



~~EAST~~ OLD SELSEY CONSERVATION AREA

CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS

Post-Consultation Draft

March August 2016

Post consultation changes

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**This document has been written by Chichester
District Council**

PART 1 **EAST OLD SELSEY** CONSERVATION AREA CHARACTER APPRAISAL

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1 INTRODUCTION

1.1 WHY A CHARACTER APPRAISAL IS NEEDED

Local Authorities have a duty to from time to time review their area to identify areas that are of special architectural or historic interest the character or appearance of should be preserved or enhanced that should be designated as conservation areas and to periodically review those areas. The review of the Selsey Conservation Area has identified the area along the eastern end of East Street and Albion Road as having such special character and historic interest making it suitable for designation.

East Old Selsey covers an area that was the focus of a fishing community between the High Street to East Beach and the Lifeboat Station.

The conservation area encompasses the eastern end of East Street, and Albion Road, formerly known as Fish Lane, with a significant number of listed buildings and two historic pubs, one at each end of the proposed conservation area. Many characterful thatched, peg-tiled and slate roofed houses and cottages and the use of local Mixon stone, field and beach pebbles, and red brick give this area its special character. The low front boundary walls of stone or beach pebbles and brick with distinctively wavy formed tops capped with cement or broken flint chips are a particular feature of the area.

To the east is the distinctive Selsey Lifeboat Station with its distinctive boat house and launch ramp supported on piles and accessed via a pier. To the west is the upper end of East Street with a variety of houses, mainly semi-detached, detached or in short terraces.

This document has been produced by Chichester District Council in consultation with the local community. 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 ~~KEY CHARACTERISTICS~~ SIGNIFICANCE

The special significance of the Old Selsey Conservation Area derives from the area's historic association with the early fishing community of Selsey which extended along the former East Road and Fish Lane now East Street, and Albion Road, and which was the historic former 'fishermen's quarters' in Selsey. Architecturally the area has many historic and traditional buildings and structures, built of distinctive local materials, including beach pebbles and Mixon Stone, and associated special features such as the distinctive tide walls enclosing small front gardens. This architectural and historic significance combine to define the area's distinctive character comprising small cottages in tightly knit courtyard groups arranged in a linear development occupying narrow strips of land on either side of the road. Mapping suggests the development took place after enclosure of the open fields,

with the lack of land around the houses suggestive of a community that relied on its living from the sea, rather than the land. Further east into Albion Road, development is less tightly knit with larger houses but also narrow plots, suggesting similar reliance by occupiers on fishing. This very distinctive pattern of development also contributes to the areas special significance. The difference in Character between the Albion Road and East Street areas 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. Many of the historic buildings survive helping to define the area's special significance distinguishing it from the more modern 20th Century development of the surrounding residential areas.

The Conservation Area is mostly residential, with former shops and a chapel now converted in houses and it includes the visual contribution of the historic and traditional buildings, walls and open spaces, views, trees, and other fauna. The Fisherman's Joy and Lifeboat Public Houses, located at each end of the conservation area represent the main focal buildings.

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

- A linear conservation area based on the eastern end of East Street and Albion Road, formerly Fish Lane;
- The street is in two relatively straight stretches linked by a small well treed open space;
- A number of listed cottages and villas and the listed Fisherman's Joy pub;
- 18/19th century inns located at each end of the proposed conservation area: The Fisherman's Joy, listed grade II, and the Lifeboat Inn
- Thatched, slate or handmade clay tiled roofs;
- Mixon stone, beach flints, sandstone and red brick for the walls;
- Beach flint, sandstone, and red brick boundary walls with there distinctive scalloped tops make a major impact, sometimes containing pretty cottage gardens.



East Street



Fisherman's Joy Public House

1.3 THE CONTROL OF CONSERVATION AREAS

Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

Designation as a conservation area provides some protection to areas through additional planning controls particularly in respect of demolition of buildings, the size of extensions that can be built without planning permission and works to trees more information is contained in Appendix 3.

In response to these statutory requirements, this document defines and records the special architectural and historic interest of the **East Old Selsey** Conservation Area and identifies opportunities for enhancement. It is in conformity with Historic England good practice advice as set out in *Understanding Place: Conservation Area Designation, Appraisal and Management* (March 2011). Additional government policy regarding the designation of conservation areas is set out within the National Planning Policy Framework (NPPF). The National Planning Practice Guide (NPPG) provides advice on designation of conservation areas and states

“A conservation area appraisal can be used to help local planning authorities develop a management plan and appropriate policies for the Local Plan. A good appraisal will consider what features make a positive or negative contribution to the significance of the conservation area, thereby identifying opportunities for beneficial change or the need for planning protection”.

1.4 SUMMARY OF KEY RECOMMENDATIONS

The Management Proposals make the following recommendations:

- The District Council should continue to publish guidance for owners of listed buildings, in support of Local Plan policies, which will help owners achieve higher standards when altering or extending their properties;
- The District Council should encourage the owners of The Fisherman’s Joy to improve the garden and car parking area to the side of their building, fronting East Street, and also carry out improvements to the pub signage and windows.
- An Article 4 Direction should be made to control minor alterations to buildings which cumulatively can diminish the special character of the conservation area.

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.

East Street and Albion Road links the village centre to the life-boat station and former Albion, now Lifeboat, Inn, through the former fishing quarter. The area is predominantly residential apart from the two pubs. Most of the older buildings comprise a mixture of larger symmetrical fronted villas and smaller cottages and are built of stone or beach-cobbles with brick dressings, some have been rendered in whole or part. Some of the roofs are thatched, others tiled and some shallower pitched roofs have slate.

The area would have been a bustling area with several fish shops. Near the Lifeboat Inn was the now demolished Fish Shop Farm, with a large stone built, thatched barn which has also been demolished.

The conservation area is divided into two character areas. To the north-west represented by Character Area 1, with mainly comprises smaller cottages orientated at right-angles to the street, some back-to-back, accessed from side yards on the south-side of the street, interspersed with a few later villas. By contrast, the north side of East Street has a number of detached villas with later infill development and some modern redevelopment of cottages with larger gardens. The road, in contrast with the High Street and Village Centre has more of the character of a rural lane with the low garden boundaries, enclosing small front gardens, up against the road edge with a pavement on one side only.

The south-east section of the conservation area, represented by Character Area 2 is characterised by larger mainly detached villas, many of which are listed, fronting onto the street set back from the road within larger plots. Many of the buildings have symmetrical fronts and are constructed for whole flints or small format local Mixon stone in combination with red brick. The front gardens are mainly enclosed with low beach pebble walls with distinctive wavy tops.

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 East Old Selsey Conservation Area is surrounded to the north and south by mainly inter-war and post-war development. To the west linking the conservation area with the Town centre is East Street which is characterised by earlier late 19th/early 20th Century development. To the east of the conservation area is the coast with its sea wall and distinctive lifeboat station.

