

Adur District Council

**Southlands
Conservation Area
Character Appraisal and Management
Strategy**



Approved 24 July 2008

ADUR
DISTRICT COUNCIL



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PART 1 CHARACTER APPRAISAL

1. INTRODUCTION

1.1 What is a Conservation Area?

Conservation areas are designated under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“The Act”). Section 69 of the Act imposes a duty on local planning authorities to designate as conservation areas any “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. Designation introduces a general control over the demolition of unlisted buildings and provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that define an area’s special interest.

The Southlands Conservation Area was designated in 1993 and encompasses 1.4 hectares of the north-west corner of the Southlands Hospital site. The designated area contains the remaining (unlisted) buildings associated with the former Steyning Union Workhouse. These buildings contribute to the social history of Shoreham. The designation provides planning controls to help protect and enhance the character of these areas.

1.2 What is a Character Appraisal and Why is One Needed?

Section 71 of the Act requires that local authorities shall formulate and publish proposals for the preservation and enhancement of any parts of their area which are 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.

The Character Appraisal gives an overview of the history and development of the conservation area and defines what it is that makes it special. It identifies elements of the area’s character and appearance which make it special today and highlights where harm has occurred, identifying future opportunities for improvement or enhancement.

This document therefore seeks to:

- Define the special interest of the conservation area and identify any issues which may threaten the special qualities of the conservation area (forming Part 1: Character Appraisal);
- Provide guidelines to prevent harm and achieve enhancement (forming Part 2: Management Strategy); and
- Provide Adur District Council with a valuable tool with which to inform its planning practice and policies for the area.

2. COMMUNITY INVOLVEMENT

The English Heritage guidance notes that over the past thirty years, the approach to designating conservation areas has changed significantly and much greater emphasis is now placed on involving the community in evaluating what makes an area 'special', whether it should be designated and where boundaries should be drawn.

The guidance recommends that once an appraisal has been completed in a draft form, it should be issued for public comment. A wide public debate should be encouraged, drawing together local people, residents groups, amenity groups, businesses and other community organisations, in a discussion about the issues facing the area and how these might be addressed.

Consultation with the public and interested parties has been undertaken in line with the Council's adopted Statement of Community Involvement (SCI) and in two stages:

- Stakeholder Pre-Consultation (5 October – 5 November 2007). A copy of the draft document was sent to interested stakeholder groups (eg the Shoreham Society, West Sussex County Council, English Partnerships, and the Highways Agency) for initial feedback. Comments were received from nine different groups and these were incorporated into the draft document approved for full public consultation.
- Public Consultation (3 January – 29 February 2008). Copies of the document were made available on the Council's website, in the Civic Centre and the Southwick Housing Office and in the Shoreham and Southwick Libraries. Questionnaires were available to focus respondents towards the key issues. The process was advertised through an exhibition display and plasma screen presentation in the Civic Centre main foyer, on the website, through leaflets and with news releases. Residents adjoining the site were also notified of the appraisal by letter. As a result of the consultation, 39 written responses were received and these comments incorporated into the final document as appropriate.

3. THE PLANNING POLICY CONTEXT

3.1 National Guidance

Government advice on the control of conservation areas and historic buildings is set out in Planning Policy Guidance Note (PPG) 15 "Planning and the Historic Environment" (September 1994). This states that the more clearly the special architectural or historic interest that justifies designation is defined and recorded, the sounder will be the basis for local plan policies and development control decisions, as well as for the formulation of proposals for the preservation and enhancement of the character or appearance of an area. The definition of an area's special interest should derive from an assessment of the

elements that contribute to (and detract from) it. An assessment should always note those unlisted buildings which make a positive contribution to the special interest of the area. Further advice about conservation area control, including the preparation of conservation area appraisals and management proposals, has also been produced by English Heritage (February 2006).

3.2 County and Regional Policy

Policy CH4 of the adopted West Sussex Structure Plan 2001-16 requires new development to preserve and enhance conservation areas and for local plans to contain policies to protect character and appearance. The narrative accompanying the policy requires district planning authorities to assess existing conservation areas (including a review of their boundaries) and formulate proposals to preserve or enhance their character or appearance; designate new conservation areas where it is desirable to preserve or enhance areas of special architectural interest and formulate proposals to preserve or enhance their character or appearance and assess the character of historic towns and villages and identify important features or characteristics which need to be protected.

The draft South East Plan contains Policy BE7, relating to Management of the Historic Environment, which requires local authorities to adopt policies and proposals which support the conservation and enhancement of the historic environment and to encourage the use and regeneration of historic assets.

3.3 Local Policy

The Adur District Local Plan (1993-2006) contains policies AB3, AB4, AB5, AB6 which aim to preserve and enhance historical and architectural qualities while allowing sympathetic new development and redevelopment so that conservation areas remain 'alive' and prosperous whilst retaining the special features which make them worthy of designation. Of particular relevance to this site, Policy AB5 states that, when the District Planning Authority is minded to grant consent for demolition of a building in a conservation area as part of a redevelopment scheme, such consent will not be granted until detailed plans for redevelopment have been approved. Consent will be subject to a condition preventing demolition until a contract for the approved redevelopment scheme has been awarded.

The western part of the Southlands Hospital site is also allocated in the Local Plan for housing.

3.4 Other Guidance

A Development Brief was prepared for the site and adopted as Supplementary Planning Guidance in July 2000. The objective of the brief was to assist in maximising the potential of the site, both in providing new development and involving the reuse of existing buildings of merit, in a way that contributes

positively to the surrounding neighbourhood. The brief recognises that the former workhouse buildings make a positive contribution to the conservation area and are of historical and architectural importance to the locality. The existing buildings not only have architectural merit in their own right, but also serve to enclose the external spaces and define areas outside the buildings, which contribute to the overall character of the area.

