaries

~~(iii) Delete Poplar Mews, a modern development of no special merit.~~  
Amend the boundary to include the gardens to 1 and 2 Poplar Mews;

Reason: to rationalise the boundary to follow property boundaries

~~(iv) Amend the boundary to the rear of 31-37 High Street to include the whole curtilages and associated buildings and structures;~~

Reason: to rationalise the boundary to follow property boundaries

~~(v) Amend the boundary to include the Library and Medmerry Primary School and playground in School Lane~~

Reason: to include the library which is a modern building of architectural interest in terms of its plan and roof form and rationalise the boundary to include the whole of the school site

~~(vi) Amend the boundary to include the yard area to the rear of Selsey Emporium accessed off Lewis Road~~

Reason: to rationalise the boundary to follow property boundaries

~~(vii) Amend the boundary to include the whole of the curtilages to 103 (Selsey Hall) High Street and the Crown Public House~~

Reason: to rationalise the boundary to follow property boundaries

~~(viii) Amend the boundary to include No 156 High Street;~~

Reason: The building is historic and of architectural and historic interest and has been identified as a positive building.

~~(ix) Amend the boundary to include 159-165 High Street Selsey; and~~

Reason: 165 High Street is historic and of architectural and historic interest and has been identified as a positive building. It is proposed to extend the boundary to include this building which will involve including Nos 159-163 which are acknowledged to be of lesser significance.

~~(x) Amend the boundary to exclude Nos 64 – 70 St Peter's Crescent~~

Reason: The buildings are relatively modern and form part of the development to the West along St Peter's Crescent. Their character relates to that development and not the conservation area'

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

### 3. MONITORING AND REVIEW

As recommended by ~~Historic England~~ English Heritage, this document should be reviewed ~~periodically every five years~~ from the date of its formal adoption by Chichester District Council. It will need to be assessed in the light of the ~~emerging Local Development Framework~~ changes to Local Plan and government policy generally. A review should include the following:

- A survey of the conservation area including a full photographic survey to aid possible enforcement action;
- An assessment of whether the various recommendations detailed in this document have been acted upon, and how successful this has been;
- The identification of any new issues which need to be addressed, requiring further actions or enhancements;
- The production of a short report detailing the findings of the survey and any necessary action;
- Publicity and advertising.

It is possible that this review could be carried out by the local community under the guidance of a heritage consultant or the District Council. This would enable the local community to become more involved with the process and would raise public consciousness of the issues, including the problems associated with enforcement.

#### **4 CONTACT DETAILS**

For queries on planning matters or general conservation advice, you are encouraged to consult the District Council's planning officers who will be pleased to assist.

With respect to conservation and historic environment advice please contact the Conservation and Design team.

Telephone: 01243 785166

E-mail: [Conservationanddesign@chichester.gov.uk](mailto:Conservationanddesign@chichester.gov.uk)

Or write to:

The Conservation and Design Team  
Chichester District Council  
East Pallant House,  
East Pallant Chichester  
West Sussex  
PO19 1TY.



## APPENDIX 1 LEGISLATIVE BACKGROUND

### NATIONAL PLANNING POLICY AND GUIDANCE

Central government advice policy on the control of conservation areas, and historic buildings and archaeology are set out in Planning Policy Statement (PPS) 5 is contained in the National Planning Policy Framework (NPPF), published in March 2012. Additional guidance about conservation area control including the production of management proposals, has recently (March 2011) been produced by English Heritage advice is provided in the accompanying Historic England document Understanding Place: Conservation Area Designation, Appraisal and Management (March 2011) which sets out ways to manage change in a way that conserves and enhances historic areas through conservation area designation, appraisal and management.

Further government advice, providing local authorities with the power to reject any development that does not positively contribute to the improvement and regeneration of its setting, is set out in the National Planning Practice Guide (NPPG). Improving standards of design and sustainability are at the heart of the NPPF and NPPG.

### ADOPTED CHICHESTER LOCAL PLAN CONSERVATION: KEY POLICIES 2014-2029

There are several relevant policies in the Chichester District Council Local Plan – First Review adopted in April 1999. Chapter 2 Environmental Strategy contains a description of the Council's aims and objectives relating to historic buildings and conservation areas. The policies relating to these specialist topics are set out in a separate section under Built Environment: policies BE4 and BE5 (historic buildings) and BE6 (conservation areas).

