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### North Lancing Summary of Significance

North Lancing is a lower downland village in Adur between the settlements of Worthing and Shoreham north of the A27. Of Saxon origin, the parish was held in the Rape of Bramber following the Conquest. A manor emerged near the church, close to the site of Church Farmhouse on Manor Road.

In the early 18<sup>th</sup> century, the Lloyd family acquired a farm on the site of the present-day Lancing Manor Park, and set about building a house there, in extensive grounds extending north to the Downs, thus shifting the centre of the manorial lands to the east. The house survived until 1972 when it was demolished, but remnants of the old estate survive. This open space within the conservation area represents the 18<sup>th</sup> and 19<sup>th</sup> century development of Lancing Manor, and evokes something of the earlier rural context of North Lancing.

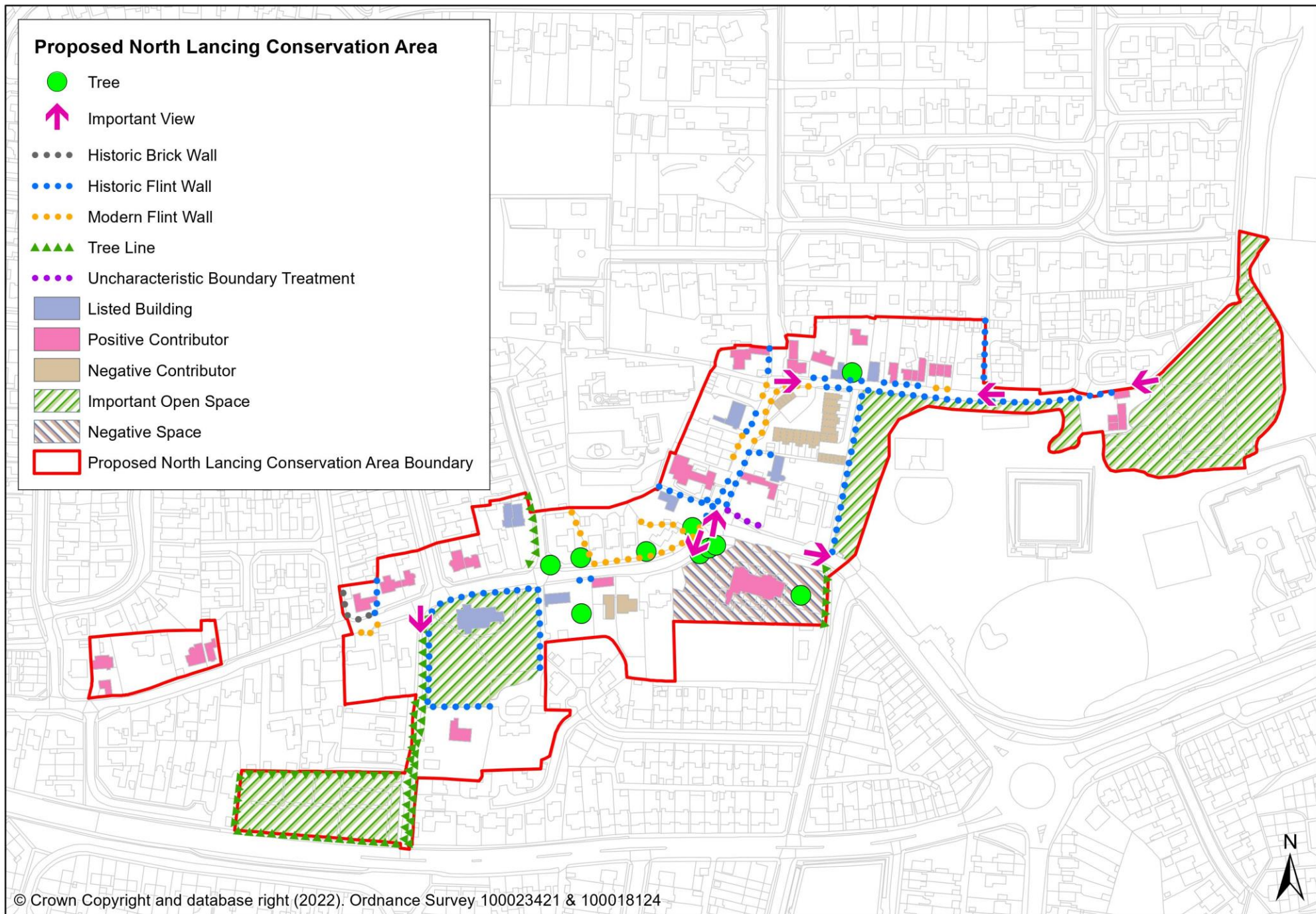
The village of North Lancing itself comprises three roads, with buildings from the 15<sup>th</sup> century onwards distributed throughout the settlement. Some fine post-medieval buildings represent the centres of smaller manors in Lancing, and The Street and Mill Road include attractive flint cottages from the 18<sup>th</sup> century, enclosed by flint walls and mature trees.

St James the Less is a landmark building with a pyramidal tower and long north elevation set above and fronting Manor Road.

Some modern infill development has undermined the historic character of the village, which is now in a suburban context and some modern public realm interventions have damaged the integrity of the conservation area.