4. LOCATION AND GENERAL DESCRIPTION

4.1 Location

The Southlands Conservation Area is located in Shoreham-by-Sea, approximately 2 km north-east of the town centre. The site is on the south side of Upper Shoreham Road, a main classified road running in an east-west direction and linking to Holmbush Roundabout a short distance to the east.

The conservation area covers 1.4 hectares of a 4.8 hectare area of surplus hospital land to the west of Southlands Hospital.

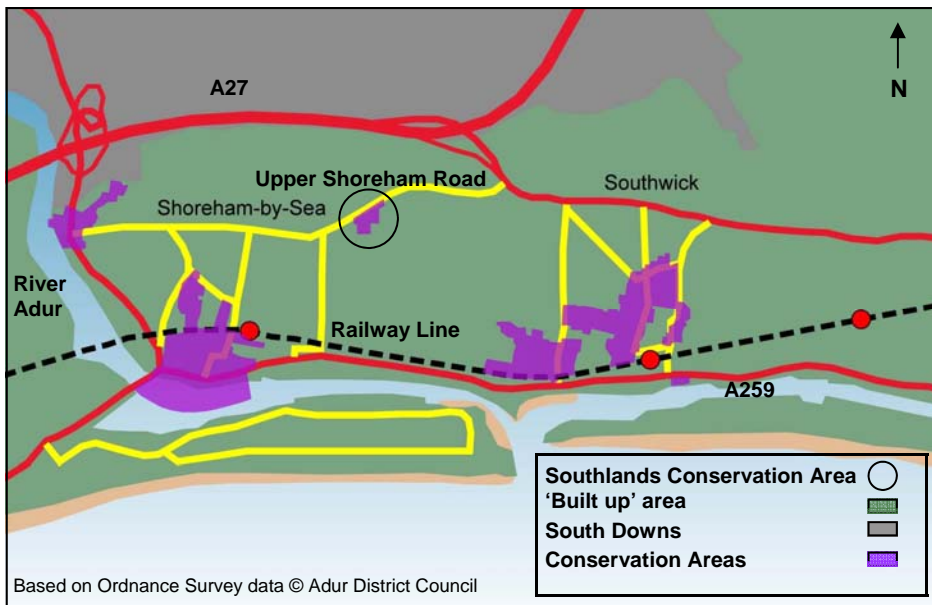


Fig. 1: Location

4.2 Landscape Setting

The site neighbours the functioning Southlands Hospital which generally comprises a collection of 1960s functional hospital buildings with some architecturally interesting buildings along its western edge. There is an area of open land between the hospital buildings and the workhouse buildings from which original buildings have been removed and is now used as an accessway, car park and general wasteland. A 'box like' boiler house and two tall chimneys associated with the hospital are located in the centre of this area.

In the wider landscape, the site is surrounded by built development of various types and densities. Bordering the conservation area to the west is a line of detached two storey dwellings on medium density sites, fronting onto Park Avenue. The Church of England St Giles Church is located at the north-west corner and is included within the perimeter of the conservation area. A new 60-bed residential care home is directly to the south of the conservation area (within the hospital site) with four blocks of three storey residential flats beyond.

Upper Shoreham Road forms the northern boundary of the site. Immediately opposite the site is a small shopping parade containing local shops (pharmacy, post office etc) and further residential development consisting of a mix of bungalows and two storey houses on medium density sites.

4.3 Archaeology

The site lies in an area of the Sussex coastal plain that is rich in archaeological remains and was extensively settled in the later prehistoric and Roman periods. Bronze Age, Iron Age and Roman occupation have been recorded within 700m of the site, including an Iron Age and a Roman settlement site, a Bronze Age axe and a Roman coin. It is likely that unrecorded archaeological remains of the later pre-historic or Roman period still survive on this site, albeit disturbed in some areas by the former workhouse buildings and later hospital related development.



Fig. 2: Aerial View of Conservation Area

Scale 1:1600

5. SITE HISTORY & DEVELOPMENT

5.1 The Poor Laws and Workhouses

State provided poor relief dates from the early 17th Century and it was the legal responsibility of parishes to look after their own poor. Relief was dispensed mostly through "out-relief", such as through grants of money, clothing, food or fuel, to those living in their own homes. However, the workhouse gradually began to evolve in the 17th century as an alternative form of "indoor relief", both to save the parish money and also as a deterrent to the able-bodied who were required to work, usually without pay, in return for their board and lodging. The passing of the Workhouse Test Act in 1723, gave parishes the option of denying out-relief and offering claimants only the workhouse.

Individual parishes were formed into "Poor Law Unions" with their own union workhouses in accordance with the Poor Law Amendment Act 1834. The workhouse was designed to be as off-putting as possible so that only those desperate enough would seek relief. The conditions within the workhouse included separation of families, monotonous meals, communal living arrangements, hard work and punishments. These conditions gradually improved towards the end of the 19th century.

5.2 The Steyning Workhouse and Southlands Hospital

The first Steyning Union Workhouse was built on a two acre (0.8 hectare) site in Ham Road, Shoreham-by-Sea in 1836. By the 1890s, the accommodation and facilities were decided to be inadequate and the new 23 acre (9.3 hectare) site was acquired in 1896 in Kingston-by-Sea. The existing workhouse was adapted to become a children's home (St Wilfred's) which has since been demolished and the site is now used for retail and residential development.