The Local Plan contains several relevant policies. Chapter 2, the Characteristics of the Plan Areas identifies the rich and varied natural, historic and built environment as important aspect of the areas environmental characteristics. Chapter 3 The Vision and Objectives sets out a Vision for the sort of place the plan area should be by 2029 and sets out a series of Objectives for realising this vision including conserving and enhancing the distinctive character, quality and importance of the historic environment. The policies relating to the historic environment are set out in Chapter 19, The Environment and the relevant policy id Policy 47 – Heritage and Design and associated supporting text.

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

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

## LOCAL DEVELOPMENT FRAMEWORK

In due course the Local Plan will be replaced by the Local Development Framework. Meanwhile, the Local Development Scheme currently saves the Local Plan conservation policies prior to adoption of a Core Strategy which will contain replacement policies to protect historic buildings and conservation areas.

## APPENDIX 2 COMMUNITY INVOLVEMENT

The **review of the** Character Appraisal, with its Management Proposals, has been prepared in close partnership with **by** Chichester District Council **following a walkabout in the area with the Parish Council**. Public consultation commenced with a public exhibition at the District Council's **Selsey** Area Office in Selsey on the **1<sup>st</sup> and 2<sup>nd</sup> April 2016**, and the document was also put on the Council's website for **six** four weeks until the **13th May 2016** with a questionnaire encouraging responses. Following the analysis of these comments, the final document was drafted.

*[This document has been approved by Chichester District Council for development control purposes on the **7th June 2016** and will be a material consideration when making decisions about applications for development within, or on the edges of, the Selsey Conservation Area] (subject to the outcome of the consultation exercise).*

The document will also inform other agencies and individuals whose activities impact on the fabric of the Selsey Conservation Area, such as West Sussex County Council, Selsey Town Council, local traders and householders.

## APPENDIX 3 GOOD PRACTICE GUIDANCE

### CONTENTS:

1. **THE IMPLICATIONS OF CONSERVATION AREA DESIGNATION**
2. **THE REQUIREMENTS FOR PLANNING PERMISSION IN A CONSERVATION AREA**
3. **ARTICLE 4 DIRECTIONS**
4. **NEW DEVELOPMENT**
5. **LISTED BUILDINGS**
6. **POSITIVE BUILDINGS**
7. **ROOFS**
8. **FRONT BOUNDARIES AND DRIVEWAYS**
9. **TREES**
10. **SATELLITE DISHES**

### 1 THE IMPLICATIONS OF CONSERVATION AREA DESIGNATION

Designation as a conservation area brings a number of specific statutory provisions aimed at assisting the "preservation and enhancement" of the area. These are as follows:

- The District Council is under a general **statutory** duty to **review designations 'from time to time' and** ensure the preservation and enhancement of the conservation area, and has a particular duty to prepare proposals (such as conservation area appraisals or grant schemes) to that end;

- There is a particular duty to prepare proposals (such as conservation area appraisals, grant schemes or enhancement proposals) to that end;
- In the exercise of any powers under the Planning Acts, with respect to any buildings or other land in a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area;
- Extra publicity is given to planning applications affecting conservation areas and the District Council must take into consideration the desirability of preserving and enhancing the character of the conservation when determining such applications. - this is usually achieved through the use of advertising in the local newspaper;
- ~~Conservation Area Consent~~ **Planning Permission** is required for the demolition of any unlisted building in a conservation area, **subject to minor exceptions**, and the local authority or the Secretary of State may take enforcement action or institute a criminal prosecution if consent is not obtained. This means that **proposals involving demolition of any of the** all positive buildings within the conservation area (as annotated on the Townscape Appraisal map) will **resisted** ~~automatically be preserved~~ unless a very good case for demolition can be made, **including evidence that the demolition is necessary to achieve substantial public benefits, that outweigh the harm to the conservation area resulting from their loss.**
- Written notice must be given to the District Council before works are carried out on any tree in the area, **subject to minor exceptions**;
- The display of advertisements may be somewhat more restricted than elsewhere;
- The District Council or the Secretary of State may be able to take steps to ensure that a building in a conservation area is kept in good repair (similar to the powers which protect listed buildings) **through the use of Urgent Works Notices and Amenity Notices**;
- **The energy conservation expectations of the Building Regulations (Part L) do not necessarily apply to buildings within a conservation area**;
- ~~Limited financial assistance may be available for the upkeep of a building in the conservation area through grant schemes with English Heritage or the Heritage Lottery Fund, (though these are usually targeted to areas of economic deprivation).~~

## 2 THE REQUIREMENTS FOR PLANNING PERMISSION IN A CONSERVATION AREA

In a conservation area, certain works to family houses within the designated area, which are normally considered to be “permitted development”, will require planning approval from the District Council. The overall effect of these additional controls is that the amount of building works which can be carried out to a family house or within its grounds, without a planning application, is substantially smaller in a conservation area than elsewhere.

