

Adur District Council

**Southwick
Conservation Area**

Character Appraisal and Management Strategy



Approved 21st July 2009

ADUR
DISTRICT COUNCIL



CONTENTS

PART 1 CHARACTER APPRAISAL

1. Introduction	
1.1 What is a Conservation Area?	4
1.2 What is a Character Appraisal and Why is One Needed?	4
2. Community Involvement	5
3. The Planning Policy Context	6
3.1 National Guidance	6
3.2 Regional Policy	6
3.3 Local Policy	7
4. Summary of Special Interest	7
5. Location and Landscape Setting	8
5.1 Location	8
5.2 Landscape Setting	8
5.3 Biodiversity	8
6. Historic Development and Archaeology	9
6.1 Historical Development	9
6.2 Archaeology	12
7. Spatial and Character Analysis	12
7.1 General Character	12
7.2 Character Areas	13
7.3 Key Unlisted Buildings	13
8. Area 1: Riverside	14
8.1 Plan Form and Layout	14
8.2 Activities and Uses	15
8.3 Open Space and Trees	15
8.4 Building Types, Design, Materials and Colours	15
8.5 Listed Buildings	16
8.6 Boundary Treatments	16
8.7 Public Realm	16
8.8 Development Opportunities	17
8.9 Issues	17
9. Area 2: Manor House	18
9.1 Plan Form and Layout	18
9.2 Activities and Uses	19
9.3 Open Space and Trees	19

9.4	Building Types, Design, Materials and Colours	19
9.5	Listed Buildings	20
9.6	Boundary Treatments	20
9.7	Public Realm	21
9.8	Development Opportunities	21
9.9	Issues	22
10.	Area 3: Southwick Street, Southdown Road & Roman Crescent	22
10.1	Plan Form and Layout	22
10.2	Activities and Uses	23
10.3	Open Space and Trees	23
10.4	Building Types, Design, Materials and Colours	24
10.5	Listed Buildings	24
10.6	Boundary Treatments	24
10.7	Public Realm	25
10.8	Development Opportunities	25
10.9	Issues	25
11.	Area 4: The Green	26
11.1	Plan Form and Layout	26
11.2	Activities and Uses	27
11.3	Open Space and Trees	27
11.4	Building Types, Design, Materials and Colours	28
11.5	Listed Buildings	29
11.6	Boundary Treatments	30
11.7	Public Realm	30
11.8	Development Opportunities	32
11.9	Issues	32
12.	Area 5: Church Lane	33
12.1	Plan Form and Layout	33
12.2	Activities and Uses	34
12.3	Open Space and Trees	34
12.4	Building Types, Design, Materials and Colours	34
12.5	Listed Buildings	35
12.6	Boundary Treatments	35
12.7	Public Realm	36
12.8	Development Opportunities	36
12.9	Issues	37
13.	Area 6: Waterdyke Avenue	37
13.1	Plan Form and Layout	37
13.2	Activities and Uses	38
13.3	Open Space and Trees	38
13.4	Building Types, Design, Materials and Colours	38
13.5	Listed Buildings	38
13.6	Boundary Treatments	39

13.7	Public Realm	39
13.8	Development Opportunities	39
13.9	Issues	39
14.	Area 7: Albert Road	40
14.1	Plan Form and Layout	40
14.2	Activities and Uses	40
14.3	Open Space and Trees	40
14.4	Building Types, Design, Materials and Colours	41
14.5	Listed Buildings	41
14.6	Boundary Treatments	41
14.7	Public Realm	42
14.8	Development Opportunities	42
14.9	Issues	42

PART 2 MANAGEMENT STRATEGY

1.	Introduction	44
2.	Issues and Recommendations	44
3.	Boundary Review	50
4.	Monitoring and Review	50

APPENDIX 1 LISTED BUILDINGS	51
------------------------------------	----

APPENDIX 2 UNLISTED BUILDINGS MAKING A POSITIVE CONTRIBUTION TO THE AREA	51
---	----

APPENDIX 3 BOUNDARY REVIEW	53
-----------------------------------	----

BIBLIOGRAPHY AND REFERENCES	58
------------------------------------	----

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 Southwick Conservation Area was first designated in June 1976 and included three distinct and separate areas. 'Riverside' covered the group of buildings with frontages onto Albion Street and Riverside. 'Manor House' covered a complex of buildings generally fronting on to Southwick Street, together with certain frontages on to The Twitten, Croft Avenue and Glebe Close. 'The Green and Church Lane' covered all buildings surrounding The Green and including the buildings on the corners of Cross Road, Roman Crescent, Southdown Road, Southwick Square, The Twitten, Watling Road, Victoria Road/Park Lane, Albert Road and Oldfield Crescent, together with all the buildings within Waterdyke Avenue and either side of Church Lane as far as St Michael and All Angels Church.