The new workhouse was designed by Clayton and Black, architects of Brighton. Construction of the workhouse began in August 1898 and it began receiving paupers in October 1901. It accommodated up to 480 inmates.

The site operated as the "Steyning Institution" until 1932 when it was renamed Southlands Hospital.

5.3 Recent Years

The western part of the site and its buildings were vacated by the District Health Authority in the mid 1990s and the site recognised as having potential for significant residential development. The conservation area was designated to an area of 1.4 hectares (encompassing the remaining original workhouse buildings) in November 1993. The boundary was finalised following consultation with local conservation groups and the health authority and tightly drawn to encompass only those buildings considered to be of architectural

merit, balanced with the need to enable future development of the site.

Consideration was given to making an application to include the workhouse buildings on the statutory list at this time (1993) but the preference was for conservation area designation. This was because it was considered marginal as to whether the buildings were of the requisite quality and character to meet the criteria for listing. Listing was also considered to lead to restrictions which might limit flexibility in working towards a viable scheme for the site.

The potential for listing of the workhouse buildings was also considered in 2006 and 2008. Advice from English Heritage as a result of this investigation was that, although the workhouse has an attractive frontage range and is of local historical interest, in the national context the buildings have insufficient architectural interest to merit inclusion on the statutory list.

The remaining buildings have fallen into disrepair and have suffered considerably from vandalism. The site was transferred to national regeneration agency English Partnerships in 2006 to create a mixed use development. A 60-bed care home has been built on the southern part of the site and the remainder has the potential to accommodate approximately 200 homes, both high quality and affordable, with integrated community facilities. A preferred development partner has recently been appointed.

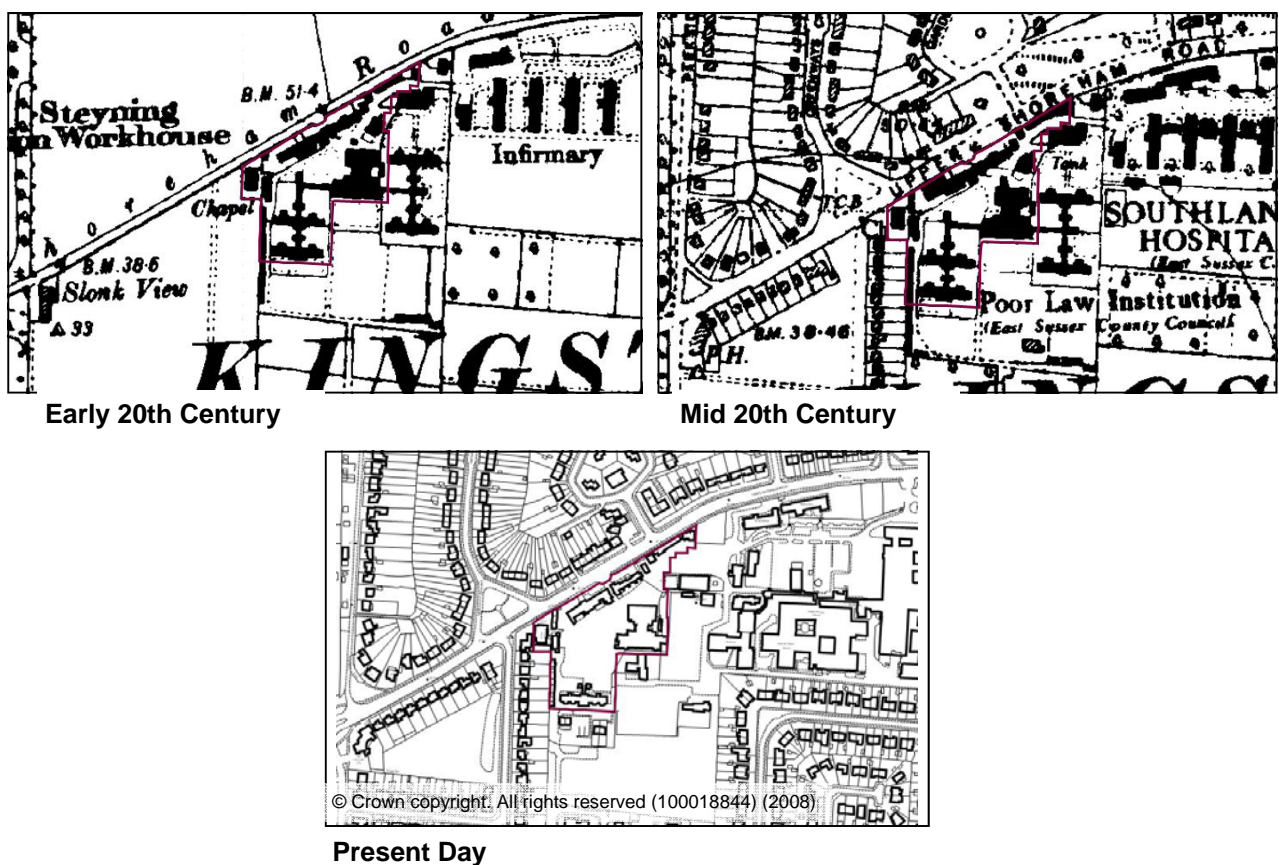


Fig. 3: Historical Evolution of the Steyning Union Workhouse and Southlands Hospital

6. SPATIAL AND CHARACTER ANALYSIS

6.1 Site Layout

The layout of the site is an example of the “Pavilion Block” style of workhouse which was a common design from the 1870s onwards. The design allowed for paupers of a particular “category” to be accommodated in separate blocks linked by covered walkways. This may have been an attempt to improve sanitary conditions and reduce the spread of disease which was thought to be largely airborne.