These are:

- Planning permission is needed for extensions to family houses in conservation areas. ~~where they add more than 10% or 50 cubic metres in volume to the property (whichever is greater). This is a slightly smaller amount than the usual requirement for planning permission, which is limited to 15% or 70 cubic metres, except for terraced houses, which are also limited to 10% or 50 cubic metres, wherever they are located~~ **Therefore, if you are considering carrying out any work, please contact the District Council;**
- Planning permission is needed for external cladding to family houses in conservation areas, using stone, artificial stone, timber, plastic or tiles. ~~However, cement and pebble dashing is still permitted development following a court case in 1995;~~
- Planning permission is needed for any alteration to the roof of a family house resulting in a material alteration to its shape, most notably the addition of dormer windows;
- Planning permission is needed for the erection of any structure within the curtilage of a family house whose cubic capacity exceeds 10 cubic metres. This is especially important for sheds, garages, and other outbuildings in gardens within conservation areas.
- Planning permission is needed for the installation of chimneys, flues and soil and vent pipes on the principal or a side elevation that front a highway

**Recent changes to the General Permitted Development Order may have provided some changes to the constraints mentioned above, so it is always wise to check with the Council first before commencing any work.**

It is worth noting that where a building is statutorily listed, different legislation applies, as most internal and external alterations which affect the special architectural or historic interest of the building require Listed Building Consent. Furthermore, commercial properties, such as shops and public houses, and houses which are in multiple occupation (flats or bedsits) have far fewer permitted development rights and, therefore, planning permission is already required for many alterations to these buildings.

### 3. ARTICLE 4 DIRECTIONS

Designation as a conservation area means that the District Council can consider whether serving an Article 4 Direction is appropriate, by withdrawing permitted development rights for unlisted dwellings (not flats or bedsits which are controlled separately). This could affect all of the “positive” dwellings where unsympathetic change would be most detrimental. The changes that are commonly controlled by an Article 4 Direction are:

- The enlargement, improvement or other alteration of a dwelling (this includes new windows and doors);
- Alterations to the roof (such as changing the roof material);
- The construction of a porch;
- The provision of a building or enclosure, such as a swimming pool;
- The construction of a hardstanding and the creation of a new means of access;



- The painting of external walls; and
- Solar panels.

The District Council ~~can consider~~ **is recommending as Recommended Action 12 of the Conservation Area Management proposals above, the** serving of an Article 4 (2) Direction, ~~which does not require an application to the Secretary of State,~~ although thorough public consultation **will be undertaken** ~~is needed~~. In many of the conservation areas in the District, **where** Article 4 Directions **have been made** ~~would help~~ **theses have helped** to protect the historic character of the area and the District Council will consider their use ~~as and when resources are available~~ **when reviewing conservation areas**.

## 4 NEW DEVELOPMENT

All applications for new development within Chichester's conservation areas are considered in the light of policies contained within the adopted Local Plan and central government guidance. For conservation areas, it is especially important to maintain the historic form of development, such as buildings lines, plot ratios and building form and uses. There is a general presumption that all listed buildings, and buildings marked as "positive" on the Townscape Appraisal maps, will be retained, and their setting protected. There is also a presumption that existing open spaces, especially those which are defined within the Character Appraisal for each conservation area, will be protected. Gardens, fields and other landscape features all make a vital contribution to the conservation area's "special character or appearance" and should therefore be retained.

Where new buildings are to be allowed, their design should be carefully considered in terms of their context, so that they fit in with their surroundings in terms of scale, density, massing and bulk. Over dominant, cramped development is usually inappropriate in a conservation area.

~~For Sidlesham Quay, Sidlesham Church and West Wittering, new development should follow also the guidance contained within the Village Design Statements.~~

## 5. LISTED BUILDINGS

Listed Building Consent is required from the District Council for all alterations or extensions which affect the character of the listed building. The interior, as well as the exterior, of the building is covered by the listing, so changes to such features as fitted cupboards, panelling, staircases and even floorboards all require Consent. The listing description is merely a tool for identification so the exclusion of any particular feature does not mean that it is not "listed". It is a criminal offence to alter a listed building without having first obtained Consent, so owners should always check first with the District Council before commencing work.