The conservation area was extended in November 1979 to the east of The Green, encompassing the buildings within the block bordered by Roman Crescent to the north, Southwick Street to the east and Southdown Road to the south. The buildings on the north side of Roman Crescent (with the exception of the three closest to the Southwick Street intersection) were also included.

A second extension was made in November 1993. This extended the conservation area to the west along the full length of Church Lane to its intersection with Kingston Lane. The area includes two listed buildings fronting Kingston Lane (The Old Rectory and its cottage).

A third extension was made in September 2008. This extended the conservation area to include Albert Road and the eastern end of Roman Crescent.

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. It should be noted that no appraisal can ever be completely comprehensive and omission of any particular building, feature or space should not be taken to imply that it is of no interest.

The Character Appraisal supports policies of the saved Local Plan and accords with the emerging Core Strategy.

This document therefore seeks to:

- Define the special interest of the conservation area and identify any issues which may threaten its special qualities (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) in two stages.

- Stakeholder Pre-Consultation. A copy of the first draft document was sent to interested stakeholder groups (including local resident and conservation groups and government agencies), along with a questionnaire seeking views on the document. Results of this feedback

were incorporated into the draft document approved for full public consultation.

- Public Consultation (6 week period). Copies of the document were made available on the Council's website, in the Civic Centre, and the Southwick Library. Questionnaires were available to focus respondents on key issues. The consultation was publicised through the distribution of flyers, a press release and articles in local newspapers and on the Council website. An exhibition was held in the Southwick Library for a 5 week period and in the Civic Centre for 1 week. Properties identified in the appraisal as positive buildings and those in areas of potential boundary extension were sent letters. Feedback received has been incorporated into the final document as appropriate.
- Additional consultation was carried out with affected parties and stakeholders following the extension of the boundaries, including a drop-in session at the community centre and the opportunity to provide written feedback.

3. THE PLANNING POLICY CONTEXT

3.1 National Guidance

Government advice on the control of conservation areas and historic buildings are set out in Planning Policy Guidance Note 15 (PPG15) "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. 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 or historic interest and formulate proposals to preserve or enhance their character or appearance; assess the character of historic towns and villages and identify important features or characteristics which need to be

protected.

The 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) 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 and character which make them worthy of designation.

Other Local Plan policies of specific relevance to conservation areas are AB19 (Advertisements), AB21 (Shopfront Design) and AT13 (Car Parking Standards).

4. SUMMARY OF SPECIAL INTEREST

The conservation area has been designated for its special architectural and historic interest. The area is made up of a number of sub areas of different character but in summary the key elements of the history and character of the Southwick conservation area are:

- Clusters of surviving (listed) historic houses and cottages associated with Southwick's history as a small farming village
- Historic Southwick Green at the centre of the conservation area, with views down many of the streets towards the green
- Listed St Michael and All Angels' Church dating from the 12th-13th centuries
- A green, at times semi-rural feel, contributed to by the existence of open spaces and mature trees
- A range of housing types from close-knit early Edwardian terraces to large detached villas on generous sections
- Retention of original architectural features
- Survival of traditional boundary treatments and street treatments (eg kerbing)
- Harbour setting and views and an interesting mix of 19th and 20th century buildings (Riverside)

5. LOCATION AND LANDSCAPE SETTING

5.1 Location

Southwick is situated on the West Sussex coast 7km west of Brighton and 2.5km east of Shoreham-by-Sea. The present settlement stretches from Shoreham Harbour to the south up onto the South Downs and is 2.3km wide at its widest point. The areas considered worthy of conservation are situated around the centre of the old settlement in the southern part of the district. The remainder of the district is now almost completely built up.