## I.0 North Lancing Conservation Area: An Overview

- I.1 The modern parish of Lancing lies between Worthing and Shoreham. It is separated from neighbouring Sompting to the west by Boundstone Lane, named after the boundstone that marked the ancient boundary. The northern part of the parish of Lancing extends into the lower chalkland slopes of the South Downs rising to 358 feet at Lancing Ring, and to the east the boundary follows the course of the Adur. The beach at South Lancing encloses the parish at the south.
- I.2 North Lancing was an agricultural settlement for most of its history, centred on the two principal manors of North Lancing (at Church Farmhouse) and South Lancing (at Monk's Farm). Significant expansion only occurred in the 19<sup>th</sup> century with the market garden industry, the arrival of the railway, and growth at South Lancing associated with the seaside resort.
- I.3 Historic North Lancing has not been immune to the rapid pace of residential development along the south coast during the mid-late 20<sup>th</sup> century and is now a village of largely suburban character. Along the three streets which comprise the conservation area are characterful vernacular buildings of the 15<sup>th</sup> and 16<sup>th</sup> centuries, and many cottages associated with the manorial and agricultural history of the settlement from the 17<sup>th</sup> or 18<sup>th</sup> centuries. A Victorian school and Interwar pub complement the many layered history of the village.
- I.3 The revised North Lancing Conservation Area boundary is shown in Figure I. It proposes removal of some areas of modern housing, but the addition of part of Lancing Manor Park and the burial ground north of the A27.



## 2.0 Historical Development

### Early history

- 2.1 Neolithic flints have been found near Lancing Ring, and a Romano-British temple across a Neolithic trackway just north of Lancing Ring was discovered in 1828. It is likely that a Roman road would once have connected Shoreham to Cissbury and Chanctonbury along a line a little north of the modern day A27. The river at this time would have probably been forded, or crossed by a ferry.
- 2.2 By the Middle Ages, there were three settlements in the parish: North Lancing, South Lancing and Pende, the latter a busy port in the 14<sup>th</sup> and 15<sup>th</sup> centuries located close to South Lancing, and now lost. The settlements were Saxon in origin and the Lancings have variously been described as Northtown and Southtown in the 17<sup>th</sup> century, and Upper and Lower Lancing in the 19<sup>th</sup> century.
- 2.3 In the 11<sup>th</sup> century North Lancing was located west of the wide harbour serving Shoreham, and east of another smaller inlet between Sompting and Broadwater. Eastward drift formed a shingle spit that gradually created a narrow channel running parallel to the coast before joining the Adur at the estuary. Two ferries served Old and New Shoreham at this time, and continued to do so, until the Old Shoreham Bridge was built in 1782 and by which time the modern course of the Adur was established. Lancing is built on an area of Coombe deposits and brickearth, having once been a dry peninsula between the surrounding alluvial plains.
- 2.4 In the post medieval period, much of the land east of Lancing was reclaimed, and protected by sea defences running south-east from near the site of the present day Sussex Pad Inn. Outside the sea wall were the salt marshes, and on the west side the land was farmed. The remaining parts of Old Salts Farm Road mark the approximate line of the sea walls, although much of this was lost to the later development of the airfield.

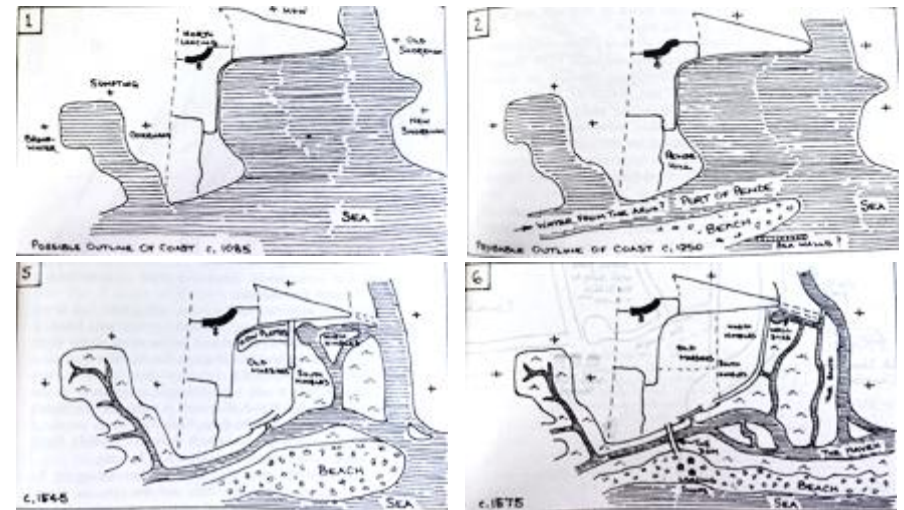


Fig 1: Sequence showing probable development of coastline in the Middle Ages, Source Kerridge, 1979

- 2.5 Following the Conquest, Lancing was controlled by William de Braose from his seat at Bramber Castle. In 1086, Lancing manor is recorded as held by Robert le Savage, Lord of Broadwater, who retained most of the estate in demesne leasing part of it to Ralph de Boucey, who resided at nearby Kingston.
- 15<sup>th</sup> - 18<sup>th</sup> centuries**
- 2.6 Complicated divisions of the manorial lands throughout the Middle Ages resulted in the principal manors of North Lancing and South Lancing emerging by the 16<sup>th</sup> and 17<sup>th</sup> centuries. The manor house of North Lancing is believed to have been located on the site of Church Farmhouse north of the church, and the manor of South Lancing was at land at Monk's Farm now occupied by the farmhouse at Monk's Farm Presbytery, on North Road.



Fig 2: Yeakall and Gardner Map of Sussex 1778-1783 showing (Upper) Lancing, Lower Lancing and surrounding farms

- 2.7 A number of smaller manors are also recorded in the parish including Hoecourt where a 17<sup>th</sup> century farmhouse is still extant as a grade II listed building, and was likely associated with this manor. A further manor house existed at Burwell's Farm, later College Farm after its acquisition by Lancing College. The site of the old Grants Manor is unclear, although it may have been near to the site of the present-day Grants Manor on the west side of Mill Road.
- 2.8 As elsewhere in Adur, the economic history of the parish was principally derived from agricultural activities. Multiple field names and furlongs are recorded in the land surround the Lancings in the medieval period, as well as numerous farms, some with small manors associated with them such as Grants, Malthouse, Old Salts, Burwells (later College) Farms; as well as many now gone including Whitehouse, Brickhouse (now Friar's Acre), Chatfields and Northbarns Farms. Crops in the early period included apples, flax, and hemp, while sheep rearing took place on common pasture

both on Downland and lowland areas and was recorded from the 13<sup>th</sup> centuries right through to the 18<sup>th</sup> and 19<sup>th</sup> centuries.

