

CONSERVATION AREA APPRAISAL

IX GORING

Location and Topography

Goring lies on the plain to the south of the downs about three miles west of Worthing.

Origins and Development of Settlement

The area was a sparsely populated rural backwater until the 1930s, when it acquired its current aspect, described by a developer at the time: "a few trees, a multitude of little houses, the older buildings lying around like flotsam".

Some of the old road layout survives, superimposed by later estate plans. The ancient western approach to the church is marked by Bury Drive and the footpath known as "the Bury". Flint boundary walls in the area around the church and in Jefferies Lane preserve the lines of old field boundaries and house plots. The informal layout and road patterns of the older parts of the conservation area, to the north and east, contrast with the formality of the 1930s development along Sea Lane.

At its northern end, Sea Lane is a broad, attractive avenue, lined by detached houses. These date predominantly from the 1930s. Those on the west side were built by Hesketh Estates in the modern style and form an interesting group. An avenue of *Quercus ilex* runs down the centre of the road, marking the eastern limit of the old Goring Hall estate.

To the east, lies Jefferies Lane, named after the nineteenth century naturalist Richard Jefferies, who spent his last months here. This area retains its nineteenth century village character, intimate and unspoilt amidst the surrounding 1930s development. Views into the conservation area from Goring Road are marred by the car park of Caffyns Garage and the chain-link fence screening the back of Malthouse Cottages. Predominantly nineteenth century or earlier, the buildings in Jefferies Lane are mostly two storeyed and are thus concealed behind the higher roofline of the Goring Road shops and The Mulberry public house.

In spacious grounds to the north lie two listed buildings, Court House and St. Mary's Church. This is the historic core of Goring parish. Nineteenth century references (Lowther 1870) to a wall and foundations in the south-east corner of the churchyard and in an adjoining field, suggest that the area between the church and the Court House may be of archaeological interest. The Bury allows a pleasing approach to the church. It is a narrow path, flint-walled on its south side. To the north it is overhung by trees. The view of St. Mary's Hall detracts from the eastern end of the path. The Molson Garden provides a vital open space between the churchyard and Ilex Way, allowing a clear view of St. Mary's from the seafront.

Architectural and Landscaping Qualities

Flint is a common material in buildings and boundary wall most particularly in the older parts of the Conservation Area, notably Jefferies Lane and the area around the Church and Court House.

The moderne houses in contrast are in render painted white under pitched roofs sometimes of pantiles.

The intimacy and informality of layout and road patterns associated with the older areas also is in contrast to the spacious formality of layout associated with the Hesketh Estates masterplan and the wide avenues inherited from the Goring Hall Estate.

Greenery and Open Spaces

Trees and other planting have a notable dominance in the area. Quercus Ilex trees are a strong linking feature not only through Ilex Way, but also in Sea Lane, around the church, and in individual gardens. These are supported by other trees and planting.

Significant buildings have good positions set in appropriate supporting space. This is true of older buildings notably the church and more recent buildings such as the Mulberry and the modern library (just outside the Conservation Area).

Enhancement Opportunities

The Bury

- Repair the fences on the north side and tend to the trees.
- Remove substation 522528 on Compton Avenue if redundant.
- Provide litter bins of special design.

Scout Hut

- Remove the overhead lines pole.
- Replace the lamp standard.
- Tidy and resurface the parking area.

Roundabout

- Rationalise highway signs.
- Prevent damage to verges by reshaping the northern edge to allow large vehicles more turning space.

The Mulberry

- Provide litter bins.
- Provide landscaping scheme, including resurfacing, for car parks.

Sea Lane

- Replace the street name signs.
- Move the no waiting plates.
- Move the keep left signs onto timber posts or blocks.

Jefferies Lane

- Replace the street name sign.
- Remove the overhead lines, particularly those serving Malthouse Cottages.
- Resurface.
- Replace the chain link fence on the north side of Malthouse Cottages.
- Tidy or develop the car park to the north (outside the conservation area).
- Repair the collapsing flint walls to the north, west and south of Malthouse Cottages.
- Repair and repaint shutters and window frames of Malthouse Cottages.



Notes:

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