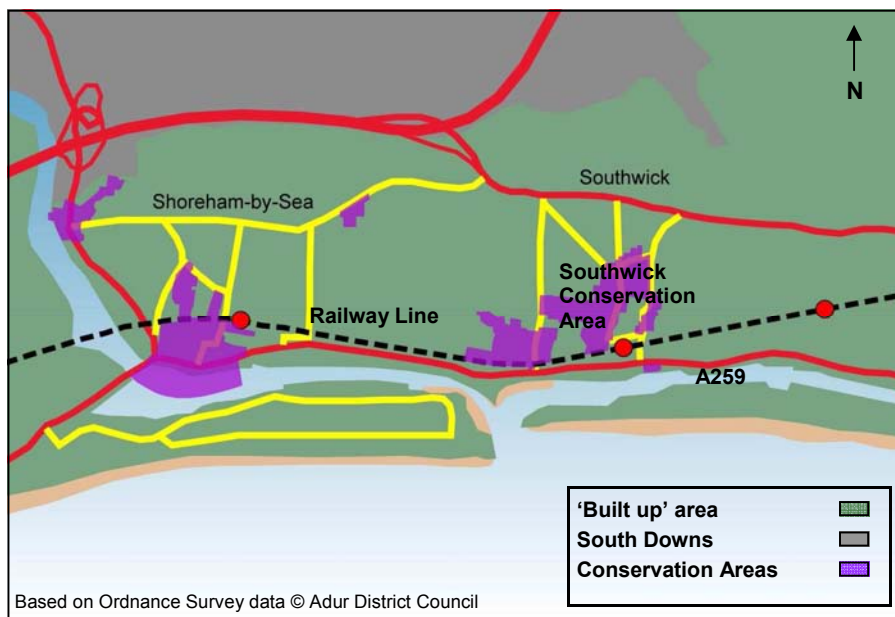


Figure 1: Location

5.2 Landscape Setting

Most of the conservation area is set among built up development on the north side of the West Coastway railway line. The surrounding uses are primarily residential, comprising of dwellings of a moderate density and scale. There is also an element of commercial activity within the purpose built Southwick Square shopping centre which runs between Southwick Street and The Green that is not included in the conservation area.

The small isolated 'Riverside' part of the conservation area is located further to the south. It is set on a narrow piece of sloping land between Shoreham Harbour and the main coast road (the A259). There is built development to the west, comprising of light industrial units and to the north (on the opposite side of the main road), comprising of blocks of residential flats.

5.3 Biodiversity

The environment of the conservation area is conducive to biodiversity,

containing large open spaces, gardens and trees, water and a nearby beach. Reported species around the area include birds, butterflies, fungi, seaweed, fish and other marine life.



Figure 2: Aerial Showing Key Views

6. HISTORIC DEVELOPMENT AND ARCHAEOLOGY

6.1 Historical Development

The area around Southwick has been inhabited since prehistoric times. There are many ancient earthworks on the Downs and evidence of an Iron Age settlement has been discovered on the site of the Methodist Church, Manor Hall Road. The remains of a Roman villa, which was probably the centre of an agricultural community, have also been unearthed on the same site.

The Domesday Book, 1086, does not mention Southwick by name but it is believed that it is included in the entry for Kingston. During Saxon times this part of Kingston Gunnild held of Harold and in 1086 William son of Rannulf held of William de Braose, Lord of Bramber (A History of the County of Sussex: Volume 6 Part 1). An alternative interpretation is that Southwick was the place referred to in Domesday as 'Esmerewic', although others argue this in fact referred to Benfield.

The parish church of St Michael and All Angels was also mentioned in the Domesday Book. Only the tower of the Saxon church was originally built of stone, the wooden nave and chancel being replaced and enlarged in stone

during Norman times. The central part of the church was rebuilt in Victorian style after being destroyed by fire and the tower was reconstructed after being damaged by a bomb during the Second World War.

There have been considerable changes in the geography of the southern part of Southwick since Norman times. Originally the River Adur discharged into a broad tidal estuary to the west of Shoreham and Southwick extended approximately 1km south of the present coastline. The drift of shingle gradually pushed the river mouth eastward causing considerable erosion on its landward side. In 1587 the river mouth was west of the existing harbour entrance and by 1759 it had moved east to Aldrington. In 1760 a cut was made south of Kingston Village but its piers were destroyed by a gale in 1763 causing it to move eastwards again.

Until the middle of the nineteenth century Southwick was a small village, with its economy based on farming and fishing. There was a scattering of cottages and a tythe barn on the west side of The Green and a farm to the south of the church. The Green had a stream flowing down its length to Waterdyke Avenue which was flooded at very high tides. The area east of this was fields which belonged to the Manor, whose lands extended to beyond Manor Hall School. The Community Centre in Southwick Street was the Old Southwick Manor Farm.