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 Mixon stone, once excavated from an offshore reef nearby, and used in the construction of 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.

Off shore a unique feature lies one mile off Selsey Bill: the Mixon Hole. This is a deep incision into submarine clay and plunges from a shallow shoal of sand down a precipitous wall of clay rock that runs East-West 6 metres below the surface, dropping 29 metres straight down to a gravelly seabed. It is at the entrance of a submerged river entrance.

2.5 BIODIVERSITY

Selsey lies close to Pagham Harbour, which was designated as a Local Nature Reserve in 1964 and is managed on behalf of West Sussex County Council by the Royal Society of Protection of Birds. 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.

To the south of the conservation area there is another Site of Special Scientific Interest a key Quaternary site designated for its geology and preservation of fossils within a sequence of freshwater and estuarine deposits of the Ipswichian Interglacial age.

To the west of Selsey at Medmerry is the new wetland area created as a result of the realignment of flood defences between Selsey and Bracklesham as part of a major sustainable flood risk management scheme. This has provided an opportunity to

create of new intertidal habitats, and new and re-aligned footpaths and is also managed, as a nature reserve, by the Royal Society of Protection of Birds.

3 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

3.1 HISTORIC DEVELOPMENT

East Old Selsey represented extends over the site of a small fishing settlement on the coast to the east of the village of Selsey that owed its historical importance to its strategic position between the West Sussex Coastal Plain and the sea. It provided a reliable, sheltered harbour and was important for trade.

Selsey, originally separated from the mainland by tidal inlets, was an Island whose significance during the late Iron Age is indicated by the discovery of gold and silver coins eroded from the sea cliffs either side of the Bill in the early twentieth century, which possibly represent the site of a major tribal capital now lost to the sea. The name Selsey is derived from the Anglo Saxon Seolsige meaning literally 'Seal Island'. The place was first recorded by Bede in his account of the conversion of the South Saxons to Christianity by Wilfrid (later canonised as Saint Wilfrid), who was the exiled Bishop of York, who arrived circa 680 AD.

Evidence of Bronze Age fishing activity has been revealed in the excavations carried out in relation to the Medmerry coastal re-alignment project and fishing was important since St Wilfrid's time and who was instrumental in teaching local people the art of net fishing. Early methods of fishing included net fishing and shell collection and there was strict regulation of the fishmongers' trade. Selsey was particularly known for its cockles and lobsters.

Selsey became an important religious centre when Wilfrid first established his monastery and cathedral at Church Norton (on the site of what is now Norton Priory) on land granted by Caedwalla (c.A D 630-709), king of the Saxons in AD 683 which remained the centre of the new diocese until it was replaced by Chichester Cathedral in 1087 following the Norman conquest.

Selsey Abbey was the cathedral for the Sussex diocese until this was moved to nearby Chichester in 1075 following a radical reorganisation of the English Church after the Norman Conquest. Selsey is believed to have developed into a sizeable settlement but it suffered as a result of its position and was abandoned to the encroachment of the sea. Coastal erosion has left only a remnant of the ancient island and the harbour has been lost entirely.



1587 Map of Selsey (Armada Map)



Map 1778 Yeakell and Gardiner

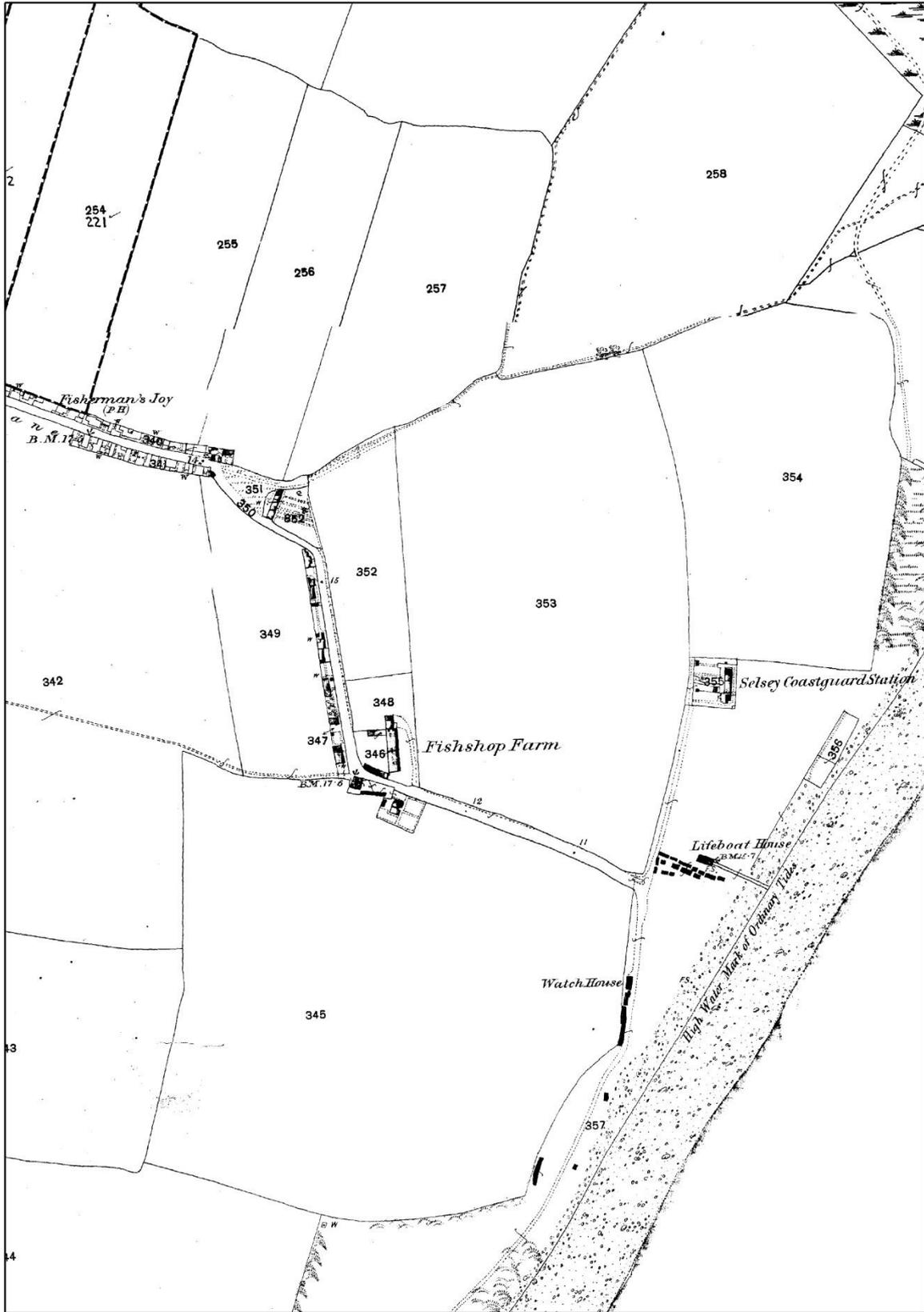
From the 11th century onwards, Selsey therefore became far less important as a religious centre and agriculture and fishing became the principal activities and East Selsey developed as a centre of a successful fishing industry and more recently became an important strategic location for the RNLI.