- 2.9 Other early industries included salt extraction and fishing, centred around the coastal settlement at Pende. There was also a history of smuggling in and around Lancing and Shoreham.
- 2.10 During the early part of the 18<sup>th</sup> century, the Rev. James Lloyd came to Lancing. His son, also James, acquired the lease of the manor of Hoecourt Farm. It is understood that he lived in a cottage on lands belonging to that farm, which correspond with the site of the present-day Lancing Manor Park. By around 1730, the Lloyd family had built Lancing Manor House on the site of the old cottage and it was subsequently added to and remodelled several times. The Lloyds continued to acquire considerable areas of land around the new Lancing Manor, eventually owning close to four-fifths of the parish by the mid 19<sup>th</sup> century.
- 2.11 The 1848 tithe map (Fig 3) shows the rural character of Lancing, and the construction by this time of Lancing Manor and its farmstead south-east of The Street. The tithe barn at the junction of The Street and Mill Road is evident, along with Smith Cottage to the south. Much of the development along the southern stretch of Mill Road and Manor Road is also in evidence by this time.

### 19<sup>th</sup> and 20<sup>th</sup> centuries

- 2.12 The 1879 OS Map shows in greater detail the development of Lancing Manor and the lands to the north as pleasure grounds with woods, drives and summerhouses. The farmstead, icehouse, windmill and Lodge to the south are also indicated, illustrating a Manor of some grandeur. The National School for Boys and Girls is also shown by this date, along with further buildings on The Street.
- 2.13 The 19<sup>th</sup> century saw an increase in market garden industry that was common throughout Adur, principally on land around South Lancing. By 1875 there were market-gardens and orchards all around the built-up area

of South Lancing and elsewhere growing a wide range of produce including grapes, figs, apples, and soft fruit, such as currants and gooseberries.

2.14 The opening of the London and Brighton Railway Carriage Works in 1912 served as a major catalyst for residential development which expanded rapidly across the district in the interwar years. The two OS Maps of 1879 and 1947 show the considerable suburbanisation of the landscape over this period.



Fig 3: 1848 Tithe Map

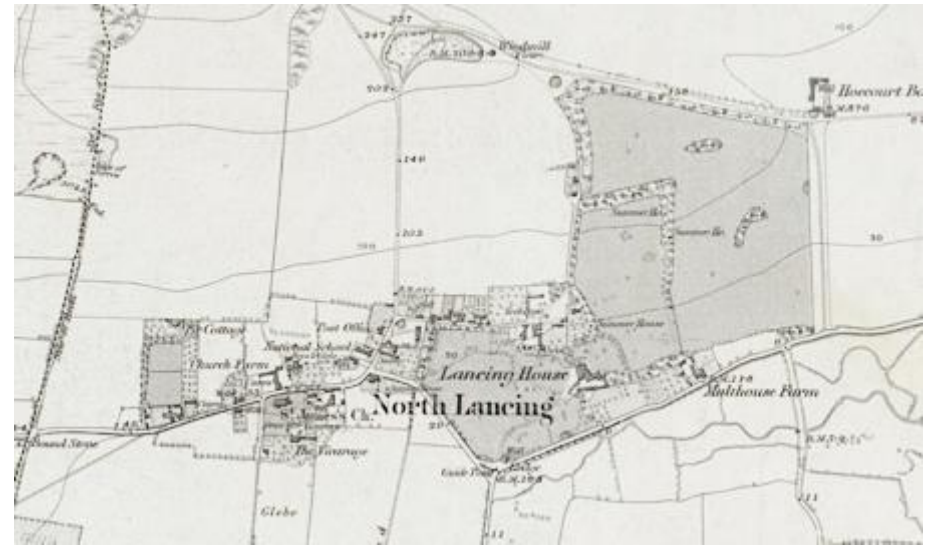


Fig 4: OS Maps 1879 (top) and 1947 (bottom)



Fig 5: Lancing Manor, undated

## 1.0 Built and Landscape Character

### Landscape context

- 3.1 The historic part of North Lancing sits north of the A27 on the lower slopes of the South Downs. As set out above, North Lancing developed on a peninsula between two inlets separating it from Sompting to the west and Shoreham to the east. The gradual process of longshore drift and the eastward shift of the channel of the river Adur has had a profound effect on the historic development of the district, and the morphology of the villages in Adur.
- 3.2 The land rises rapidly north of the historic core of village from Mill Road, and quickly assumes a less suburban character with hard pavements giving way to mature planting and a looser pattern of development. The road narrows to provide access to Lancing Ring on the Downs. Unlike the Iron Age hillforts at nearby Cissbury and Chanctonbury, Lancing Ring takes its name from a ring of Beech trees planted here in the 18<sup>th</sup> century. Today it is an important nature reserve managed by Adur District Council. Footpaths from the top of Mill Road provide expansive views back to the

sea to the south and Lancing College to the east, but North Lancing itself is concealed at the foot of the Downs.



Fig 6: Views from Lancing Ring south to the sea and east to Lancing College

- 3.3 North Lancing's historic situation on a peninsula distinguishes it from the lower alluvial coastal plains to the east, west and south. The land slopes gently to the shingle beach where from the 1890s, 'Bungalow Town' was constructed on the stretch of beach from Lancing to Shoreham-by-Sea.