The present harbour entrance was constructed in 1821 but this caused the silting up of the Canal. It was not until 1855 when the first lock was built that this area became the profitable harbour as we know it today. The old road from Brighton to Shoreham followed the harbour edge and the only remaining section of this road is that which provides access to the moorings at Riverside. This small group of buildings is the only example left showing how the harbour frontage must have looked last century.

In 1801 Southwick contained only 34 houses with a population of 271. This had increased to 957 in 1841 (at about this time the South Coast Railway was constructed) and is now about 13,000 with 5500 households (2001 census). During the latter part of the 19th century most of the population lived in terraced houses situated between the railway and the harbour. This area was also the main commercial and shopping centre, stretching along Albion Street. North of the railway were some artisan's dwellings but most of the housing of this period was in the form of larger Victorian houses and villas.

During the 20th century Southwick expanded northwards to the Downs but the greatest changes occurred after the Second World War. The area between the railway and Albion Street was redeveloped and a completely new shopping centre built in the early 1960s between the Manor House and The Green. The site of the old school, on the south-east side of The Green, together with an adjoining nursery was redeveloped in the 1970s. There have been pressures for infilling on other sites in the area, particularly on the large gardens of some

of the Victorian properties.

Figure 3 shows the development of Southwick over the period from the late 19th century to present. It shows the evolution of Southwick from a small farming village with clusters of buildings around Southwick Farm, Manor Farm, and The Green to the residential neighbourhood that exists today. The area developed as farming land was sold off and converted to residential use, particularly in the late 19th century and early 20th century. Clusters of the older village buildings remain and the area is still centred on the green. Outside of the conservation area can be seen the redevelopment of the former commercial and housing area south of the railway and the development of the new commercial area Southwick Square in the 1960s.