Following the Act of Enclosing Lands in the Parish of Selsey 1819 the common fields were enclosed and fixed areas were allocated to various tenants and the settled community began to develop along East Road and Fish Lane. The pattern of development along these roads is particularly distinctive with tightly knit small cottages on shallow plots with almost no garden areas, apart from some shared

courtyard spaces, suggestive of a community that relied on the sea rather than the land. The area was also notorious for smuggling and there are reminders of the prominent part that these activities have played throughout the area's history including Fishermans Walk, Fishers Cottage in Albion Road and Smugglers Cottage (108), East Street. The area developed into a bustling fishing village with an area of fish shops on the beach, comprising tarred huts, some thatched and others with just wooded boards as roofs, in which fishermen could keep their gear for which they would pay a rent. The area would have probably looked like a smaller scale version of the famous net shops in Hastings Old Town, with the beach in front covered in an array of different types and sizes of boats and fishing paraphernalia including tubs of tar, wicker basket "creels" (lobster pots), cork, rope, bits of wood and worn out anchors and would have presented an interesting site.

Before the introduction of the first lifeboat station in Selsey in 1861, large galley boats powered by 22 oarsmen operated out of Selsey and these would go to the aid of damaged and stranded boats. They continued to operate even after the lifeboat arrived and would go out to sea at the same time and bargain with the captain of the damaged or stranded vessel and agree a cost for piloting them to a safe harbour. In 1882 two galleys were recorded named Rescue and Friend. This became a profitable, although risky, way for fishermen to supplement their income. The service continued until 1930s when the Galley Cooperative was disbanded.

The twentieth Century saw Selsey developing into a popular retreat for the middle-classes including writers and musicians. Because of this a light railway, known as the Hundred of Manhood and Selsey Tramway, was opened in 1897 to provide an accessible link between Chichester and Selsey Town and extended a further mile to Selsey's East Beach to the north of the conservation area in 1908, with this final section falling out of use in 1914. The name was changed to West Sussex Railway in 1924 but it suffered from competition from buses and cars and fell into bankruptcy in the early 1930s. The trains continued to operate, in a somewhat erratic fashion until 1935 when the line finally closed. This probably contributed to the development of 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.

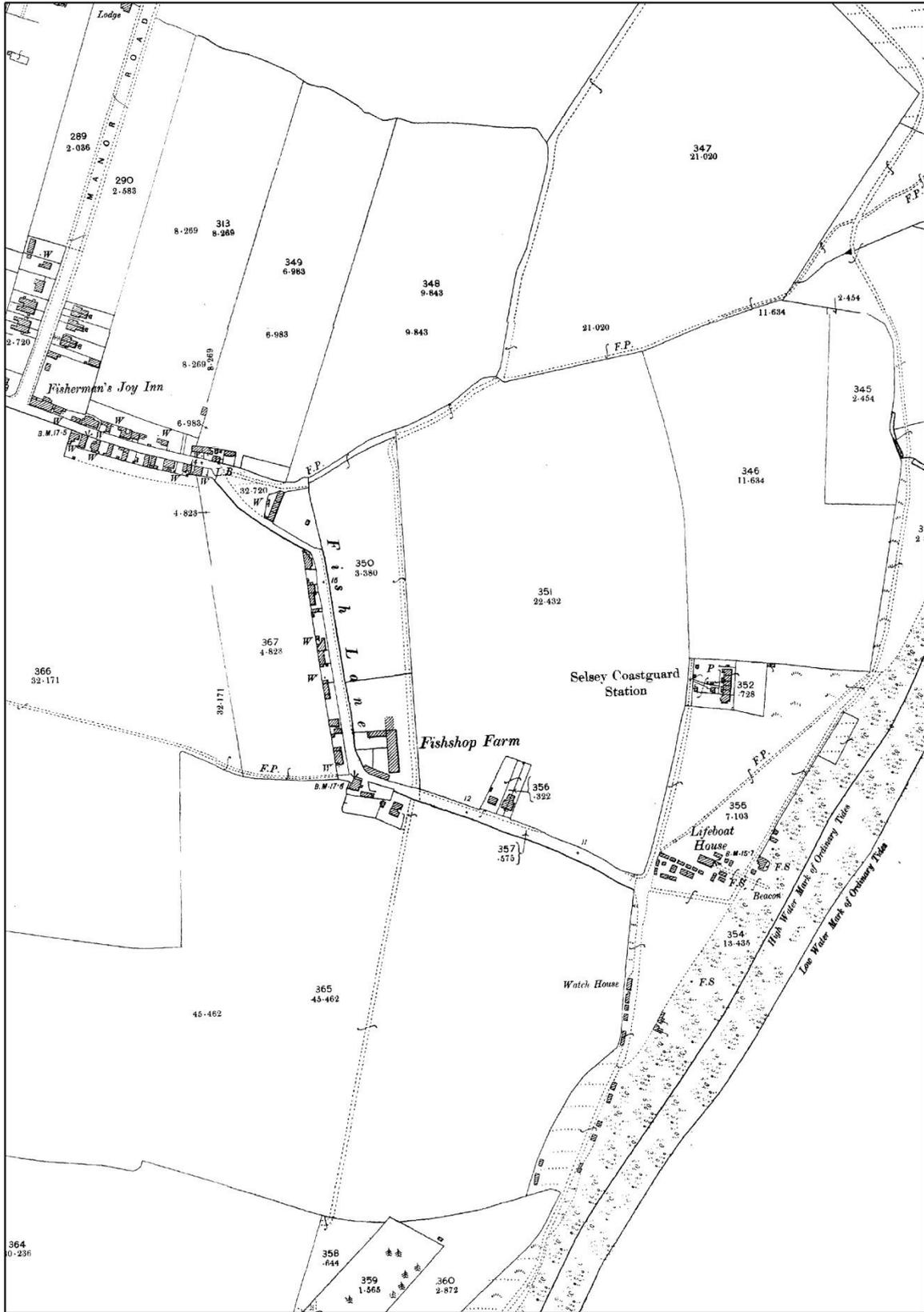


1875 Ordnance Survey

Fishing continued to be important for the local economy and the 1841 census showed 12 out of 20 men living in Fish lane were fishermen and a large proportion of the entire male population earned a living from the sea. The

Selsey's tourism industry boomed between the First and Second World War's with holidaymakers staying in the new holiday camps that continued well into the 1980's.

