

CONSERVATION AREA APPRAISAL

II BROADWATER

Location and Topography

Broadwater is just over one mile north of Worthing Town Centre on the A24 road north. The Conservation Area extends east from the A24 Broadwater Road following Broadwater Street East falling gently eastwards to its junction with Sompting Road.

Origins and Development of the Settlement

There has been a church recorded on the site of the present Broadwater church from 1086, and one is thought to have existed in Saxon times. The present church was dated from 1100, and a Manor House is recorded south of the church in 1256. The buildings of what is now Broadwater Manor School are believed to incorporate a late medieval roof.

By 1700 a village was established at the head of Broadwater brook, with properties built either side of what is now known as Broadwater Street East. The settlement was long and narrow, stretching from Broadwater Green to the church, then eastwards to what is now Dominion Road/Sompting Road. As well as this village, the settlements of Offington and Worthing were also within the parish of Broadwater. By the 1720s, buildings covered land either side of the village street. The focal points of the community were the church and the manor house, and Broadwater church remains a prominent and dominant building in the Conservation Area. In the 17th Century Broadwater Road approached the settlement from the north, reaching as far as the Manor House and Rectory. The only direct route continuing south to Worthing was the footpath known at the time as The Squashetts (now contracted to the Quashetts) after the squashes or boggy fields it passed through. Wheeled traffic had to pass further to the west using Brooksteed (or Brooks) Lane, now known as South Farm Road.

The population of the community apparently diminished in the mid-eighteenth century and fewer properties are recorded at this time. Buildings in the central area of the village street had disappeared by 1780. Building in this area restarted in the 1870s. The new turnpike road built in the early 19th century remedied Broadwater's relative inaccessibility, and the development of Worthing resulted in Broadwater parish increasing its population threefold. By 1902 Broadwater had become part of the Borough of Worthing.

Architectural, Townscape and Landscape Qualities

The existing Broadwater Conservation Area encompasses only the eastern end of Broadwater Village, as it would have been in the 18th and 19th centuries. The village as a whole had an elongated shape, stretching from the south-east corner of Broadwater Green, past the Church, and towards what is now Sompting Road. A key feature is the street pattern and building line, which appear to have changed little over time. This consists of Broadwater Street East itself, as well as in the middle, a more intensively developed part of the west of The Quashetts.

The general character is of two-storey residential development with pitched roofs, predominantly of the late 18th and 19th centuries. Typical building materials are flint, red and yellow brick, with slate or red tiles for roofs.

The Conservation Area is perhaps strongest at the western end of Broadwater Street East, where a group of 18th and 19th century buildings remain, indicating the traditional street pattern and a generally regular roofscape. Similarly, those dwellings known as Bartlett's Cottages and The Square, of the same period, indicate development which started towards the end of the 18th century. Modern buildings which make a positive contribution include Yew Tree Cottages, The Quashetts, which reflect the location of glasshouses in the last century, and are sympathetic in terms of scale and massing to the nearby 19th century development. The historical street pattern, including The Quashetts footpath, is particularly evident here. Shops and cottages along the western end of Broadwater Street East are built along the historical building line, and reflect the street pattern.

Nos. 73 - 82 Beaumont Road were built around 1909, and although of a later period than many of the buildings within the Conservation Area, form a sympathetic view out of the Conservation Area from Broadwater Street East, and inwards from Sompting Avenue. Their scale is also in keeping with the predominant style of dwellings in the Conservation Area.

There are a number of modern developments which are detrimental to the general character of the area. These are mainly flat developments - Penrith Court, flats to the west of Ye Old House At Home pub (Bury House, etc) and East Court, which dwarf surrounding properties, and are set back from the traditional building line; building materials are also not in keeping. (Of these, only East Court is within the existing Conservation Area) Manor View Court, also outside the Area, impairs views of locally listed properties along The Square from Sompting Avenue. An area covering the garage at The Quashetts, East Court and associated garages, and the parking and garage area opposite Ye Old House At Home pub is particularly poor, with poor surface treatment and large amounts of parking, detrimental to surrounding historic properties.