The separate and most impressive entrance block is located along the road frontage with the main entrance located beneath its central arch. In the centre of the site is the main administration and refectory block which was the heart of the workhouse. Long corridors originally linked this building to the men’s accommodation blocks (to the west) and the women’s accommodation blocks (to the east). The different “categories” of pauper were kept strictly segregated by “unclimbable” fencing. Ancillary buildings included the laundry, boiler house, chapel, mortuary and stables which were located around the periphery of the site.

The remaining main buildings are the entrance block, refectory block and one of the men’s dormitory blocks. Some other small accessory buildings remain around the perimeter of the site and along the Upper Shoreham Road frontage. Many of the original buildings on the site (eg the women’s dormitory, walkways and laundry) and a number of modern additions have been removed from the site in accordance with Conservation Consent granted in 1998 or as permitted development. The resulting site layout is relatively open, providing good opportunities for further development within the site without having to remove existing buildings.

The workhouse chapel (now St Giles Church) is located on the north western corner of the site. Originally, the chapel was linked to the workhouse through an iron gate on the eastern boundary wall which has now been boarded up and the church isolated from the remainder of the site. When the chapel became available for public use (in the 1930s) a gate leading onto the road was installed but kept locked to prevent inmates from absconding.

The concept plan within the Development Brief recommended that the main access to the site be from Upper Shoreham Road in a position to the north-east of the boundary of the conservation area. A temporary access has since been established in this location to provide access for vehicles associated with the construction of the care home south of the site. This access currently has temporary planning permission until 31 July 2008, at which stage it must be removed and the front wall reinstated (unless a further application is approved). This access connects to the existing interior road within the site.

6.2 Building Form and Character

In accordance with their former use as a workhouse, the main buildings have a generally institutional character but, with the exception of the dormitory block, are not of a uniform symmetrical design. The entrance block and refectory block both contain interesting and unique design features (such as dormer and bay windows), changes in roof pitch and height across an elevation (particularly along the Upper Shoreham Road frontage of the entrance block) and a non-continuous building line. By contrast, the dormitory block is an entirely symmetrical design building and subsequently has a more formal institutional appearance.

The overall height of the three main buildings is similar at 2-3 storeys with generous floor to ceiling heights. The difference in the scale of the buildings arises from their overall 'bulk' and layout. The entrance block and dormitory block are both long and narrow buildings, generally in a rectangular shape. The refectory building, as the main civic building, is of an entirely different shape and its greater floor area and variation in design between different sections all contribute to a much bulkier appearance. The refectory block appears as a group of separate buildings rather than a single cohesive unit.

The other accessory buildings on the site are all of a simple and functional design and small scale. Some are in an extremely poor state of repair and have been subject to significant vandalism and material removal. While these are of less overall importance, compared to the other larger buildings on site, they are a reminder of the history of the workhouse and have a role in providing separation between spaces within the workhouse and from the neighbouring development.



Fig. 4 Accessory buildings on site

Throughout the site the windows are formal in layout, spaced evenly across elevations and consistent in size. Due to vandalism, all of the windows have been boarded up so that the specific design of each window frame cannot be assessed. However, photographs of the buildings show traditional sliding sash windows.

Architectural detailing is most prominent in the buildings visible to the public. The front elevation of the entrance block in particular is most decorative, containing an array of different design features and mixture of types of materials as detailed below. The decorative entrance to the refectory block carries on the theme of this entrance block in that the shape of the Dutch gable is reflected in the moulded render above the entranceway. Otherwise, simple architectural detailing is evident, such as rubbed brick lintels on all buildings, a

cantilevered chimney on the dormitory block, and decorative ridge tiles on the roofs of the main buildings.



Figs. 5, 6, 7: Architectural details (from left): Dutch gable on entrance block, entrance arch on entrance block, entrance to refectory block

6.3 Materials and Colour

The dominant material used throughout the workhouse is brick, which is used as a facing on all of the buildings. Cream brick is the most common material, used in combination with red brick for detailing around doors, windows and eaves. The exceptions are the more public areas such as the tower on the front elevation of the entrance block, the St Giles Church and the first floor level of the entrance to the refectory block, which are all entirely in red brick.

The bricks have a uniform appearance and are likely to have originated at the same brickyard. The quality of material is greater around the more publicly visible buildings (the entrance block and refectory building) and the bricks on the dormitory block at the rear of the site are more weathered, which is a sign of under-firing.

Render is also used as a key cladding on the front elevation of the entrance block and on the main hall of the refectory block. On the front facing gables of the entrance block it has been used in a more decorative way, with tan coarse render noggins infilling between black timber framing. The use of the “royal” material terracotta in the detailing around the entrance of the refectory block denotes the importance of this particular building.

The roof material used for all buildings is red-brown tile. The tiles have been removed from most of the roof of the entrance block and most of the smaller buildings on site, most likely for sale. The loss of roof tiles has degraded the visual appearance of the buildings.

6.4 Key Buildings

The conservation area contains a number of unlisted buildings that make a positive contribution to the character or appearance of the area. These do not have the appropriate level of special architectural or historic interest to meet the criteria for statutory listing but are identified on the townscape appraisal map, figure 23, as 'positive buildings'. This follows advice provided in English Heritage guidance on conservation area character appraisals, and within Planning Policy Guidance Note 15 (PPG15), both of which stress the importance of identifying and protecting such buildings.