Over the years the population has increased steadily due to further housing developments, particularly in the 1960's, with many past holidaymakers relocating to the area seeking a better quality of life. In 1994 Selsey became a town.



1911 Ordnance Survey

East Selsey is now an important strategic location for the RNLi and continues to be the centre of a successful fishing industry supplying the famous Selsey Crab to restaurants nationwide. The area has a long association with the fishing industry and was the location of many fish shops. There are still active fisheries along the coast to the north between the conservation area and East Beach car park.

Further more detailed information on the History of Selsey is contained in the Selsey Conservation Area Character Appraisal and Management proposals.

3.2 SURVIVING HISTORIC FEATURES

The following are the most significant surviving historic features:

- The arrangement of cottages orientated at right-angles to the street, some back-to-back, accessed from side yards
- A rich mix of 17th, 18th and 19th century buildings, many of them listed;
- Two historic public houses (The Fisherman's Joy and the Lifeboat), one listed grade II.
- Distinctive front boundary walls mainly of beach flints

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. This has been proven to be the case through the extensive archaeological work carried out in relation to the re-alignment of flood defences at Medmerry which has revealed significant evidence of Bronze Age settlement and activity on the coastal plain.

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 adjacent to the conservation area to the north near the site of Selsey lifeboat station there is evidence for a Roman villa.

4 SPATIAL ANALYSIS

4.1 CHARACTER AREAS

The East Old Selsey Conservation Area lies along the East Street between its junction with Manor and Grafton Roads and where it meets the Albion Road and the length of Albion Road, along its south side, up to where it meets the sea wall. It is notable for its collection of 17th, 18th and 19th century buildings, many of which are listed, which lie along either side of street. The highest concentration is along Albion Road, between its junction with East Street and the Lifeboat Public House. This forms Character Area 2. Between Manor and Grafton Roads and the junction with Albion Road is Character Area 1, which although having fewer listed buildings has a number of historic buildings.

Character Area 1: East Street to Albion Road

Here the historic form of development, shown on the 1875 map is still evident with the survival of former fishermen's cottages and larger villas. Overall there is a pleasing mix of domestically scaled houses and cottages, enclosing the views along the street.

Area 1: Key characteristics

- Single street with pinch points creating interest in long views;
- Mainly residential uses, plus one pub;
- A high number of listed buildings, both detached and in terraces;
- Buildings located hard up to the back of pavement or behind small front gardens;
- Characterful former fishermen cottages, some back-to-back orientated at right angles to the street;
- Slated or handmade clay tiled roofs;
- Beach pebbles, sandstone, red brick and some render for the walls;
- Beach pebble and brick boundary walls make a major impact.

Character Area 2: Albion Road

Comprising mainly detached houses of varying sizes/footprints mostly set back from the pavement with small front gardens enclosed with low beach pebble boundary walls.

Area 2: Key characteristics:

- Straight street with gentle bend at each end small open space at western end
- A significant number of listed buildings on the west side of Albion Road
- Well proportioned villas set back from the pavement

- Slated, handmade clay tiled and thatched roofs;
- Beach pebbles, small format sandstone block, red brick and some render for the walls;
- Beach pebble and brick boundary walls make a major impact
- Pretty cottage gardens

4.2 PLAN FORM, BUILDING TYPES AND BOUNDARIES

Plan form

The ~~East~~ Old Selsey Conservation Area is linear in form, stretching along a substantial section of historic East Street and Albion Road. 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, mostly connecting to the post-war housing developments 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 Cotland Road and Kingsway with Albion Road.

The southern section of the conservation area retains the most of historic buildings, usually set back from the road with small front gardens, although Pancroft, 20 Albion Road on the west side sits on the back of the pavement. Most of the individual plots are fairly shallow, this appears historic as historic maps show the building backing onto an undivided open space.

To the north, the buildings are more varied and more tightly knit with smaller cottages arranged back to back at right angles to the street accessed of courtyards.

Few sites display negative characteristics due to poor quality buildings or badly detailed open spaces.

Building types

Most of the buildings to the north of the conservation are more modest two storey cottages with some larger villas. These are arranged as cack-to-backs, detached, or semi-detached.

To the south are larger mainly detached or semi-detached family houses. Many are listed. There is a mix of pebble, small format stone and render elevations, many stone and buildings have distinctive vertical brick bands bonded into the stonework aligned with the window openings

Boundaries

The front boundaries are a significant feature of the area and are mostly defined by low beach pebble walls and are very important in views along the street. The standard height is around one metre, but with the tops sweeping down in front of doors and windows.

To the southern end of East street, the Road narrows before it runs into Albion Road, there are more modern high timber fences, enclosing the rear garden to 105 East Street and 2 Albion Road.

4.3 OPEN SPACES, TREES AND VIEWS

There are no formal open spaces in East Selsey apart from a small triangular area of land, in front of 99-105 (odd) East Street at the point where the road kinks to the south before joining Albion Road. This is the only publicly accessible open space in the conservation area and it has a couple of medium sized trees.

Both pubs have garden areas providing outdoor seating for customers. There is a parking area behind the Fisherman's Joy public house accessed off East Street.

Trees

There are a few mature trees within the conservation mainly within the gardens of the houses and also on the small open space in front of 99-105 East Street. There are also trees in the gardens of houses on the east side of Albion Road which contribute to the street scene. The trees on the green are important in views along the street. There is one protected tree a Hawthorn adjacent to the conservation area in the front garden of Maytree Cottage, Cotland Road. As Albion Road progresses south towards the sea there are fewer trees.

Views

Because of the flat topography, and the enclosed nature of the village, there are no views out of the conservation area until one reaches the sea front, even here views are restricted by the sea wall. The main views are along the East Street terminating at the small green in front of 99-105 East Street where the road bends slightly, and along Albion Road toward the Lighthouse pub. At the southern end of Albion Road.

5 DEFINITION OF THE SPECIAL INTEREST OF THE CONSERVATION AREA

A significant part of the character and appearance of the conservation area is provided by its buildings and associated features such as the distinctive tide walls. Many are considered to be of special local, regional and national importance and are given statutory protection, other have been identified as making a positive contribution to the character and townscape of the area.

5.1 LISTED BUILDINGS

Despite being a relatively small conservation area, East Old Selsey is notable for its listed buildings, which together with other characterful buildings along Albion Road and East Street define the very distinctive character of the conservation area. Overall there are 11 listed buildings, all listed grade II. Apart from the Fisherman's Joy public house they are mainly villas, small houses or cottages of a modest domestic scale. 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, Mixon stone, flints and red brick, all of which provide variety but a pleasant cohesiveness.