Greenery and Open Space

Much of the attractive character and appearance of Broadwater Street East derives from the intimacy of buildings, the irregular, winding street pattern, and the narrow road which retains the feel of a village street. This contrasts with the open spaces of the churchyard and Broadwater Manor School fields which are essential supporting grounds for these important buildings. The church tower is pivotal in views along the streets of the Conservation Area especially its prominence in the vista looking into the Conservation Area from Broadwater Street West. Mature trees are important in framing such views and act as a foil to buildings, but in this case care should be taken to ensure that trees are maintained so as not to obscure important views of the church tower.

Enhancement Opportunities

Broadwater Street East

- Floodlight the Church tower. One of the Conservation Area's most attractive features is the view from Broadwater Street West of the Church tower with trees and the shops of 2-10 Broadwater Street East in the foreground. This effect is lost at night.
- Replace the two concrete lamp standards at the western end, using the lamppost outside No. 130 (Tribes) as a model.
- Remove the overhead lines poles, they are particularly intrusive in this narrow street.
- Clean the graffiti from the back of the church, and tend to the weeds and broken gravestones in the eastern part of the churchyard. Replace the "scaffold pole" railings with others of special design.
- Remove the tarmac and restore the underlying brick paving that runs along the north side of the street.
- Plant trees in the grounds of the blocks of flats to soften visual impact from the road. Railings along the frontage (cf. Penrith Court) or flint walling, would also be an enhancement.
- Protect the boot-scraper built into the front elevation of No. 9.
- Replace the uPVC windows of Nos. 15 and 17 with specially designed timber sashes, painted white.
- Install a flower bed on the tarmac triangle opposite the Forest Road junction.
- Redesign the parking arrangements near the post office and shops; planting and specially designed seats and litter bins.

- Clean away all graffiti.
- Replace the telephone kiosk with a K6 model.
- Enclose elms car park and frontage with shrubs and/or traditional walling. Resurface the parking area with gravel or appropriate paving. Remove the concrete bollards, replacing them, if necessary with others of special design. Remove the overhead lines pole.
- Replace the green tarmac outside No. 147 with real grass.
- Pave the northern section of the twitten leading to the back of Wrights Cottages with red bricks to match the existing ones.
- Replace the green mesh gates of the Depot (No. 137) with black metal railings (cf. the school).
- Permit demolition and appropriate redevelopment of Alfriston House, Bury House and Steyning House to improve the roofscape as seen from the west.
- Permit demolition and appropriate redevelopment of East Court to improve views into the Conservation Area from the south, and achieve re-integration of The Square.
- Remove any television aerials or satellite dishes which detract from the roofscape (eg. Nos. 14-30).
- Replace the chain-link fencing of the yard opposite the Old House at Home with black metal railings (cf. the school). Relocate the mid-pavement junction box outside the yard.
- Remove the advertisement hoarding from the side of No. 64.

Beaumont Road

- The houses on the west side are less altered and provide a pattern for the restoration of those on the east side ie. unpainted pebble-dash above and brick below with white or cream painted timber sashes.
- Plant additional trees in the pavement.
- Retain the slab paving and granite kerbs.
- Permit demolition and appropriate redevelopment of 103-111 (odd) Broadwater Street East - or at least replace the shop signs (particularly the Golden Dragon). Painting the bright yellow brick facade white might make the parade less conspicuous. The road is fairly wide in front of the shops, consideration should be given to planting a row of trees here.

- Replace the concrete lamp standards with others to match the Tribes example.
- Remove the television aerials from sight and relocate the satellite dishes away from the front elevations.