### Spatial analysis

- 3.4 Historic North Lancing is a village centred along three streets: Manor Road, Mill Road and The Street. Manor Road follows a gentle south-west to north-east route and has a number of listed buildings along it including the predominantly 13<sup>th</sup> century church of St James the Less, which is a landmark building in the conservation area. This sits opposite Church Road Farmhouse, believed to have been the site of the Saxon settlement and the medieval centre of the Manor of North Lancing. Manor Road joins Mill Road at the characterful Old Cottage and continues north towards the Downs. While historic buildings terminate a short way along Mill Road, the road steepens here inviting exploration to find the rewarding views from higher ground.



Fig 7: St James the Less

- 3.5 The Street branches east from Mill Road. It is believed to be part of the ancient trackway linking Lancing and Cissbury Ring. South of The Street is Lancing Manor Park, now a municipal park with a leisure centre on the site of the 17<sup>th</sup> century (and later) Manor, which was demolished in 1972.
- 3.6 Of the three roads in the historic settlement, The Street has the greatest concentration of historic buildings, mostly of 18<sup>th</sup> or 19<sup>th</sup> century date, and a variety of detached, semi-detached and terraced properties, with varying plot sizes and alignments to the road. The Street is narrow, and has a high sense of enclosure owing to the houses built up to the road on the north side, and a tall flint wall with mature trees overhanging it from the park to the south. A narrow twitten runs south from the west end of The Street between two flint walls marking the edge of the conservation area at the west side of Lancing Manor Park.



Fig 8: Views along The Street from the east (left) and west (right)

- 3.7 The short section of Mill Road within the conservation area is at the confluence of the three roads, and therefore allows wider townscape views to the east, west and north. The age of buildings here is varied, ranging from the 15<sup>th</sup> century timber framed Old Cottage and 16<sup>th</sup> century Grants Manor, to the Victorian school and interwar public house. The forecourt to the public house provides a clear view of the pub and the mature Holm Oak trees in the car park, but there is a poor sense of enclosure here.





Fig 9: Miller and Carter public house and its setting



Fig 10: View south along Mill Road (left) and north from the junction with Manor Road (right)

- 3.8 Manor Road is wider, with pedestrian pavements on both sides. There has been significant modern infill development along the length of Manor Road, and while there are groups of similar housing types, there is no overarching consistency in the scale or design of buildings which are a mixture of detached and semi-detached houses, set various distances from the street and enclosed by a variety of flint walls, brick walls or hedges, with and without off-street parking.
- 3.9 The church sits in a verdant churchyard and is bordered on its west side by the unmade lane of Upper West Lane providing access to a further burial ground of mainly 20<sup>th</sup> century graves. This space has some good trees within it, and it is proposed for inclusion in the conservation area as part of this review. There is a private drive on the east side of the church adjacent to Friar's Acre leading to the modern rectory.



Fig 11: View west along Manor Road (left) and south along Upper West Lane (right)

- 3.10 The pattern of historic buildings is similar to that recorded in the mid 18<sup>th</sup> century although there have been some regrettable losses in the latter part of the 20<sup>th</sup> century including most notably the demolition of Lancing Manor in 1972, and of the tithe barn at the junction of The Street and Mill Road. Most of the infill development is on subdivided plots which has created a tighter grain of development, but some larger buildings have also been introduced including the 19<sup>th</sup> century school, the Miller and Carter pub around 1930, and the modern flats on the site of the old tithe barn.



Fig 12: The old tithing barn in 1922 (top) and after its conversion and further development (bottom)

3.11 Legibility of North Lancing as an isolated settlement in a rural context has been largely lost with significant post-war development north, south and west of the village, which has also blurred the distinction between the modern settlements of North and South Lancing. The recreation ground to the east is the only remaining open space around the village which provides something of the historic rural context of North Lancing.

3.12 At the east end of the revised conservation area boundary is a section of parkland that roughly corresponds with the built remains of the now lost Lancing Manor. It comprises an important area of open space and is characterised by the remains of the courtyard farmstead and pleasure grounds.



Fig 13: Views around north-east end of Lancing Manor Park

### Architectural interest and built character

- 3.13 The historic built form of North Lancing is relatively rich, considering the small size of the conservation area, and clearly illustrates the many layers of the history of the village. There are several post-medieval timber framed vernacular houses in North Lancing; a selection of early-mid 18<sup>th</sup> century buildings of both 'polite' and vernacular styles; and then a majority of vernacular revival styles dating from the 19<sup>th</sup> and 20<sup>th</sup> centuries. The buildings in the conservation area are generally small-scale domestic buildings, and mostly two storeys in height. Additionally, there are several larger scale buildings including the church, school and public house, all of different dates.
- 3.14 The three good quality timber framed vernacular buildings in the conservation area are all listed at grade II. Grants Manor (previously known as Walnut Tree Cottage and The Old Posting House) and Friar's Acre (formerly Brickhouse Farm) have both been re-fronted, but date from the mid 16<sup>th</sup> century. These buildings have gabled roofs and central stacks suggestive of their lobby entrance plan.



Fig 14: Grant's Manor



Fig 15: Friars Acre

- 3.15 The Old Cottage is a landmark building in the conservation area located at the junction of Manor Road and Mill Road, where its striking black and white timbered and part jettied front, deep thatched roof and long garden with herbaceous borders strongly evokes a long-lost rural idyll. It is likely to be one of the very oldest buildings in the village with parts dating to the 15<sup>th</sup> century, and anecdotes abound as to the provenance of its ancient timbers and unsubstantiated tales of visits by Queen Elizabeth I and James II.



Fig 16: The Old Cottage

3.16 There is a scattering of 17<sup>th</sup> or 18<sup>th</sup> century buildings throughout the conservation area. The majority are vernacular flint buildings, either modest cottages or buildings of agricultural origin and now converted to residential use. Along The Street, 18<sup>th</sup> century examples include Hawthorn Cottage, previously several dwellings, and Twitten Cottage. Smithy Cottage and the Old Forge are on Mill Road and also date from the 18<sup>th</sup> century. Smithy Cottage is an attractive flint building with brick dressings built in the polite domestic Georgian style. The Old Forge was heavily altered during its conversion in the 1920s.