These unlisted 'positive buildings' should not be confused with 'listed' buildings. A listed building is one that is included on the government's Statutory List of Buildings of Special Architectural or Historic Interest. These buildings are protected by law and listed building consent is required from the Council before any works of alteration, extension or demolition can be carried out which would affect the building's character as a building of special architectural or historic interest. The conservation area does not contain any listed buildings at this stage.

Those identified as 'positive buildings' are not afforded the same protection as listed buildings but their importance to the local area would be a material consideration in considering an application for demolition, alteration or redevelopment. They can be further protected through specific policies or by the imposition of Article 4(1) Directions restricting permitted development rights.

The following buildings are considered to positively contribute to the special character of the conservation area, in accordance with the advice of English Heritage.

Entrance Block

This building is located along the northern boundary of the site, immediately adjacent to the Upper Shoreham Road frontage and consequently the most visible and prominent. The building is approximately 85 metres in length and comprises an arched entrance with the former tramp wards to the west and receiving wards to the east. It is of a late Victorian/early Edwardian architectural style.

The front elevation is decorative, with the dominant feature being the central entrance arch with a two storey tower above. This includes a hipped roof and decorative parapet wall along the front elevation, first floor level bay window with rolled lead roof and eastern elevation chimney.

The wing to the east is two-storey with a full gable end, containing bay windows with gabled roofs at either end and a first floor level walking gallery enclosed by timber railings. The roof line features four evenly spaced chimneys on the apex each with eight pots.

The wing to the west is single storey with a hipped roof, containing a pitched roof dormer jutting above the ridgeline at its eastern most end and four small evenly spaced flat roofed dormers across the remainder of the roof space. At ground floor level, Dutch gable style windows are an attractive feature. The relatively uniform elevation is broken towards the western most end by a feature with a hipped roof which projects slightly above the ridgeline and forward on the main building line.

The rear elevation is plain, containing narrow, flat roofed, two storey toilet block extensions.



Figs. 8 & 9: Entrance block front and rear

Refectory Block

This was the main civic building of the workhouse, located in the centre of the workhouse site between the two dormitory blocks and comprising three parts. This block is in significantly poorer condition than the other main buildings on site.

The main body of the building contained the dining hall. This element was built first and is one storey with a large pitched roof and large art-deco style flat roofed dormer windows.



Figs. 10 & 11: Refectory block dining hall

Two two-storey 'L' shaped secondary halls to the main entrance contained the Master's House, committee rooms and offices. The distinctive entrance is a 'corner' entrance located on the western side of the building with a ground floor

open pillared entrance bay and first floor bay window with decorative parapet wall above. This entrance and the elevation to the south are considered to be the most attractive elements of the building.



Figs. 12 & 13: Secondary halls (south elevation) and kitchen block

A single storey block at the front of the dining hall contained the kitchen facilities. The loss of this addition would not have a significant impact on the conservation area if it were to be replaced with new development that is sensitive to the rest of the block and the area as a whole.

Men's Dormitory Block

The symmetrical dormitory block is the only one remaining of the four original accommodation blocks on the site. This block is located near the southern boundary of the designated conservation area, well back from the road. Like the entrance block, the building is long and narrow (approximately 50 metres long and less than 10 metres deep) and three storeys high.

The main body of the building has end gables with cantilevered primary chimney stacks on the end elevations. The southern elevation contains a series of bay windows and a forward projecting two storey gabled extension in the centre. The northern elevation contains small hipped roof projections in the centre with gabled projections at each end. Part of the original walkway (which linked it to an identical block to the north) remains, along with two ventilated pavilions (most likely shower blocks) in poor condition.



Figs. 14 & 15: Men's dormitory block

St Giles Church

This red brick church was the workhouse chapel. Built in 1906, it became available for general public use during the 1930s and is located immediately to the west of the workhouse buildings fronting Upper Shoreham Road. The front elevation comprises a full gable and contains a plain perpendicular window with sandstone quoined dressings. The side slopes of the roof each contain small pitched roof dormers, set very close together towards the rear. A reserved stone bell tower projects from the rear wall. On the west elevation, a flat roofed side extension has been added.



Fig. 16: St Giles Church

Thakeham House

This building is located outside of the current boundary of the conservation area but at the head of a group of attractive buildings on the western edge of the functioning hospital. It is a 1950s Edwardian style building in the manner of a country house of high quality red facing brick. The southern elevation is the more attractive side, including a central decorative entrance, four ground floor bay windows and regular fenestration. The hipped roof space contains strong featured dormer windows on both sides and the main body of the building contains traditional multi-pane sliding sash windows with rubbed brick lintels. At the western end an interesting feature is a capped chimney which has been converted into an entrance way to the extended roof space. While not an original part of the workhouse complex, it has landmark quality and is representative of the gradual development of the hospital adjacent to the workhouse.



Figs. 17 & 18: Thakeham House

6.5 Trees

The hospital site contains 43 trees subject to the group Tree Preservation Order 13.53/2/93/SU. Of these, 23 are located within the conservation area boundaries. There is a group of seven along the road boundary of the site in front of the entrance block, comprising of three holly trees, two hawthorn trees,

a laburnum and a prunus. These trees are all relatively small in scale and provide amenity value to the streetscape without hiding the building behind.

In the interior of the site, the protected trees include a group of large mature trees around the open space between the dormitory block and the refectory block. The majority of these are horse chestnuts, with a small group of hollies in front of the dormitory block. A single sycamore tree is also located on the south side of the dormitory block.