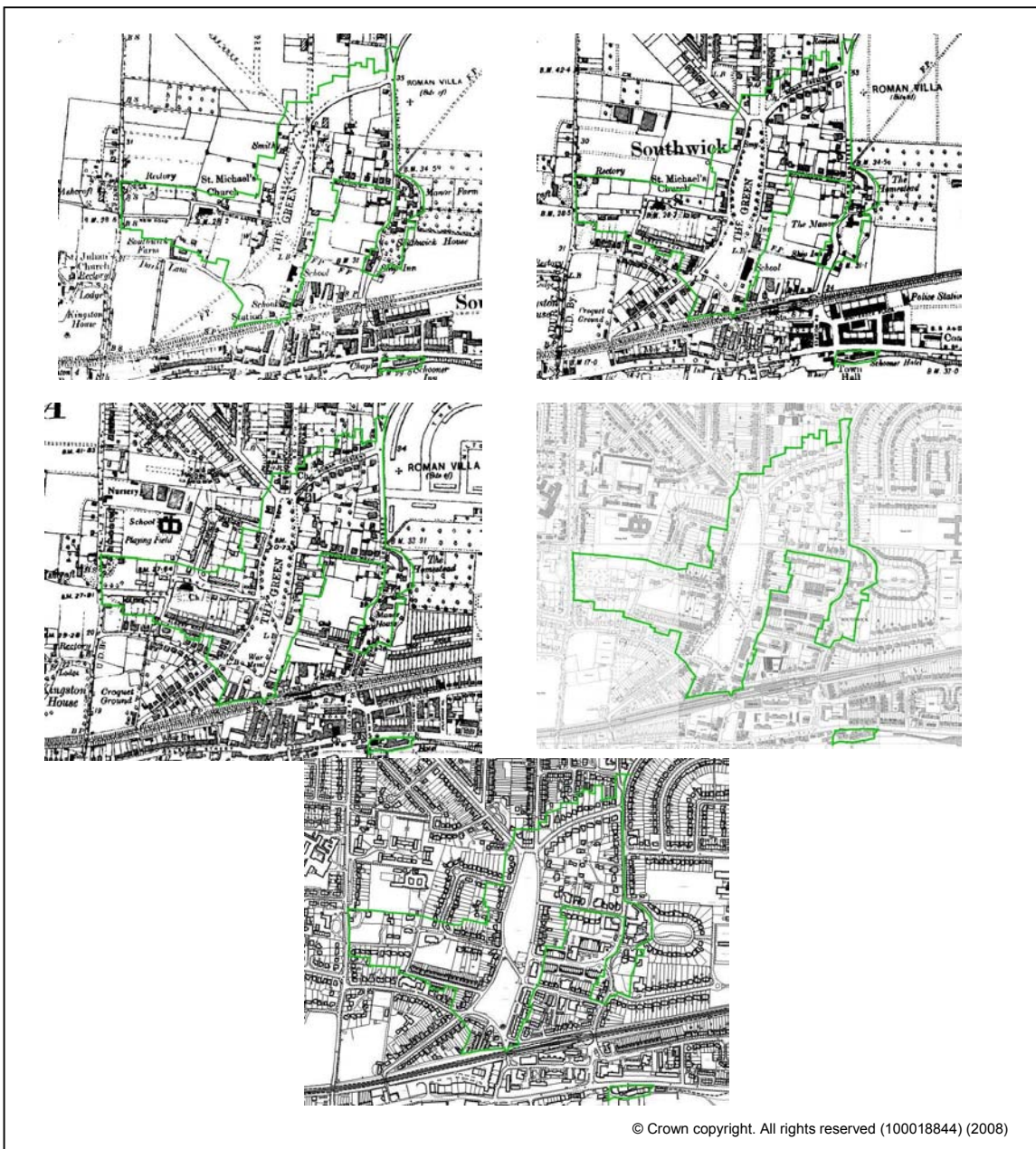


Figure 3: Historical Development

6.2 Archaeology

The conservation area centres on the historic centre of Southwick where buried archaeological remains relating to medieval and post-medieval settlements may exist. The West Sussex County Council Historic Environment Record (formerly the Sites and Monuments Record) contains 16 entries within a one kilometre radius of the approximate centre of the conservation area, including the remains of a Roman villa just to the east of the boundary on Southwick Street (a Scheduled Ancient Monument). Recent archaeological evaluations have been undertaken at the site of the new library (2006) and the Manor Cottage (2005), both on Southwick Street. These have revealed remains from the prehistoric, medieval and post-medieval periods, including flint cobbled walls, pottery and other artefacts.

7. SPATIAL AND CHARACTER ANALYSIS

7.1 General Character

The Southwick Conservation Area is made up of a number of different areas, each with their own character and history of development that contribute to the overall character of the area. The area contains Southwick Green at the centre, an elongated area of open space with mature trees, surrounded by areas of different character, from low density detached villas in the Roman Crescent/Southwick Street/Southdown Road area, the semi-rural Church Lane area containing the historic 12th-13th century St Michael and All Angels' church, 15th-18th century cottages in the Manor House area, and close knit unspoiled terraced houses in Waterdyke Avenue and Albert Road. Many of the areas contain mature trees which give the area a green, at times semi-rural feel. Contributing to this is the low density of development in many areas. The housing is largely good quality and some areas particularly have retained original architectural features.

The area contains buildings which reflect its historic background as a small village with its economy based on farming and fishing. There is a cluster of residential houses dating from the 15th to 18th century on the western side of The Green and another to the east of Southwick Street, including buildings that were part of the Manor Farm. Later residential growth of the village around the green is reflective of a time of less severe development pressures and hence the existence of detached villas in generous gardens (such as Southdown Road and Roman Crescent).

The Riverside area is physically removed from the rest of the conservation area but has a rustic maritime feel, contains an interesting mix of 19th and 20th century buildings and provides a reminder of the fishing and ship building industry and a time when the main commercial and shopping centre stretched along Albion Street.

7.2 Character Areas

The Southwick Conservation Area, as originally designated in 1976, was separated into three distinctive and different “character areas”. These were defined as:

- “Riverside” – encompassing a river side area with frontages onto Albion Street and Riverside, isolated from the remainder of the conservation area;
- “Manor House” – encompassing a complex of buildings generally fronting Southwick Street (as far north as Glebe Close); and
- “The Green and Church Lane” – encompassing all buildings surrounding the central open space “The Green” and Waterdyke Avenue and extending along Church Lane as far as the Church of St Michael and All Angels.

Later additions have added further elements to the conservation area, including Southdown Road, Roman Crescent and additional parts of Southwick Street and Church Lane and Albert Road. Although still part of one large and generally connected area, each individual street is considered to contain its own unique features and has distinct character.

This appraisal will therefore consider each of the following areas in terms of its special character, including consideration of such matters as its layout, buildings, open spaces, trees, public realm and development opportunities:

- Riverside
- Manor House
- Southdown Road, Southwick Street and Roman Crescent
- The Green
- Church Lane
- Waterdyke Avenue
- Albert Road.