## 6. POSITIVE BUILDINGS

As part of the appraisal process, and as recommended **in the National Planning**

**Practice Guide (NPPG)** ~~by English Heritage and in PPG 15,~~ “Positive” buildings have been identified and are marked on the Townscape Appraisal maps for each conservation area. Generally, these are individual or groups of buildings which retain all or a high proportion of their original architectural detailing and which add interest and vitality to the appearance of the conservation area. Most of them date to the 19<sup>th</sup> century, but some are early 20<sup>th</sup> century. Where they have been too heavily altered, and restoration is not easily achievable, they are excluded.

As with listed buildings, there is a general presumption **against their loss** ~~in favour of their retention~~. Any application for the demolition of a positive building will therefore need to be accompanied by a reasoned justification ~~as to why the building cannot be retained~~ **demonstrating that demolition is necessary to achieve substantial public benefits**, similar to that required for a listed building. The owner must also have made positive efforts to market the building, or to find a suitable new use, before an application can be determined. The District Council may also, as resources permit, consider serving an Article 4 (2) Direction on the positive buildings which are dwellings (not flats or bedsits), to control unsympathetic alterations such as the installation of uPVC windows.

## 7. ROOFS

In all of Chichester’s conservation areas, but most particularly in the more urban areas, roofs play an important part in contributing to the area’s special character. Their pitch, shape and materials are all important and should not be compromised by the insertion of over-dominant rooflights or dormers. The loss of chimney stacks and chimney pots will be resisted by the District Council, particularly on listed and positive buildings within the conservation area.

Thatch, handmade clay tiles and natural slate are the traditional materials for roofs within the conservation areas. For thatched roofs, the District Council will continue to encourage the use of long straw thatch and traditional details. Historically, long straw would have been sourced from local farmers as a waste product from grain production, and roughly shaped before fixing, often over the top of old thatch. This gave the buildings a characteristically shaggy outline, which the modern “combed wheat reed” roofs tend to lack. Combed wheat reed is also straw, but it is a more processed material which, when fixed, produces a much flatter, thinner roof than long straw. It has also become usual for the ridges of thatched roofs to be repaired using *raised* ridges, with decorative swirls and crescents, rather than the much simpler, but historically more correct, *flush* ridge which continued the outside face of the main roof. The use of water reed results in an even greater change of character, as this material is laid in thinner layers, given a crisper, more angled outline, with raised ridges adding to the difference. Organic long straw is now being grown commercially in Kent, so it is possible to source the correct material.

Handmade clay tiles are another material which would have been made locally, but which can still be purchased from brick makers in West Sussex. They are notable for their curved shape, producing a softly undulating roof shape which machine-made tiles, which tend to be almost flat, cannot emulate. Their soft reddish-brown

colour is another important local feature. Ridges are created by rounded clay tiles, sometimes crested.

Natural slate was rare in West Sussex before the mid-19<sup>th</sup> century, but its use became almost ubiquitous after the 1840s when slate became more fashionable and also far more affordable, due to the coming of the railways. Welsh slate is preferable to imported slate as its colour is a better match for existing roofs and, because of tighter quality controls, it lasts much longer. Lead flashings, simply detailed (no curves or cut-outs), is traditional with slate.

Cast iron rainwater goods are required on listed buildings, but cast aluminium, which is cheaper and which almost replicates the sections of cast iron, is acceptable on non-listed buildings within the conservation area.

## 8. FRONT BOUNDARIES AND DRIVEWAYS

Where front gardens exist, and on-street parking is in short supply, there is often a demand for the creation of private parking spaces. In a conservation area, this can be to the detriment of the environment, involving as it does the removal of existing front boundaries and the creation of hardstandings, often using modern materials such as concrete or tarmac. For many of the conservation areas in the Chichester District, the front boundary walls, made from a variety of materials - brick, flint, sandstone or limestone - make an important contribution to the character and appearance of the area and they should be retained as far as possible.

Generally, the District Council therefore wishes to discourage private owners from carrying out such alterations. Permission will usually be required from the County Council for the creation of a new crossover onto a public highway, and for listed buildings, Listed Building Consent will be required for the demolition of any existing walls. For non listed buildings in a conservation area, ~~Conservation Area Consent~~ **Planning Permission** may also be required to demolish a front boundary wall, **depending on its height**. For the rural conservation areas, new driveways should be covered in a “soft” material, such as gravel or resin-bonded gravel, rather than tarmac or concrete blocks or slabs.