The Quashetts

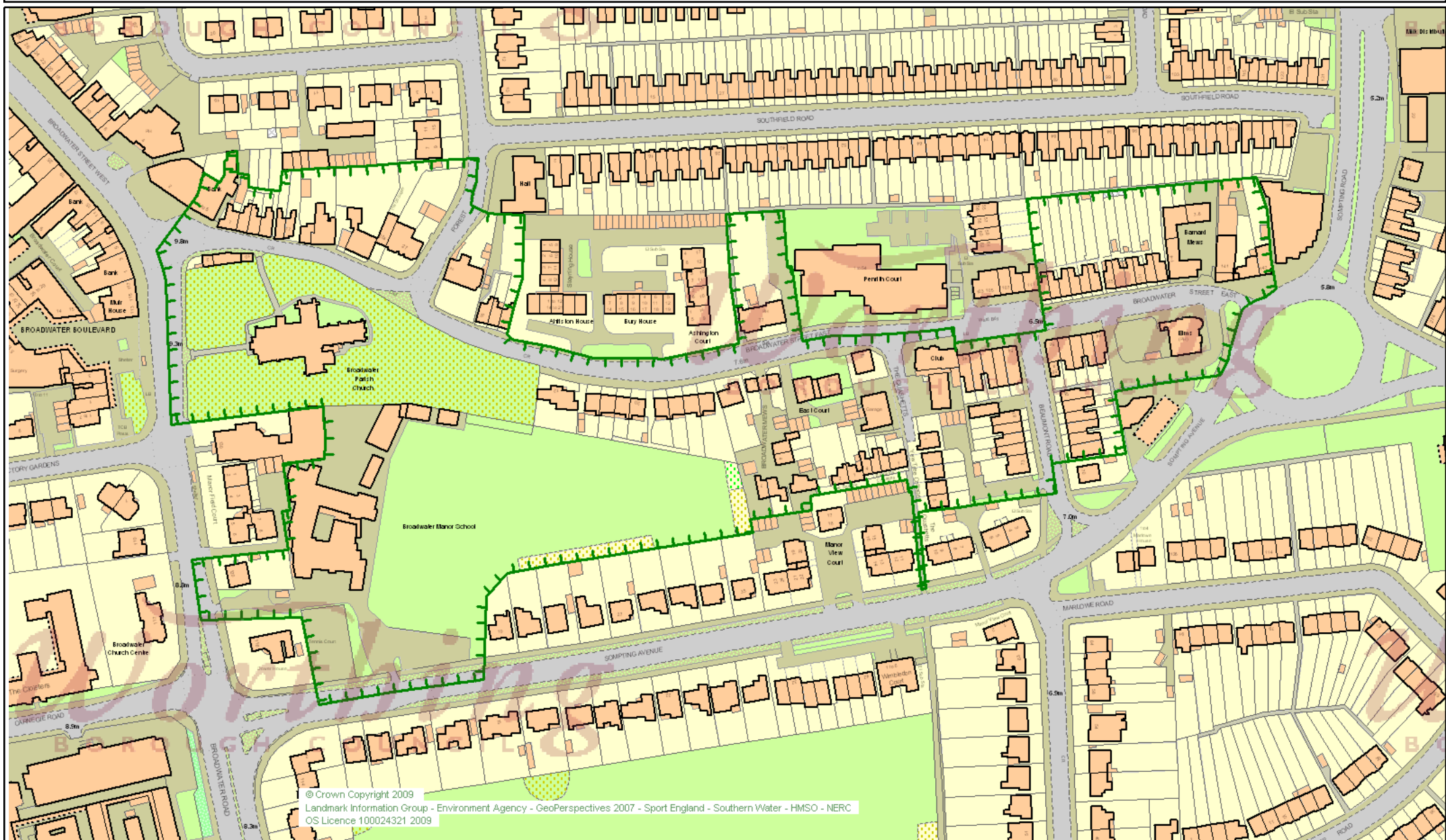
- Move the No Cycling signs onto the fences and remove the rusty poles/repaint the poles/widen the path and make provision for cycles.
- Demolish/refurbish/screen plant the concrete sectional garage at the rear of No. 1 Bartletts Cottages and the brick-and-asbestos garage to the north.
- Ensure no more veluxes appear in the roof of Bartletts Cottages (cf. No. 1).
- Re-cap and repair the flint wall at the back of Bartletts Cottages.
- Resurface the Quashetts north of Yew Tree Cottages, introducing some distinction between the garage forecourt and the pathway. Brick paving (and perhaps, gravel, for the car park of the Club and the garage entrance) would be more appropriate than the current concrete and tarmac arrangement.
- Grass over the concrete front garden of No. 42.

Sompting Road

- Replace the signs at the entrance to the school and in the car park with others of special design.
- Protect the tree which overhangs the pavement east of the entrance.

Broadwater Road

- Remove the pebble-dash from the south face of the flint boundary wall on the south side of the churchyard.
- Replace the modern metal lamp standard at the churchyard entrance with one of special design and/or resite it on the opposite side of the road.
- Demolish or refurbish the shops opposite the Church on the Rectory Gardens/Broadwater Street West junction.



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