7.3 Key Unlisted Buildings

In addition to listed buildings, the conservation area contains a number of unlisted buildings that make a positive contribution to the character or appearance of the conservation area. These do not have the appropriate level of special architectural or historic interest to meet the criteria for statutory listing but are of local interest and are identified on the townscape appraisal map 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.

A list of buildings making a positive contribution to the conservation area is included as Appendix 2.

8. AREA 1: RIVERSIDE

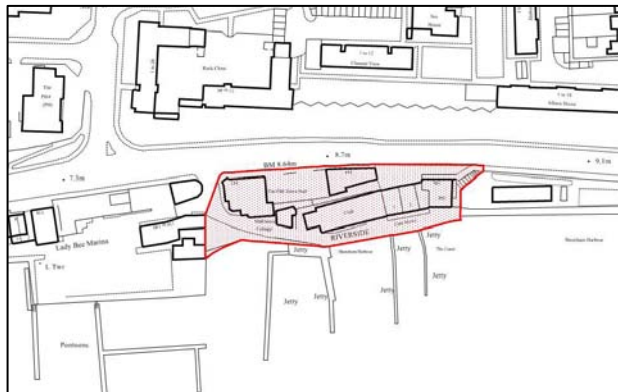


Figure 4: Riverside

© Crown copyright. All rights reserved (100018844) (2008)

8.1 Plan Form and Layout

The conservation area is 3000m² and comprises a cluster of buildings located within a semi-circular shaped parcel of land between the A259 (Albion Street) to the north and Riverside and Shoreham Harbour to the south. The area is built on the very end of a low cliff which stretches west from Aldrington. Part of the area's attraction is that part of it nestles under a cliff. The buildings along Riverside therefore sit at a lower level than those on Albion Street above. The Town Hall and The Schooner at either end of the conservation area both have levels that step down with the topography so that they have elevations facing both Albion Street and Riverside.

Vehicle access is obtained from a single access point off Albion Street at the western edge of the area onto Riverside, a narrow private road which sweeps around the west and drops down to follow the water line for approximately 100m before narrowing into a path inaccessible to vehicles. This is the only remaining piece of the original road which followed the line of the harbour from Brighton to Shoreham. Pedestrian access down to Riverside can also be obtained at the eastern end via a set of steps immediately adjacent to the Schooner Public House.

The three buildings which front Albion Street are all that remain of what was the major shopping and service corridor in the 19th and early 20th century. Two large gaps in the building line are now used as car parking areas and these do not contribute positively to the street scene.

None of the buildings have defined plots so do not have any notable amenity space or on-site parking. Only the Schooner Public House has any type of front setback (in the form of a narrow outdoor seating area in front of the building). All other buildings are all set forward so that they directly abut the footpath or roadway. Given the narrowness of the carriageway of Riverside, the use of corbelling on the corners of the front elevations of the Yacht Club buildings is a method used to ensure that ground space is maximised.

8.2 Activities and Uses

The area contains a range of uses, despite its small size. The riverside setting and adjoining jetties provide recreational opportunities and the Royal Sussex Yacht Club is located within this area. The other uses are residential (3 dwellings), commercial (a public house and tyre servicing) and offices (within the former Town Hall building). The site is also located within the functioning Shoreham Harbour area and is proximate to wharves, industrial uses and the Shoreham Power Station. Immediately to the west are workshops which were part of the original ship building yard and remain as a chandlery and restaurant.

8.3 Open Space and Trees

There are no areas of public open space within this conservation area. However, there is an informal open space on the canal bank immediately to the east. It is also noted that, as part of the redevelopment of the Lady Bee Marina site (which encompasses this area), the provision of an area of public open space immediately to the south of the conservation area is to be promoted. This will provide a buffer between the conservation area and other uses and preserve its riverside setting.

There is little vegetation within the area due to the absence of any substantial garden areas. There is one tamarisk tree near the front eastern boundary of the Malthouse Cottage which is an interesting feature. The tamarisk used to grow widely across the whole beach and canal area until the redevelopment in the 1950s. It is thought that they may have originated with seeds brought back accidentally by ships trading with the Mediterranean in the 19th century.

8.4 Building Types, Design, Materials and Colours

The buildings in the area have been described as a “hotch-potch” due to their variety of styles, scales and uses.

The majority of the buildings date from the 19th or early 20th century. The only modern building within the area is a pair of three storey semi-detached houses (Cats Mews) with attached single storey office on its east side. This development replaced the original Sweets Yacht Brokers building in 2001.