Fig 17: Typical 18<sup>th</sup> century buildings: Hawthorn Cottage (left) and Twitten Cottage (right), Smithy Cottage (bottom)

- 3.17 There are also some good 19<sup>th</sup> and 20<sup>th</sup> century buildings throughout the conservation area including notably the 1872 school, built to the designs of local architect Richard Came comprising the school hall and a house for the Mistress at the east end. The photographs at Fig 18 show the form of the school largely as built, although missing the belltower on the central ridge. It also shows the clear views to the Downs north of the school, a view that has been lost to later development.
- 3.18 Of 20<sup>th</sup> century buildings, the public house is the most noteworthy. It includes many of the hallmarks of the later Arts and Crafts style with steeply pitched roofs, prominent weatherboarded gables, tall chimney stacks and a low slung long flat roofed dormer to the front.
- 3.19 Modern residential development has taken place in an uncoordinated way, and so groups of buildings vary in the degree to which they successfully integrate into the historic townscape.



Fig 18: The Church of England School 1900 (top) and present day (bottom)

## Building Materials

- 3.20 There is a generally consistent palette of building materials used throughout the village, although quite a variety in the ways in which they are used. The most ancient buildings are timber framed, most prominently of course at The Old Cottage, which maintains its daub panels within the timber frame.
- 3.21 The most characteristic of the local building materials is flint, found in the chalk beds of the downs, or on the beaches. The most commonly found broken flints are known as field flints, and would have been ploughed up for use in buildings. They can also be knapped and coursed, but no examples of this higher quality flintwork exists within North Lancing. Flint is used extensively throughout the village, both in buildings and the boundary walls.
- 3.22 Elsewhere, brick is common, usually in local red clays, but also unusually at Grant's Manor in yellow London clays. Modern buildings tend to use mass produced hard bricks of various colours. Where historic, brick is most frequently laid in Flemish bond, but also often rendered. Red bricks are frequently used in window and door dressings on flint buildings. There are examples of tile hanging, although often on more modern buildings or additions, and roofing materials include both clay tiles and slates. Additionally, there is some localised use of Horsham slab roofing, for example on the north aisle of the church and at Grant's Manor; and of weatherboard again on more modern buildings, or where they have been altered.



Fig 19: Flint with brick or stone, flint walls



Fig 20: Use of brick in the conservation area, Horsham slab to roof of Grant's Manor



Fig 21: 20<sup>th</sup> century use of weatherboard

### Boundaries and streetscape

3.23 A unifying feature of the conservation area is the presence of extensive flint boundary walls, which line the south side of The Street, and sections of Mill

Road and Manor Road. Flint walls are used both to enclose residential properties and old field boundaries, and are also found throughout the grounds of Lancing Manor where they once enclosed orchards and gardens, or lined walks.

3.24 The flint walls are not homogenous, but vary in terms of their height, intactness, quality and age. Some are built of coursed cobbled flints, while others are made of field flints laid in a more random arrangement. Older walls tend to be taller, bonded with granular lime mortars, while the more modern walls are generally lower, with brick dressings and cement mortars. In North Lancing, there are some poor imitations utilising gravel sized flints set into mortar panels. Future use of these should be discouraged.



Fig 22: Historic flint walls

3.25 Mature hedges and shrubs and trees are also a feature of the conservation area, frequently growing behind flint walls. There are also areas where enclosing features are absent (for example at the public house), or where provision of off-road parking has resulted in the removal of sections of flint walling. Some properties have introduced close boarded fences to street frontages which are harmful to the character of the conservation area.

- 3.26 Roads and pavements throughout North Lancing are in modern tarmac, and there is no historic street paving, although modern cobbled surfaces have been installed between the pavement and the car park belonging to the pub. Red tarmac is laid at the main junction of Mill Road and Manor Road as a traffic calming measure.



Fig 23: High hedges over flint walls on Mill Road



Fig 24: Close-boarded fence over reduced flint wall

### Heritage Assets

- 3.27 Heritage assets are commonly considered to be buildings or structures, monuments, places or landscapes that have sufficient significance to warrant consideration in the planning process. They include designated assets such as scheduled monuments, conservation areas and listed buildings; and non-designated assets such as locally listed buildings. Conservation Area Appraisals provide an opportunity for local planning authorities to also identify unlisted buildings that contribute positively to the character or appearance of the conservation area. Similarly, appraisals can also identify buildings that negatively contribute to the conservation area, usually because of inappropriate scale, poor design or incongruous materials.
- 3.28 Those buildings that have been identified as positive contributors within North Lancing are identified on the map on page 3. In general, positive contributors have a degree of architectural and historic integrity, which may be derived from a street-facing elevation, or from another viewpoint; and they therefore illustrate an important part of the history of North Lancing. The images below show some of the buildings that contribute

positively to the conservation area. Most of the historic flint boundary walls should similarly be considered to contribute positively to the character and appearance of the North Lancing Conservation Area.

- 3.29 The review of this conservation area proposes the inclusion of part of Lancing Manor Park encompassing the northern boundary with The Street, for the contribution that mature trees and historic flint walls make to the character of the conservation area. The north-east area of the park is also included. This contains the historic farmstead belonging to Lancing Manor, flint garden walls and the icehouse. Part of the walk to the Downs is also proposed for inclusion to reference the pleasure gardens and summerhouses that once provided resting places in the manor grounds.
- 3.30 The 20<sup>th</sup> century burial ground south of the church is also proposed for inclusion.