Character Area 1

The most prominent building is the Grade II listed **Fisherman's Joy Inn, Nos 71 and 73 East Street**, on the corner with Manor Road. It is an early 19th Century Building with a late 19th/Early 20th Century addition fronting onto Manor Road. The building marks the entrance to the conservation area. The building is two storeys with a hipped tiled roof to the original building and hipped slate roof to the later addition. Windows are large vertically hung multi-paned sash windows with larger composite sash windows with side-lights to the later extensions. The external walls are rendered and painted.

77 East Street is a Grade II Listed early 19th Century, two-storey villa, fronting onto the street and set back behind a small paved garden area with a low, beach-pebble front boundary wall. It has a double-pitched tile roof with gabled ends and a central valley gutter parallel with the street. The original sash windows have been replaced with more recent timber sashes. It has a timber front door with a simply detailed timber door case with a small projecting lead-clad canopy over.

89 East Street, also Grade II Listed, is a late 18th or early 19th Century two storey detached villa built from stone cut into small square blocks, with red brick quoins and window dressings extending full-height as vertical bands. Large Georgian style multi-paned sash windows below an asymmetrical a double-pitched tile roof with gabled ends and a central valley gutter parallel with the street. The timber front door is relatively modern below a gable bracketed timber canopy. There is a recent single storey pitched roof side extension to the west.

Myrtle Cottage, 98 East Street is orientated at right-angles to the street, facing south onto a courtyard paved to provide parking. It is a rendered, late 18th/early 19th Century cottage with a more recent slate hipped roof and a front porch, it has vertical sliding windows with Georgian multi-paned sashes with slender glazing bars.

100 East Street is a small single storey thatched cottage with beach pebble walls with brick detailing painted white orientated at right angles to the street. There is a more recent timber framed and clad extension to the south also with a thatch roof.

Character Area 2

Fishers Cottage is a Grade II Listed late 18th or early 19th Century cottage and has a symmetrical composition with beach pebble elevations with red brick quoins, two flush horizontal courses, window dressings that extend as full-height vertical bands and eaves cornice. The windows are Georgian style sash windows with small panes. It has a local (Mixon) stone panel over central front door with a simple, early 20th Century timber framed gabled porch with herringbone brick infill panels to spandrels behind integral bench seats supported on brackets. Plain-tiled pitched roof which extends down to the rear as a catslide. There is a modern 20th Century single-storey side extension to north.

The front garden is enclosed by a low boundary wall of beach pebbles with brick gate piers. Swept copings of render inset with flint chippings.

Rose Cottage 18 Albion Road (1844) is an 18th Century Grade II listed cottage and has a painted render front and part side elevations and whole flints and brick detailing to rear. The building has a hipped thatched roof, casement windows and pediment shaped hood to door.

The front garden is enclosed by a low beach pebble boundary wall with swept copings and red brick gate piers.

Cambridge House, 10 Albion Road an early 19th Century villa more recently extended to the north and south to form a longer terrace. Built small stone square blocks with red brick quoins and window dressings extending full-height as vertical bands, a brick dentil course below the eaves with a gabled ended, tiled pitched roof extending the full length of the terrace. Two brick chimney stacks indicate the extent of the original villa. The windows are large more recent timber sashes and there is a low stone boundary wall with swept pebble copings.

No 6 (Fullick's Cottage) and No 8 (Lambourne's) Albion Road are an attached pair of early 19th Century Grade II Listed cottages. Built small stone square blocks with red brick quoins and window dressings extending full-height as vertical bands. No 6 has a brick dentil course below the eaves to a tiled, hipped roof. No 8 has projecting red brick course below the eaves to a pitched tile roof with hipped end extending down as a catslide, over a more recent extension, to the south and gable end to the north at the abutment to No 6. Windows are more recent larger paned double-hung timber windows, with cottage style casements to ground floor of the extension to No 8.

The front garden is enclosed by a low small format stone boundary wall red brick gate piers.

No 2 (The Corner House) and No 4 (Fern Cottage) Albion Road are a semi-detached pair of 19th Century Grade II listed cottages. Different in character from the other listed buildings within this character area having rendered walls and a shallow pitched, hipped slate roof. The windows were originally Georgian style timber sash windows divided into small panes, but those to the Corner House have been replaced with tall plane casements.

The front garden is enclosed by a low beach pebble boundary wall with swept copings and red brick gate piers with distinctive pointed stone capitals. The walls to Fern Cottage have been painted white.

5.2 POSITIVE BUILDINGS

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

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 are recorded on the Townscape Appraisal map. 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. Any application for the demolition of a positive building will therefore need to be accompanied by a clear and convincing justification for the loss of the building and evidence that substantial public benefits would be achieved, 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.

Character Area 1

The majority of the old buildings are intrinsic to the character of the area. Positive buildings include **Shingle Cottage, 92 East Street**, a 19th century Villa with a shallow pitched slate roof, with one gable and one hipped end. It has a symmetrical front elevation with large sash windows. The walls are painted render and the building is set back slightly behind a low painted front boundary with metal infill railing between the piers. There is a central front door with a simple bracketed canopy.

94 and 96 East Street are a 19th Century semi-detached pair of cottages orientated at right angles to the street facing east onto a small courtyard. Originally a single detached building they are built of beach cobbles with brick dressings with modern replacement sash windows. It has average pitched slate roof with gabled ends. It has a gabled end set right up to the back of pavement and the original door opening has been infilled, probably at the time the building was sub-divided.

Richmond Villas, 102 and 104 East Street, are a 20th Century pair of Victorian style cottages, replacing one of the original fishermens cottages, that front onto the street. They are built of brown brick with red brick dressings with cant bay windows to the ground floor with large vertical windows above. The original timber sash windows have been replaced with modern windows; those to No 104 reflect the pattern of the original windows. The roof is fairly shallow pitched with gabled ends and modern concrete interlocking tiles and would possibly have originally been of slate. The building is set back from the pavement with attractive low boundaries, enclosing small semi-circular front garden spaces, around the bays. The doors are not original and No 102 has had a bracketed porch added.

Alexia Cottage, 106 and 108 East Street are a linked pair of detached mid to late 19th Century villas, No 106 orientated at right angles to the street facing west onto a small paved courtyard garden area enclosed by a rendered wall with gate piers on the street boundary. Both are rendered with shallow pitched hipped roofs, No 106 is slate and 108 is of interlocking concrete pantiles probably replacing the original slate finish. The west elevation to No 106 has been remodelled with modified window opening with modern windows. No 108 retains its original window openings to the street with timber sash windows. The front door to No 108 is into a porch set into the

gap between the two properties effectively linking them. Both properties are up against the back of pavement.