The scale and design of the buildings is mixed but considered to add to the area’s interest. Balconies are a common feature, used to take advantage of the harbour views. These need to be finished correctly and well maintained to ensure they do not visually detract from the building.

The materials of the buildings are a mix of red brick, hanging tile, render and coarse and cobbled field flint. The most prominent tone derived from these materials and their presentation on the Riverside frontage is red-brown. On the

Albion Street frontage, there is no single dominant tone, but colours are all neutral (creams, browns, reds).



Figure 5: Riverside

8.5 Listed Buildings

The Sussex Yacht Club boat sheds (Grade II) is the only listed building within this area. This is an early 19th Century two storey building with red brick, cobbled flint and weatherboards and a tiled roof comprising six individual hips with ridgelines perpendicular to the street. It was built as a maltings in 1816 by John Vallance of Hove. The square building contained a furnace. The Sussex Yacht Club was founded in Southwick on a vessel moored here. These premises were acquired in 1926.

8.6 Boundary Treatments

Overall, the area is open plan with the footprint of most buildings being used to denote boundaries. The only exception is the Albion Street frontage to the Schooner, where the outdoor seating area is separated from the public footpath by an unobtrusive wooden picket fence.

At each end of the conservation area there are local flint walls with brick batts. The eastern end is well defined with steps leading down from Albion Street, flanked on both sides by flint walls. To the west of the conservation area is a fine flint wall which extends along the road frontage. The central section was part of a sail loft which stood until the 1960s. However, the western edge of the conservation area is not defined as such and there is no formal separation between the conservation area and the neighbouring uses.

8.7 Public Realm

The public realm consists of the footpath alongside Albion Street, the roadway of Riverside between the buildings and water, the steps at the eastern end of the Schooner Public House and the jetties to the south. The waterside location represents a prime opportunity for an attractive and well utilised public realm but, as yet, there has been little done to enhance the setting and historic value.

The riverside public realm is disorganised, with no delineation between vehicle and pedestrian spaces and visually dominated by haphazard car parking. The transition between land and water is abrupt and there is no street furniture or outdoor lighting to enhance the street scene.

The street surfacing is standard and non-descript and declines significantly in quality and consistency past the Yacht Club, ending as a dirt and gravel path. Some more attractive paving has occurred around the rear of the Old Town Hall but this has not been continued along the full frontage of the buildings. One instance of attractive and sympathetic use of materials is the use of rounded Staffordshire blue bricks on the steps leading up to Albion Street.

Other factors contributing to its disorganised and run down appearance include rubbish bins prominently located at the front of the Yacht Club, an air conditioning unit on the rear elevation of the Schooner Public House and weeds growing around the fronts of the buildings.

The Albion Street frontage is affected by heavy traffic movements and the associated noise. The only traditional element evident within the public realm is a historic warning notice attached to the flint wall next to the steps at the eastern end of the Schooner.

8.8 Development Opportunities

The area is part of the wider Lady Bee Marina site which is recognised as a key development site as part of the wider regeneration of Shoreham Harbour. The aims for the Lady Bee site are to secure a mix of development, including housing, employment and leisure facilities. Protecting the qualities of the conservation area will be a key consideration in planning for this development.

Within the conservation area itself, there is a vacant site (currently used for car parking) between the Old Town Hall and No. 144 which could represent an opportunity for redevelopment and improvement to the Albion Street frontage.

8.9 Issues

- Physical isolation from the remainder of the conservation area is an issue

Positive Features

- Harbour setting
- Pleasant outlook to the south
- An interesting mix of uses and building styles
- Reminder of Southwick's fishing and ship building community
- Remains of original Brighton to Shoreham road following the harbour
- Ease of access to water
- Listed Sussex Yacht Club boat store building on river front
- Attractive landmark buildings on edges (Old Town Hall and Schooner Public House).

Negative Factors

- Poorly defined entrance to conservation area from the west
- Traffic and noise from major road on northern edge of conservation area
- Large gaps in Albion Street frontage do not contribute positively to street scene
- Public realm area generally untidy and non-descript
- Poor quality street paving materials
- Piecemeal car parking around the river side
- Lack of public open space
- Pedestrian access through area difficult due to narrow pavements and traffic.