Fig 25: Positive contributors on The Street



Fig 26: Positive contributors at west end of Manor Road



## Detracting elements

- 3.31 The review of this conservation area has also identified a number of buildings and areas that make no positive contribution to the character or appearance of the conservation area, and they have therefore been proposed for removal in the recommendations below. These include the modern housing west of the Greenoaks cul-de-sac north of Manor Road. There is a significant length of modern housing on both the north and south sides of Manor Road here, and its inclusion in the conservation area is not justified. It is proposed to create an adjunct to the main conservation area to protect the small group of 19<sup>th</sup> century buildings on the north side of Manor Road before it gives way once more to modern development beyond Nursery Close and Griffiths Avenue.
- 3.32 Two further removals are proposed. There is a rectangular area of land immediately south of the public house, which is undeveloped, but wholly inward facing and makes no contribution to the character or appearance of the conservation area. It is also proposed to remove the building 'Nelmes' on Mill Road north of numbers 6 and 6A The Street. The building makes a neutral contribution to the conservation area, but is modern, and as it is located at the edge of the existing conservation area, its removal is logical.
- 3.33 The area around the junction of Manor Road and Mill Road has also been identified as a negative space in the conservation area. It is a key arrival point into the conservation area but the townscape qualities here are poor. The unattractively screened electricity sub-station and bus stop detract from a sense of arrival. The car park to the public house, along with the unattractive road markings, fences, and street furniture here also detract from the setting of The Old Cottage and the school, and are harmful to views west along Manor Road and north along Mill Road.



Fig 27: Modern housing on north side of Manor Road west of the church



Fig 28: Negative spaces around the junction of Mill Road and Manor Road

## Open Spaces

- 3.34 The re-appraisal of the conservation area recommends the inclusion of two further open spaces in the North Lancing Conservation Area. The first of these part of Lancing Manor Park, and land north of the park that once belonged to the 18<sup>th</sup> century manor house. The second is the small burial ground south of the church.
- 3.35 The area proposed for inclusion corresponds with the extent of most of the physical built remains associated with the lost manor enclosed by a footpath at the south. It includes the surviving elements of the 19<sup>th</sup> century farmstead and garden walls, and the site of the icehouse. The area extends north to take in part of an historic walk that leads from the modern housing estate east of The Street and narrows to a footpath through a wooded area onto the Downs.
- 3.36 Lancing Manor Park has strong historic associations with the early 18<sup>th</sup> century Lancing Manor, acquired and significantly expanded by the Lloyd family throughout the 18<sup>th</sup> and 19<sup>th</sup> centuries.
- 3.37 The 1879 OS Map opposite shows Lancing House and several ranges of smaller scale buildings south of it. The farmstead sits to the north-west of the mansion, with orchards and gardens to the east of it. The icehouse is annotated, as are a series of walks through wooded areas up to the Downs, with summerhouses presumed to have been resting places for visitors to the grounds. Two small buildings are also shown half-way along the western boundary of the land stretching north: it is not clear what these buildings were used for, but it is possible that the more southern building of the two survives in a very altered state at the east end of Boxgrove Close.

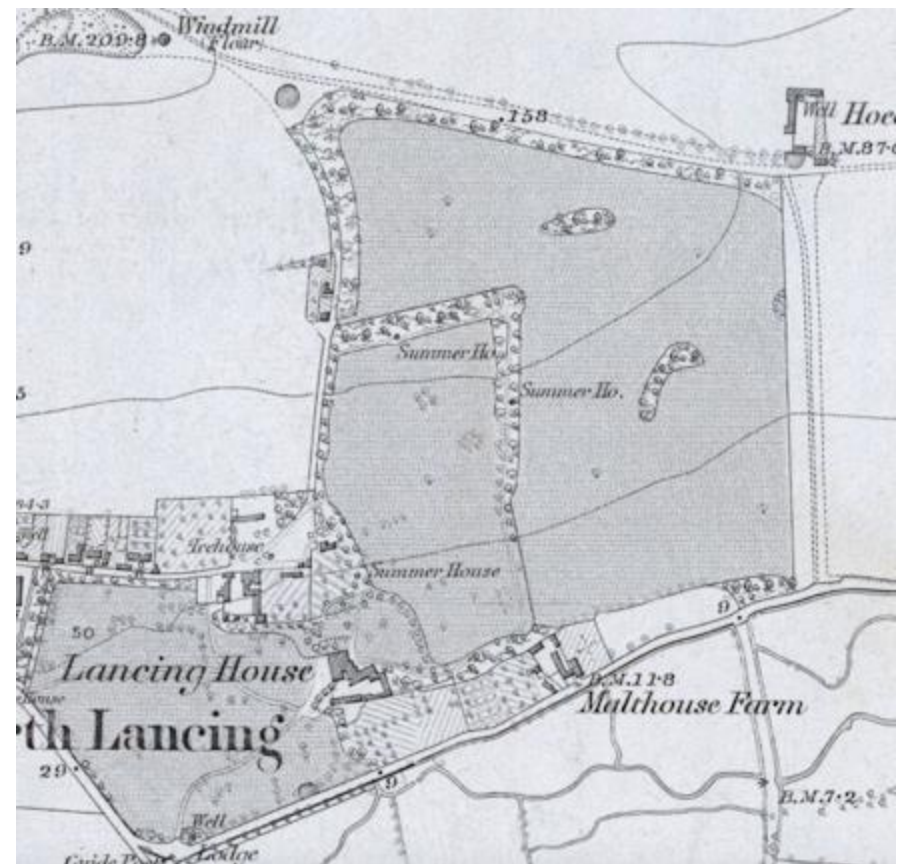


Fig 29: Lancing Manor grounds, 1879

- 3.38 Today, this part of Lancing Manor Park has a character distinct from the majority of the space where the leisure centre, bowling green and children's playground evoke a municipal feel. The north-eastern section is heavily wooded, and there is evidence of the former use of the land in the form of remnant flint walls to structures or orchards. A short avenue of yew trees survives, and the millstones of the former flour mill have been relocated to this area from the site of the lost mill further north.