The trees are attractive features of the interior of the site and should be protected and incorporated into development proposals for the site. If exceptionally a TPO tree needs to be replaced this would need to be with an appropriate specimen. The group of horse chestnuts in the centre of the conservation area could form important landscape features as part of an enhanced area of open space.



Figs. 19 & 20: Trees and open space

6.6 Open Space

In the past, the site has contained areas of open space around the accommodation blocks used as exercise yards for the inmates, although these were enclosed by buildings or fencing to ensure that the inmates were kept strictly segregated.

The conservation area today contains a large area of open space on its western side enclosed by the three main buildings on site. The size of the area (approximately 3000m²) has been increased through the removal of the second men's dormitory block but historically, this open space was approximately 2,300m². The area is currently grassed, but has not been maintained and is overrun with long grass, scrub and weeds. It also contains a number of the protected trees within the site. Given its potential value, it will be a requirement to retain a minimum of 2300m² of the existing public open space within the new development and for it to be enhanced to provide an area of public realm.

6.7 Views

The most prominent views of the conservation area are currently afforded from the opposite side of Upper Shoreham Road. From this vantage point, the church, entrance block and accessory buildings along the road frontage are

clearly visible and imposing features within the streetscape. From the footpath directly in front of the site, the workhouse buildings are visible but views are obstructed to a significant degree by the fencing along the road frontage.

Very limited views are available of the rear buildings from the surrounding residential streets (Park Avenue and St Giles Close) between the residential houses and flats.

6.8 Boundary Treatments

The former workhouse buildings are separated from the road by an attractive wall constructed of red brick and with flint accent. Red brick pillars separate the sections of wall and around the former main entrance way there are iron railings and iron gates. The wall is approximately 2.5 metres high along the Upper Shoreham Road frontage and provides good security but also visually isolates the space from the surrounding area. It is continuous except for a 30 metre section to the north-east of the entrance block where the rear wall of an accessory building acts to enclose the site and another section further to the north-east where part of the wall has been removed to create the temporary access. Along the wall, it is evident that small gaps (eg pedestrian accesses) have also been filled in. One gap has been filled with concrete blocks which is a poor choice of material and is inconsistent with the character of the remainder of the wall.



Fig. 21: Front boundary wall

This wall is a key feature of the conservation area and street scene and it is important it is retained. The Development Brief suggested an opportunity to create a more open frontage by replacing the top panel of sections of the wall with iron railings, which would assist in providing natural surveillance to the footpath and integrating the development within the surrounding community.

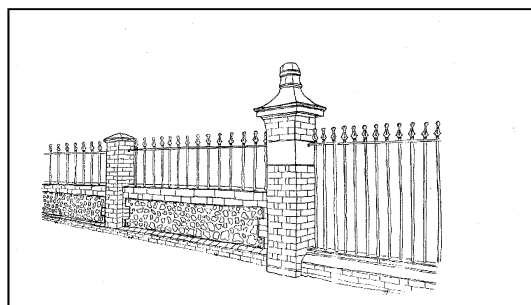


Fig. 22: Suggested treatment of front boundary wall from Development Brief

Other opportunities for improvement could be the creation of a new matching section of wall if the accessory building on the road frontage is to be removed and the creation of small breaks in the wall of the minimum size necessary to provide pedestrian and cycle access into the conservation area.

The street frontage in front of the church contains a plain cream brick wall to a height of approximately 2 metres. Some damage has been incurred, with a large section currently destroyed down to street level. This wall is to be reinstated in a manner consistent with the existing wall. There are also some cracks in the wall (to the west of the entrance gate) and this will need to be addressed.

The western boundary of the workhouse is flanked by a flint wall with cream brick detailing approximately 2.5 metres high. There is also an almost continuous line of accessory buildings along this boundary which provides further physical separation between the workhouse and the residential dwellings to the west.

Other than some wire fencing erected for security reasons, the conservation area is not substantially separated from the surrounding development to the south and east as it is part of the wider Southlands Hospital site. Any new development will need to ensure that boundary treatments in these locations are sympathetic to the conservation area.

6.9 Public Realm

The conservation area is currently inaccessible to the public. However, the Development Brief encourages the creation of an accessible, well-connected site focussed on pedestrians and cyclists and the provision of direct, safe and interesting links from the site to adjacent streets, shops, schools and the hospital. The provision of an attractive public realm will need to be incorporated into the design of any redevelopment scheme to take into consideration the historic features of the site and enhance these through landscaping, street paving, lighting, signage and street furniture.

6.10 Development Opportunities

In line with the allocation in the adopted Local Plan, the site represents a valuable opportunity for residential development due to its size, location and characteristics. The potential development site extends beyond the boundary of the conservation area to the east and south, covering a total of 3.7 hectares. The Development Brief prepared in 2000 was designed to assist potential developers in preparing a scheme appropriate to respect the conservation area and in accordance with urban design principles. This brief encourages the retention of the workhouse buildings but states that where this proves impossible every effort should be made to preserve the memory of the buildings by retaining their footprint, style or massing.