110 (Erith Cottage) and 112 (Little Thatched Cottage) East Street are a very significant pair of small 19th Century, back-to-back cottages, No 110 was possibly a former fish shop originally accessed from the street with the cottage entrance off the adjacent courtyard. They have beach pebble elevations with red brick quoins and window dressings that extend as full-height vertical bands and corbelled eaves course. No 112 has been painted white and has a clay-tiled pitched roof hipped at the party wall end and the other gabled originally extending down as a catslide to the rear. There is a large late 20th Century extension to the rear. Absorbing the catslide and the original front door onto the street has been partially bricked up and a window inserted. No 110 fronts onto a paved courtyard area and its elevations have been altered and windows replaced with modern composite casements. The street door possibly the entrance to the former shop has been infilled with beach cobble masonry. Both are hard up to the back of pavement.

Tidewall Cottage, 85 East Street, a small early 19th Century detached cottage that has been extended and altered. The elevations have been rendered and it has a plain clay tile double pitched and hipped roof with a off centre valley parallel to the street. The original windows have been replaced, but it retains its original form and has a prominent chimney. It is set back from the street standing within its own plot behind a beach pebble front boundary wall.

Elder Cottage, 97 East Street, is a small possibly early 19th Century detached cottage that has been extended and altered. The elevations have been rendered and it has a slate hipped roof with relatively modern red tile hips and decorative ridges. The original windows have been replaced with non-traditional modern casements, it has an attractive well stocked garden enclosed by a distinctive low cobbled walls with swept cobble copings.

101 – 103 East Street is a mid to late 19th Century terrace that closes East Street at its western end and encloses the small green area. They are built of mix of pebbles and sandstone blocks in alternating courses with red brick dressings around window openings. The original windows are metal “Crittall” casements and some have been replaced in timber. No 99/101 has been much altered and has a large wrap around extension and 105 is a later extension that has a large flat roof front extension that diminishes its character. The roof is a continuous tiled pitched roof with gabled ends. The extensions at each end have hipped and half-hipped ends. The significance of the terrace mainly derives from its relationship to the street and positive contribution to the local townscape of the conservation area.

The distinctive street boundaries to the properties are also positive structures

Character Area 2

14 Albion Road is a two-storey house constructed from small format dressed stone with stone arches over windows, tile cills and red brick dentil course to eaves. It has a cottage style door, ~~however the original windows have been replaced in uPVC.~~

The front garden is enclosed with a decorative boundary wall with alternate stone and pebble courses with render capping set with pebbles.

The Lifeboat Public House, Albion Road is built of red brick with burnt headers. Original timber sash windows replaced in uPVC. Plain tiled double-pitched hipped roof with central valley and a tall rendered chimney. White painted smooth render to north elevation.

It has a later 20th Century single store extension to south with shallow pitched slate hipped roof and a Beach pebble boundary wall enclosing a beer terrace with cement mortar coping.

28 to 30 Albion Road comprises a two storey 19th Century semi-detached pair of houses with painted roughcast render elevations, concrete interlocking tile gabled roof. The original cottages have been extended to the north and south. The original casements have been replaced with uPVC. The northern extension has a half gable dormer window and follows the detailing of the original building, whilst the extension to the south is modern with a large opening to provide a carriageway access through the building to the parking at the rear. It is not well detailed compared with the original building. It has beach pebble boundary walls with red-brick quoins and shaped copings.

5.3 BUILDING MATERIALS AND COLOURS

The conservation area is notable for the varied building materials which are used for the historic buildings: some thatch, handmade clay tiles or natural Welsh slate for the roofs; local beach flint and sandstone (Mixon 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 some inland villages, possibly because the marine environment is too extreme.

All of these materials are sourced locally, apart from the Welsh slate, which became fashionable after the coming of the railways in the 1840s. Beach flints rounded and bulbous are very prevalent and especially important, mostly used whole with red brick and occasionally sandstone. Beach cobbles are also used with local stone to form boundary walls and house walls. Sandstone also features heavily, usually cut into relatively small square or rectangular blocks. Some of this is Mixon stone, once excavated from an offshore reef at Selsey. Otherwise, local clay has provided the raw material for bricks, clay roof tiles, and chimney pots. To summarise:

Roofing:

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

Walling:

- Whole beach pebbles or cobbles, set in lime mortar, with red or yellow brick dressings, e.g. 110 (Erith Cottage) and 112 (Little Thatched Cottage) East Street;
- Sandstone blocks usually about 200 mm x 150 mm, set in lime mortar, e.g. 14 Albion Road
- Red brick, occasionally enlivened by the use of blue brick headers to create a chequer pattern, e.g. no. The Lifeboat Public House, Albion Road
- White or colour washed stucco, e.g. No 2 (The Corner House) and No 4 (Fern Cottage) Albion Road

Windows:

- Predominantly timber sashes, earlier pre-1850 windows with small panes either six over six or eight over eight and later windows with larger panes mainly two over two;
- Side opening timber casements
- Metal "Crittall" casements usually with small panes or leaded lights.

Front doors (originally timber and painted):

- Cottage style ledged and braced
- Cottage style with glazed upper panels
- Six panelled either with raised and fielded panels or flush panels;
- Four panelled with flush beaded panels;
- Elegant Georgian door cases, such as Bantry Villa, 77 East Street.

Colours in the conservation area are therefore very varied, with greys, creams and browns and reddish brown predominating due to the wide use of natural pebbles, sandstone clay roof tiles and brick contrasting with brighter whites and pastel colours of the painted render and flatter, darker grey of the slate roofs.

Stone can be either mid-brown (Mixon sandstone) or a lighter brown, suggesting Sussex sandstone which can be found further inland from Selsey. The flint beach cobbles vary in colour from greys to light and darker browns with silvery-white lime or greyer mortar. Windows are usually painted white, with a variety of colours for the front doors

5.4 PUBLIC REALM

There are no examples of historic paving materials in the conservation area. The main roads are black tarmac, with the southern branch of East Street, where it meets

and divides at the green being an exposed aggregate concrete. Road marking include conservation style pale yellow double lines. The pavements predominantly concrete with exposed aggregate with concrete kerbs.

The overall effect is functional and tidy, rather than beautiful. Kerbs are generally modern slim profile concrete. There are the occasional modern plastic bollards such as at pinch points in the road, to protect boundary walls and also on the green at the southern end of East Street to prevent parking, these could be replaced with more appropriate designs if opportunities arise.

Street lighting is modern with blue painted steel comments with low glare, down lighter type fittings. Overhead telephone wires criss-cross the area, most with traditional timber telegraph poles but come modern aluminium replacements. They are a regrettable feature of the whole conservation area.

ISSUES

NEGATIVE SITES AND BUILDINGS

East Old Selsey is the surviving remnants of an historic fishing community now rather swamped by inter-war and post war housing development. However East Street and Albion Road retain a high concentration of listed and positive buildings. The area does however retain an overall cohesion giving it a strong local character. The main threat to this character is form inappropriate new developments and loss of original features, particularly front boundaries and windows.