Fig 30: Historic features within Lancing Manor Park

3.39 Along the north boundary of the park are the recorded remains of the former icehouse. This is beneath trees and its condition is unknown. From here, footpaths wind through the wooded western edge of the park and open onto expansive fields further east, before converging on footpaths leading to the Downs. There are remnant flint walls from earlier parkland walks or drives throughout the woods here, and further north is the site

of the windmill, which was demolished in 1905; and the chalk pits associated with the 18<sup>th</sup> and 19<sup>th</sup> century history of Lancing.

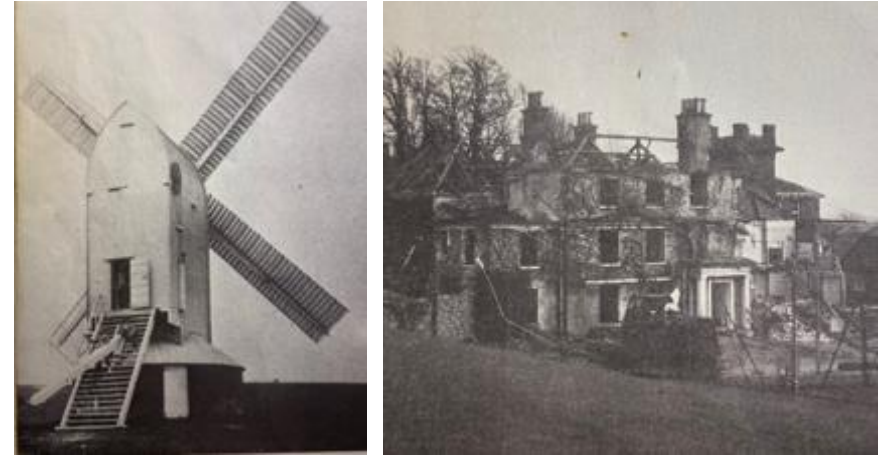


Fig 31: Lancing Mill, c1890 and Lancing Manor during demolition, 1972

3.40 South of the parish church at the southern end of Upper West Lane, there is a small burial ground containing some 19<sup>th</sup> century, but mostly 20<sup>th</sup> century burials. A footpath runs from the east entrance to the west end of the site and there are a number of mature yew trees within the grounds that are worthy of protection.



Fig 32: Burial ground on Upper West Lane

## 2.0 Setting and Views

- 4.1 North Lancing village is on the low slopes of the Downs, with continuous development down to the coast and significant development north of the village before it gives way to the countryside. The setting of the conservation area is therefore a suburban one, and one that has harmed the legibility of the historic settlement. Lancing Manor Park is the one remaining open space seen in the context of the conservation area, but its historic character has mostly been eroded with the demolition of the Manor House, construction of the leisure centre and installation of other leisure facilities.



Fig 33: Setting of the conservation area: a view across the park to The Street

- 4.2 Views within the conservation area itself are generally close, or kinetic as one moves along the three principal roads. Some wider views are available where the roads converge, but the most attractive views are those that simultaneously capture a number of buildings that illustrate the time depth

of the conservation area, in combination with the characteristic flint walls and mature planting.

- 4.3 The Street is a narrow linear road, with a high sense of enclosure owing to the flint walls on the south side and the overhanging mature trees which create dappled shade in the summer. The views along The Street have historically been much photographed and remain important today.



Fig 34: View east along The Street, and south along the twitten at the west end of The Street

- 4.4 Further important townscape views are those available from the junction of Manor Road and Mill Road. From here, the church tower is visible behind the long elevation of the flint barn sitting hard on the south side of the road; while looking from a vantage point by the pub, The Old Cottage, School and Old Forge are all visible with Mill Road climbing away beyond.



Fig 35: View looking west along Manor Road towards barn and church tower



Fig 36: View north along Mill Road

- 4.5 These townscape views provide a sense of the overall character of the village, and the spatial and architectural qualities of it. The mature trees are important to the conservation area, softening the views, particularly

where modern development intrudes on the appreciation of important views.

- 4.6 One long view is available from within the conservation area at the east end of Manor Road looking out towards Brighton in the far distance, but the foreground is spoiled by the substation, bus stop and signage. The view serves as a reference point.



Fig 37: Long view east towards Brighton

- 4.7 There are limited views into the conservation area, because the topography and vegetation conceal the settlement from higher ground to the north, however the view south from the fields north-west of Lancing Manor Park provides expansive views towards the sea which is visible over treetops. This is on land previously belonging to Lancing Manor and where summerhouses are marked on the 19<sup>th</sup> century maps. It is likely that views here would have been more open in centuries past, the trees fortuitously having now grown to conceal the modern development below.



Fig 38: View from footpath north of Lancing Manor Park

### 3.0 Assessment of condition

5.1 The condition of the conservation area is variable. There is a clear sense of pride in the historic area, and individual properties are generally well maintained. Some prior consideration has also been given to street furniture, for example with the installation of replica Victorian streetlamps, but more recent infrastructure is sited insensitively, and in some cases poorly maintained. Improved management of the public realm could deliver significant enhancements to the character and appearance of the conservation area.

5.2 Buildings that benefit from statutory designation have been afforded greater protection than those elsewhere that have in some cases suffered inappropriate alterations often resulting in the removal of historic or traditional windows or doors, or loss of or alterations to historic boundary treatments. Modern residential development for the most part pre-dates the designation of the conservation area, and is in many cases inappropriate in terms of design or materials used.