7. ISSUES

7.1 Positive Features

- An important and unique reminder of the town's social history
- Architecturally interesting buildings
- Trees are important landscape features
- Flint and brick walls around the perimeter of the site
- Open space surrounded by buildings
- Opportunity for restoration of historic buildings
- Opportunity for redevelopment of site to link with surrounding residential development to provide a sustainable community

7.2 Negative Factors

- Run down and neglected condition of buildings
- Loss of original roof coverings on many buildings
- Damage and graffiti
- Untidy grounds
- Lack of public access
- Isolation from surrounding development
- Unattractive boiler house and chimneys adjacent to site
- Neglected hard surfacing
- Damage and poor quality repair work to surrounding flint wall

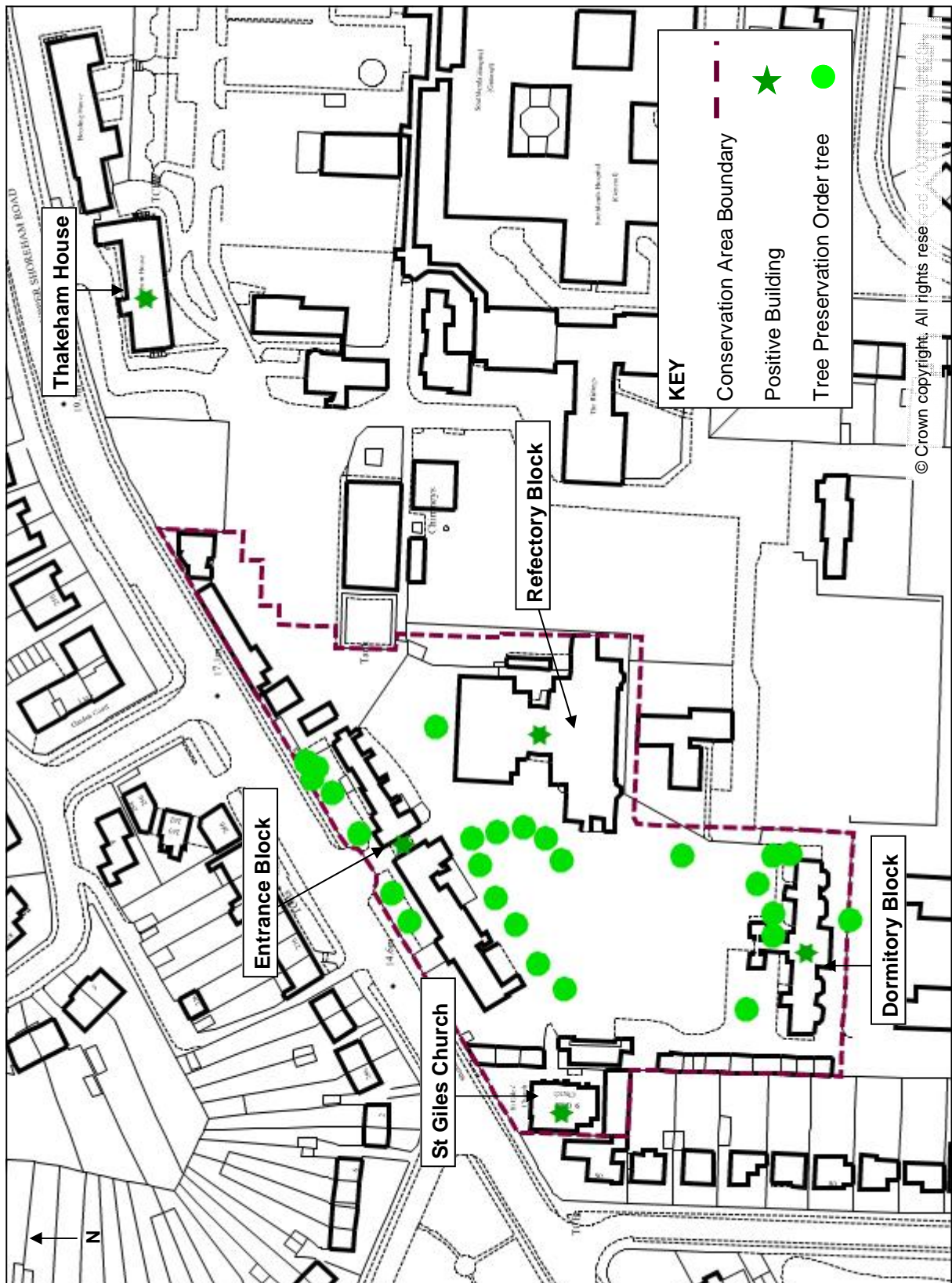


Fig. 23 Townscape Appraisal Map

Note: this map shows only those trees included in Tree Preservation Order 13.53/2/93/SU that are within the boundary of the conservation area. The conservation area also contains other trees not protected by TPO but subject to the controls applicable to trees in conservation areas.

PART 2 MANAGEMENT STRATEGY

1. INTRODUCTION

1.1 Format of the Management Strategy

The character appraisal undertaken in Part 1 of this document provides an assessment of the character of the conservation area and identifies the positive features which make it special. In undertaking this appraisal, the negative features and issues which detract from the appearance of the conservation area have also been identified.

The character appraisal forms the basis for developing management proposals as set out in Part 2 of this document. This presents proposals and recommendations aimed at the preservation and enhancement of the conservation area's character which are based on the issues identified in Part 1.

2. ISSUES AND RECOMMENDATIONS

2.1 Run Down, Neglected and Damaged Buildings

The existing buildings on the site have been empty in recent years following the withdrawal of hospital services. As such, their condition has deteriorated and they have become subject to significant vandalism and theft of materials. Account will be taken of the condition of the building as part of the wider aim to preserve or enhance the character and appearance of the conservation area.

Recommendations:

- Council support redevelopment proposals for the site which aim to retain, refurbish and reuse the existing buildings in a way that compliments the character of the original buildings. Account will be taken of the condition of the buildings in assessing proposals and their economic viability. The developer will be required to submit sound economic information as part of the assessment.
- Prepare a Conservation and Management Plan to direct future care of the remaining buildings.