The existing road is quite narrow in places and not designed for modern traffic including the buses which are routed down East Street and Albion Road, particularly when buses meet oncoming traffic.

The following are the principle “negative” features.

Character Area 1 negative features

- No 81 East Street and original front boundary wall were demolished and replaced with a modern, but traditional style, development to east of 77 East Street. The detailing of the development, with the half dormers and boxed in eaves and the design and realignment of the boundary wall does not contribute to the character of the area, with its consistent parapet, instead of the reflecting the typical detailing of the original wall and boundary walls typical of the area with curved copings sweeping down in front of windows.
- The Car Park and rear garden to Fisherman’s Joy Public House is rather barren and characterless with a broken up surface and would benefit from a redesign to create a more attractive parking area and beer garden for the pub.
- Loss of original windows and unsympathetic modern replacements
- Overhead telephone wires

Character Area 2 negative features

- The quality of some of the more recent infill developments such as **12A and 16 Albion Road** in terms of design, use of materials and detailing detracting from the character of other surrounding historic buildings
- Loss and/or replacement of the original locally distinctive front boundary walls
- Loss of original windows and unsympathetic modern replacements
- Re-roofing of historic buildings with non-traditional materials such as concrete tiles
- Overhead telephone wires

PART 2 EAST OLD SELSEY CONSERVATION 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 ~~East~~ Old 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 Section 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 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 set of priorities that could be implemented over an eight year period, if funding is available. Therefore, it may not be possible to achieve all of the actions within this timescale.

2 LEGISLATIVE BACKGROUND

2.1 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 local authority is under a statutory duty to review designations ‘from time to time’ and to ensure the preservation and enhancement of the conservation area; 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 must be given to planning applications affecting conservation areas – this is usually achieved through the use of advertising in the local newspaper;
- Conservation Area Consent is required for the demolition of any unlisted building in a conservation area, 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;
- Written notice must be given to the Council before works are carried out to any tree in the area, subject to minor exceptions;
- The display of advertisements may be more restricted than elsewhere;
- The 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 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;
- Powers exist for local authorities, English Heritage or the Heritage Lottery Fund to provide financial grant schemes to assist with the upkeep of buildings in conservation areas, although funds are usually targeted to areas of economic deprivation.

2.2 THE CONTROL OF DEVELOPMENT AND CHANGE

The requirements for planning permission

Certain works to dwellings within a conservation 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

work which can be carried out to a family house or within its grounds without a planning application is substantially less in a conservation area than elsewhere.

These are:

- Extensions to buildings in conservation areas almost always require planning permission. Therefore, if you are considering carrying out any work, please contact the District Council;
- Planning permission is needed for external cladding to dwellings in conservation areas, for instance using stone, artificial stone, timber, plastic or tiles;
- Planning permission is needed for any alteration to the roof of a dwelling 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 dwelling in a conservation area if the cubic capacity exceeds 10 cubic metres. This is especially important for sheds, garages, and other outbuildings in gardens.

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.

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

2.3 NATIONAL POLICY AND GUIDANCE

Central government policy on conservation areas, historic buildings and archaeology is contained in the National Planning Policy Framework (NPPF), published in March 2012. Additional guidance 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.

2.4 ADOPTED CHICHESTER LOCAL PLAN: KEY POLICIES 2014-2029

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.

3 RECOMMENDED ACTIONS

East Selsey is a well preserved and characterful area and the houses within the area are mainly historic buildings and a number are listed. The greatest threats to the character of the area include loss of historic buildings to new development and incremental small scale changes gradually diminishing the area’s special character. These management proposals set out a series of recommended actions to help preserve and enhance the character of the area.

3.1 CONSERVATION AREA DESIGNATION

The last review of Selsey was undertaken some time ago when the Selsey conservation area was appraised. Local authorities have a duty to review past designations from time to time to determine if any further parts of their area should be conservation areas.

As part of the review of the Selsey Conservation area the area of East Selsey focused on the eastern end of East Street and Albion Road was identified as an area that would be desirable to preserve or enhance and that should therefore be designated as a conservation area.

RECOMMENDED ACTION 1:

- That the area identified on the townscape appraisal map, comprising the fisherman’s Joy Public House, 71 East Street and associated garden and car park, 75 – 105 odds East Street, 92 – 114 Evens East Street and 2-30 Albion Road and associated green space in front of 99-105 East Street be designated by Chichester District Council as the **East Old Selsey** Conservation Area

3.2 THE CONTROL OF MINOR ALTERATIONS TO THE UNLISTED HOUSES AND COTTAGES

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 Old** 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 2:

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

3.3 DEMOLITION OF POSITIVE BUILDINGS AND DEVELOPMENT WITHIN THE SETTING OF HERITAGE ASSETS

There are a number of good quality, unlisted buildings in the ~~East~~ **Old** 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. Many unlisted positive buildings should be treated as undesignated heritage assets and proposals involving demolition or harm to heritage assets, or their settings should be resisted.

An historic building within the area, at 81 East Street, has been demolished and the site redeveloped with a small cul-de-sac of residential properties. This has somewhat altered the spatial grain in this part of the area, which was originally more spacious and vegetated. There have also been a number of the more recent developments that have failed to respect the character of the area and surrounding historic buildings.

RECOMMENDED ACTIONS 3, 4 5 and 6:

- The District Council should adopt the Conservation Area Appraisal and Management Proposals for ~~East~~ **Old** Selsey as a material consideration in the determining of planning applications.
- The District Council will strive to ensure that all new development follows the “Good Practice Guidance” and conserves or enhances the Conservation Area and the setting of heritage assets. The loss of positive buildings will be strongly resisted.
- Applications for demolition of positive buildings should be resisted unless there is clear and convincing evidence that there would be significant public benefits arising from the proposals.
- Applications for change to “Positive” buildings in the conservation area, as identified on the Townscape Appraisal map, and other undesignated heritage assets, identified as part of the planning process, and their settings will be assessed in light of the Good Practice Guidance enclosed at Appendix 3.

3.4 MAINTENANCE OF INCIDENTAL OPEN SPACES

The grass on the small village ‘green’ at the eastern end of East Street requires regular maintenance to enable a tidy appearance within the heart of the conservation Area.

RECOMMENDED ACTION 7:

- Explore opportunities for ongoing and future management of the incidental open spaces in consultation with the Parish Council, West Sussex County Council, and/or other landowners.

3.5 THE PROTECTION AND ENHANCEMENT OF THE STONE AND BEACH COBBLE FRONT BOUNDARY WALLS

During the survey work for the ~~East~~ Old Selsey Character Appraisal, the important contribution that the distinctive front boundary walls make to the character of the conservation area was recognised. Some properties have had their front boundaries removed or replaced. It is therefore important that these are preserved. The loss of original walls can be controlled by the District Council either under existing conservation area legislation (where the walls are over one metre in height facing the highway), or as part of the Article 4 Direction detailed above. The Council would also support the principle of reinstating lost boundary walls or replacing inappropriate walls with traditionally detailed walls where they would make a positive contribution to the special character of the conservation area.