~~Where there is a real threat to the conservation area, the District Council can~~ **is proposing to** control the creation of hardstandings and the removal of more minor walls through the imposition of an Article 4 (2) Direction **as recommended in the Conservation Area management Proposals above**. ~~This can be allied to a Direction to control other unsympathetic changes, such as the installation of uPVC windows or front doors.~~

## 9. TREES

Within conservation areas, anyone intending lopping or felling a tree greater than 100 mm diameter at 1.5 metres above the ground, must give the Council six weeks written notice before starting the work. This provides the Council with an opportunity of assessing the tree to see if it makes a positive contribution to the character or appearance of the conservation area, in which case a Tree Preservation Order may be served. This protects the tree from felling or

inappropriate lopping. Fruit trees are no longer exempt, although slightly different constraints occur where the tree forms part of a managed forest or is in another agricultural use.

## 10. SATELLITE DISHES

The rules governing satellite dishes in conservation areas are significantly tighter than outside such areas. These state that the installation of a satellite antenna on any building or structure within the curtilage of a family house in a conservation area is only permitted development if the following conditions are met:

For building less than 15metres high

- No more than 2 antennas are installed on the property overall
- The dish does not exceed 100 cm in any dimension (not including any projecting feed element, reinforcing rim, mounting and brackets);
- Where two antennas are installed, one is not more than 100 centimetres in any linear dimension, and the other is not more than 60 centimetres in any linear dimension (not including any projecting feed element, reinforcing rim, mounting and brackets)
- The cubic capacity of each antenna is not more than 35 litres
- No part of it must exceed the highest part of the roof;
- If it is installed on a chimney it is not more than 60 centimetres in any linear dimension and does not stick out above the chimney;
- It is not on a wall or roof slope fronting a highway or footway;

For buildings exceeding 15 metres in height

- No more than 4 antennas are installed on the property overall
- The dish does not exceed 130 cm in any dimension (not including any projecting feed element, reinforcing rim, mounting and brackets)
- If it is installed on a chimney it is not more than 60 centimetres in any linear dimension and does not stick out above the chimney;
- No part of it must exceed the highest part of the roof by more than 300cm;
- It is not on a wall or roof slope fronting a highway or footway;

If you live in a flat these limits apply to the building as a whole and not to each separate flat.

If any of these do not apply, a specific planning application will be required, and it is unlikely that permission will be granted.



## APPENDIX 4 LOCAL LISTING CRITERIA

### 1 THE PURPOSE OF A LOCAL LIST

Buildings that are listed nationally are protected by law. They tend to be buildings of higher quality and generally date from before 1840. The purpose of a Local List is to identify locally significant buildings and other features which may not be considered eligible for statutory listing.

### 2 THE EFFECT OF LOCAL LISTING

The protection of buildings or other features which are Locally Listed can be achieved through policies in the Local Plan, or in a Supplementary Planning Document in the emerging Local Plan for Chichester District. The identification of these special buildings or features is also best achieved through consultation with local communities, giving them 'ownership' of the Local List and helping to inform and enlighten local knowledge. Although there is no statutory protection for such buildings, local listing can be a material consideration to be taken into account in determining planning applications.

### 3 PRINCIPLES OF SELECTION

Locally listed buildings or structures are those which make a special contribution to the history, appearance, character, and cultural value of Chichester District. They include the following:

- Buildings which have qualities of age, style, materials and detailing;
- Buildings which relate to the industrial development of an area, including transport;
- Well detailed historic shopfronts;
- Groups of farm buildings where they retain their historic layout, materials and details;
- Examples of late 19th or 20th century social housing, including estate workers' cottages;
- Historic street furniture including seats, signage, post boxes, bollards, or street lighting;
- Historic structures such as horse troughs, pumps, or wells;
- Other features which have historical or cultural significance, perhaps by association with a famous person or event.

They should all survive in a clearly recognisable form, with their historic features and layouts still present. Some selection of the better examples of these buildings or structures will be necessary, so in some cases the most authentic and interesting of a group of buildings may be locally listed, rather than the whole group. It is likely that most of the entries will date from the mid-19th to the mid-20th Century, but recent buildings of outstanding quality could be considered.

## APPENDIX 5 BIBLIOGRAPHY

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