Fig 39: Modern development adjacent to The Old Cottage (left) and on south side of Manor Road (right)

5.3 As well as inappropriate modern development, there have also been regrettable losses within the conservation area, most notably the

demolition of Lancing Manor in 1972 and its replacement with the modern leisure centre. The tithe barn was in need of considerable repair when it was converted in 1922, but its subsequent extension and then demolition is lamentable. The flats that replaced the tithe barn were designed with the scale and position of the historic barn in mind, but the design is inappropriate by current standards, and the materials alien to the conservation area.



Fig 40: Modern flats on site of old tithe barn

5.4 Beyond insensitive modern development, a number of issues that threaten the historic integrity of the village have been identified. These are summarised below:

- The quality of the public realm is generally poor. Street surfaces, street furniture, telecommunication infrastructure and signage all detract from the appearance of the conservation area.
- The setting of the public house detracts from the aesthetic appeal of the building itself, and from the character of this central zone of the conservation area.
- There are damaged or missing sections of flint walls, or uncharacteristic modern flint walls

- Many original windows and doors to unlisted historic buildings have been lost with inappropriate, or uPVC replacements.



Fig 41: Modern inappropriate flint wall and poorly repaired historic wall



Fig 42: Modern uPVC windows to unlisted historic buildings



## 6.0 Management Plan

- 6.1 The overall character of the conservation area is compromised by the cumulative effects of the issues outlined above. The following is a set of recommendations to improve the future management of the conservation area.

### Boundary Review

The following buildings/areas should be excluded from the revised boundary of the North Lancing Conservation Area:

- Modern housing on the north side of manor road west of Greenoaks (Nos
- Modern housing on south side of Manor Road west of No.69
- Land to the south of Miller and Carter Public House
- 'Nelmes' on Mill Road

The following areas are proposed for inclusion within the North Lancing Conservation Area:

- The burial ground north of the A27 off Upper West Lane
- An area of land within Lancing Manor Park approximately corresponding with the historic built remains associated with the demolished Manor House.

- 6.2 The modern buildings identified above make little positive contribution to the character or appearance of the conservation area, and they have therefore been proposed for exclusion from the conservation area boundary in the recommendations below. The additions are considered justified for inclusion because of their historic and/or aesthetic values and

for the positive contribution they would make to the character and appearance of the conservation area.

- 6.3 While there are other instances of modern buildings of only moderate townscape merit in the conservation area, many are embedded in the historic core of the village, and so only those that are easily capable of exclusion at boundary edges are proposed for removal here.

### Article 4 Directions

Imposition of an Article 4 should be considered to allow additional planning controls for any works fronting a highway or public right of way and which would involve:

- Any alteration to a roof including roof coverings, rooflights and solar panels.
- Building a porch.
- Enlargement, improvement or alteration such as an extension, removal or changes to architectural features.
- The provision of a hard surface.
- The erection, construction, improvement or alteration (including demolition) of a fence, gate, wall or other means of enclosure.
- Removing totally or partially walls, gates, fences or other means of enclosure.
- Exterior painting of previously unpainted surfaces or changes of external colour schemes, or covering walls by render or like finishes.

And the following whether or not it fronts a highway or open space:

- Removing or altering chimneys.

- 6.4 Minor developments such as domestic alterations and extensions can normally be carried out without planning permission under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO). Article 4 of the GPDO gives local planning authorities the power to limit these ‘permitted development rights’ where they consider it necessary to protect local amenity or the wellbeing of the area. An Article 4 Direction is therefore a tool available to a local authority to allow greater control over the types of changes that can cumulatively erode the historic character of a conservation area, for example loss of traditional windows or boundary treatments.
- 6.5 The scope of the Article 4 proposed here does not include further controls affecting windows and doors, because the majority of unlisted buildings in this conservation area are modern, and those that are historic have often already lost historic windows and doors. However, there is merit in using this planning tool to control other aspects of development, in combination with the use of a Design Guide (to be developed), which could set out advice for homeowners about appropriate alterations, which might over time reverse some of the more harmful alterations.
- 6.6 Elsewhere, planning and listed building legislation will allow alterations to listed buildings or commercial buildings to be more carefully controlled.

### Infrastructure and public realm

Public realm improvements should be informed by an understanding of the significance of the conservation area, and respect the character and appearance of historic North Lancing.

- 6.7 The conservation area would benefit from a holistic approach to installation of or alteration to road, street, telecommunications and lighting infrastructure. All relevant authorities should be reminded of the designation status to encourage a more thoughtful approach to installation of signage, street markings, telephone and broadband boxes, litter bins and

road surfaces. Historic England’s Guidance ‘Streets for All’ provides a framework for managing change to the public realm in historic areas: <https://historicengland.org.uk/images-books/publications/streets-for-all/heagl49-sfa-national/>

### Public awareness

Local residents and businesses should be made aware of the designation of the village as a conservation area, and what it means for development and change to their properties.

- 6.8 There would be considerable benefit in raising awareness of the conservation area designation and what it means for buildings within North Lancing. This could be achieved through circulating this advice to householders and businesses in North Lancing, as part of a public consultation process.

### New development within the conservation area and alterations to existing buildings in the conservation area

Proposals for new development, and alterations to existing buildings should take into account the heritage values associated with the conservation area as set out in this appraisal. Consideration should be given to the production of a local Design Guide to provide advice about appropriate change within Adur’s conservation areas.

- 6.9 Some of the modern development throughout the conservation area is poor quality and makes little reference to local vernacular materials and designs. As proposals come forward for redevelopment, or alteration of buildings in the conservation area, the design guide issued with this appraisal should be used to inform decision taking.

- 6.10 Regrettably, most of the original windows and doors to historic buildings within the conservation area have been lost, and have frequently been exchanged for uPVC or historically inaccurate replacements.
- 6.11 Adur has produced generic design guidance for residential extensions and alterations within the district <https://www.adur-worthing.gov.uk/media/Media,98785,smxx.pdf>. This should be read in conjunction with a Design Guide recommended for publication to complement this suite of character appraisals.