RECOMMENDED ACTION 8:

- The District Council will continue to protect existing historic boundary walls from demolition through the imposition of an Article 4 Direction as detailed above and will encourage property owners to rebuild old walls where they have been lost, as well as the provision of new stone or beach pebble walls in appropriate places.

3.6 LOCAL LIST

The District Council has recently compiled a list of locally significant buildings in Chichester City. There are proposals to extend this to other areas in the District. ‘Locally listed’ buildings are buildings or other features of local significance which, although not statutorily listed, are nonetheless important to the history, appearance, character, and cultural value of the District. These significant buildings and structures are therefore considered as non-designated heritage assets and local listing is given some prominence in the recent National Planning Practice Guide (NPPG) as a positive way for the local planning authority to identify non-designated heritage assets against consistent criteria so as to improve the predictability of the potential for sustainable development. It is therefore recommended that the District Council should roll out its Local List across the District in order to give better recognition and, where necessary, control, of the historic environment in the whole District. The first step is to agree criteria for the selection of buildings and structures for the Local List, and proposed criteria are set out in Appendix 3. Buildings can then be added to the

list as circumstances allow, for instance through the conservation area appraisal process, or by a systematic survey of the whole District. Community involvement in the selection process will add weight to the list as a planning tool. It will also be necessary to acknowledge the Local List in planning policy and state the circumstances in which it will affect planning decisions. Details of the selection criteria are attached at Appendix 3.

Whilst a detailed survey has not been carried out as part of the appraisal process, a number of buildings have been identified which might qualify for local or even statutory listing.

- Shingle Cottage, 92 East Street.
- 94 and 96 East Street.
- Richmond Villas, 102 and 104 East Street
- Alexia Cottage, 106 and 108 East Street
- 110 (Erith Cottage) and 112 (Little Thatched Cottage) East Street
- Tidewall Cottage, 85 East Street,
- Elder Cottage, 97 East Street
- 101 – 103 East Street.
- 14 Albion Road.
- The Lifeboat Public House, Albion Road.
- 27 to 30 Albion Road

The District Council should continue to publish guidance for owners of historic buildings, in addition to Local Plan policies, which will help owners understand what works require consent and provide guidance on appropriate repairs and alteration to preserve the special character of the buildings and the conservation area.

RECOMMENDED ACTIONS 9 and 10:

- The District Council, in association with the Town Council, will consider drawing up a Local List for the ~~East~~ Old Selsey Conservation Area.
- The District Council will draw up guidance for the owners of listed buildings and other historic buildings to provide advice on appropriate alterations and repairs to achieve higher standards when altering or extending their properties.

3.7 OVERHEAD TELEPHONE WIRES

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

RECOMMENDED ACTIONS 11:

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

3.8 OPPORTUNITIES FOR ENHANCEMENT

The townscape Appraisal map identifies structures or areas within the Conservation Area that could benefit from 'enhancement' should the opportunity arise.

3.8.1 Car Park and rear garden to Fisherman's Joy Public House

The car park and rear garden is poorly maintained and represents an unattractive gap in the street scene.

RECOMMENDED ACTION 12:

- The District Council should encourage the owners of Fisherman's Joy to consider a holistic approach to the layout of the area comprising the garden and car park at the rear of their building, adjoining East Street and carry out improvements.

3.8.2 81-83a East Street

The design of the new development on the site of the former historic building at 81 East Street does not relate well to the architecture of the surrounding buildings and the new boundary looks overly harsh and dominant in the street scene.

RECOMMENDED ACTION 13:

- The District Council should encourage the owners of the 81-83A East Street to consider replacing their front boundary with a design that more closely reflects the existing boundaries that are a particular distinctive feature of the East Old Selsey area.

4. MONITORING AND REVIEW

As recommended by Historic England, this document should be reviewed regularly following formal adoption by Chichester District Council. It will need to be assessed in the light of policy and legislative changes. 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;
- A review of the conservation area boundary
- Updating the document in light of the findings and new recommendations, including any changes proposed to the conservation area boundary and

- re-consultation of the local community on the proposals
- 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 you are encouraged to consult the District Council's planning service 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

Or write to:

The Conservation and Design Team

Chichester District Council

East Pallant House

East Pallant

Chichester

West Sussex

PO19 1TY.

APPENDIX 1 COMMUNITY INVOLVEMENT

The review of the Character Appraisal, with its Management Proposals, has been prepared by Chichester District Council following a walkabout in the area with the Parish Council. Public consultation commenced with a public exhibition at the Selsey Area Office on the 1st and 2nd April 2016, and the document was also put on the Council's website for six 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 2 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 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 - this is usually achieved through the use of advertising in the local newspaper;
- 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 positive buildings within the conservation area (as annotated on the Townscape Appraisal map) will be resisted 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;

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. 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;
- 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 is recommending as Recommended Action 12 of the Conservation Area Management proposals above, the serving of an Article 4 Direction although thorough public consultation will be undertaken. In many of the conservation areas in the District, where Article 4 Directions have been made these have helped to protect the historic character of the area and the District Council will consider their use 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.

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), "Positive" buildings have been identified and are marked on the Townscape Appraisal maps for each conservation area. Generally, these are individual or groups of buildings which retain all or a high proportion of their original architectural detailing and which add interest and vitality to the appearance of the conservation area. Most of them date to the 19th century, but some are early 20th century.

Where they have been too heavily altered, and restoration is not easily achievable, they are excluded.

As with listed buildings, there is a general presumption against their loss. Any application for the demolition of a positive building will therefore need to be accompanied by a reasoned justification 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 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-19th century, but its use became almost ubiquitous after the 1840s when slate became more fashionable and also far more affordable, due to the coming of the railways. Welsh slate is preferable to imported slate as its colour is a better match for existing roofs and, because of tighter quality controls, it lasts much longer. Lead flashings, simply detailed (no curves or cut-outs), is traditional with slate.

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

8. FRONT BOUNDARIES AND DRIVEWAYS

Where front gardens exist, and on-street parking is in short supply, there is often a demand for the creation of private parking spaces. In a conservation area, this can be to the detriment of the environment, involving as it does the removal of existing front boundaries and the creation of hardstandings, often using modern materials such as concrete or 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, 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 tarmacadam or concrete blocks or slabs.

The District Council is proposing to control the creation of hardstandings and the removal of more minor walls through the imposition of an Article 4 Direction as recommended in the Conservation Area management Proposals above.

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 3 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.

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	<i>Documentary</i>
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	<i>County History,</i>
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Plus various excellent leaflets about the Pagham Harbour Local Nature Reserve, available from the Visitor Centre in Selsey Road.