Fig. 24: Run down buildings

2.2 Loss of Original Materials

As a result of vandalism, many of the buildings on the site have been stripped of original materials, particularly roof tiles.

Recommendations:

- Replace any roof tiles which have been removed with materials consistent with those remaining on the site.

2.3 Unattractive Chimneys and Boiler House

The hospital boiler house and its two tall chimneys are a prominent visual feature and located very close to the eastern boundary of the conservation area.

Recommendations:

- Council support a redevelopment scheme which incorporates demolition of this building and the chimneys.



Fig. 25: Boiler house and chimneys

2.4 Visual and Physical Isolation of Site from Surrounding Neighbourhood

Due to the height of the front boundary wall, the layout of the buildings on the site and the current tight security, the site is isolated from the surrounding area.

Recommendations:

- Consider replacing the top panel of sections of the wall with iron railings along the frontage of the site as appropriate to create a more open frontage and help integrate the site with the local community.
- Incorporate pedestrian and cycle links between the development site and Upper Shoreham Road, the church grounds, and the hospital grounds as part of any redevelopment scheme, including re-opening of the original access points onto Upper Shoreham Road.
- Reinstate the original access gate between the workhouse and St Giles Church.

2.5 Damage and Poor Repairs to Flint Wall

The front wall is generally in a sound condition and attractive. However, the use of concrete blocks to fill in one of the past accessways does not contribute positively to its appearance. In addition, the condition of the wall fronting St Giles Church is deteriorating and has recently incurred some damage.

Recommendations:

- Retain the existing boundary walls and gates.
- Create a new matching section to continue the wall if the accessory building on the road frontage is to be removed.
- Repair the damaged and deteriorating parts of the wall with materials matching those of the remaining parts of the wall.
- Remove the concrete blocks filling the previous access point and incorporate this space as a pedestrian access onto the site into any redevelopment scheme.



Fig. 26: Inappropriate filling of access point

2.6 Open Areas in Need of Improvement and Enhancement

Noted features of the site include a large area of open space and a significant number of trees. These should be retained and incorporated into a redevelopment scheme. As the site is not currently in use, the grounds have not been maintained, resulting in an overgrown and untidy appearance.

Recommendations:

- Incorporate existing trees within the re-developed site. In exceptional circumstances where this is not practical, the trees shall be replaced with appropriate specimens.
- Council require the provision of a public open space (a minimum of 2300m² in size) in the centre of the conservation area, as part of any redevelopment scheme.
- Retain and incorporate the group of horse chestnuts as part of an enhanced area of open space in the centre of the conservation area.
- Undertake tidying of the existing grounds and keep regularly maintained.
- Council require an appropriate landscaping plan (including additional trees if necessary) to be submitted in relation to any redevelopment scheme for the site.
- Undertake paving of road carriageways using traditional materials appropriate to the period of the conservation area buildings.

3. BOUNDARY REVIEW

The boundary has been tightly drawn to encompass only the original workhouse buildings as a cohesive historic area. At the time of designation, the boundary was not drawn to include the wider area as any development proposals for the surrounding area would need to take into consideration the effect on the adjacent conservation area.

The existing boundaries to the conservation area were carefully reviewed during the survey work for this appraisal. Following consideration of various options for extension and removal, it is considered that the existing boundary reflects the area of special character adequately and no changes should be made.

A discussion of the options considered is included as Appendix 1.

4. MONITORING AND REVIEW

The guidance by English Heritage recommends that character appraisals of conservation areas are regularly reviewed, ideally every five years. The review should not repeat this process again from the beginning but use the existing character appraisal, management strategy and photographic records to:

- Record what has changed;
- Confirm or redefine the special interest that warrants designation;
- Assess the various recommendations in the management strategy, whether they have been acted upon and how successful they have been; and
- Identify any new issues which have been identified and set out any new recommendations in the management strategy.

APPENDIX 1 BOUNDARY REVIEW

Possible Extensions to the Conservation Area

As part of the consultation process, respondents were asked to give their views on whether the conservation area should be extended. Comments were sought on the merits of the area to the east of the existing conservation area, encompassing Thakeham House, as well as whether any other areas should be included. Following analysis of the comments and suggestions received, the following areas have been appraised:

Area to the East Including Thakeham House

This area encompasses land immediately to the east of the Refectory Block, up to Upper Shoreham Road and the edge of the existing hospital. It previously contained the women's dormitory block, which was removed in the late 1990s. A boiler house associated with the hospital and two high chimneys are now the only development in this area. At the eastern edge (on the Upper Shoreham Road frontage) is Thakeham House and two smaller buildings which are all still in use as part of the hospital.

These buildings are representative of the development of the modern hospital and do not have a historical association with the workhouse. While acknowledging that Thakeham House is very attractive, dating from the 1950s, it is not of the same era, style or material palette as the workhouse buildings. Some protection can still be provided to this building through identification as a key building in the area in the character appraisal.

The land between the hospital and remaining workhouse buildings does have historical association with the workhouse but has been modified to such an extent (ie through the removal of the buildings) that it retains little of its original character.

While this extension would provide a "buffer" area adjacent to the workhouse buildings, this is not considered necessary as regard must still be given to any adjacent conservation area when designing new developments.

Recommendation:

That this area is not added to the conservation area.

Deletions from the Conservation Area

In addition, a review has been undertaken of the current conservation area to assess whether there are any areas where the quality has degraded to such an extent that they should be removed from the conservation area. No areas have been suggested for deletion.

Recommendation:

That no areas are removed from the existing conservation area designation.

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