9. AREA 2: MANOR HOUSE

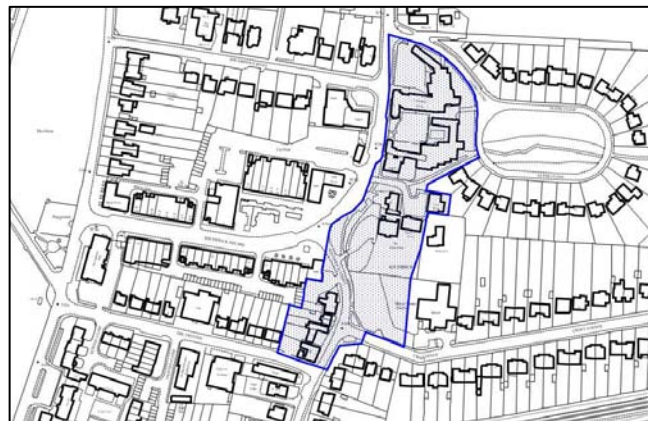


Figure 6: Manor House

© Crown copyright. All rights reserved (100018844) (2008)

9.1 Plan Form and Layout

This part of the conservation area is approximately 1.7 hectares in area. Southwick Street is an early village street which is now a main through road and runs in a general north-south direction with a 'twist' at the entrance to Southwick Square. This sinuous nature is an important feature of the spatial development of the area. While most of the active frontage is towards Southwick Street, there is also frontage onto Glebe Close, Croft Avenue and The Twitten.

From the south, the entrance to the area is defined by the railway arch, which dates from 1840.

The plot characteristics are distinctly different between those on the east and those on the west side of the road. The five plots on the south western edge are typically close knit residential, with a width not significantly exceeding the width of the building, a depth of 20-25 metres and a building set forward on the site and close to the road boundary. By contrast, the plots on the western side of the road are large and irregularly shaped with the buildings grouped together but not in a rigid layout.

9.2 Activities and Uses

The northern part of the area is used for community based activities and includes the community centre complex, doctor's surgery and heritage centre. A modern library/health centre has been established on the opposite side of the road outside of the conservation area.

There is a small cluster of buildings on the western side of Southwick Street at the southern end of the conservation area, generally used for residential purposes, with a public house at the southern end and a council housing office (a converted house) at the northern end.

The conservation area is bounded by residential uses to the north, east and south and commercial uses associated with the Southwick Square shopping centre to the west.

9.3 Open Space and Trees

The key area of open space in this area is the Croft Avenue Rest Gardens which is an approximately 2000m² space located to the south of the Manor House. These gardens are relatively informal and enclosed on three sides by a 2 metre high wall which contributes to a sense of separation from the busy adjacent street and commercial area. A further area of open space is the neighbouring Manor House Garden, although this is not a public space.

The trees in this area are mostly located within the grounds of the Rest Gardens and the Manor House gardens. These are mature trees including sycamore, cypress, holm oak, bay, birch, holly, mulberry and horse chestnut, of which 17 within the Manor House gardens are subject to a tree preservation order (162/2/80) and effective in screening the development within the site from the public view as well as adding to the attractiveness of the site. Several mature trees located along the western side of Southwick Street are also a positive contribution to the area.

9.4 Building Types, Design, Materials and Colours

Most of the buildings in this area were originally houses or cottages and built during the 15th-18th centuries. The buildings now included as part of the Community Centre were part of the Manor Farm and retain the form and layout of the farm. With the exception of the Manor House and the Homestead (now Community Centre), they are of a small scale, comprising one or two storeys and a moderate footprint.

The form of these buildings is simple, with straightforward hipped or gabled roofs, end chimney stacks and sash windows in a regular pattern. There have been some later alterations but these are in keeping and do not detract

significantly from the appearance of the building. For example, a recent extension to the Manor Cottage is a rebuilding of a 16th/17th century extension.

Flint is the most common cladding material, used in conjunction with red brick detailing on almost all of the historic buildings. This combination of materials has also been used on the modern parts of the community centre and the new library building on the opposite corner to visually tie them into the area. Render has been used on some of the later buildings (Manor House and the Ship Inn). Roof materials are generally plain tiles, with the exception of No. 16-18 which is slate with clay peg tiles on the west frontage.

9.5 Listed Buildings

There are nine Grade II listed buildings within this part of the conservation area.

The Manor House is a large early-mid 16th/17th century house with an 18th century front, set among trees on a large site, which is now used as office space. The building is two storeys with rendered front elevation and flint and brick sides. Features include octagonal bays with hipped tiled roofs at ground floor level on either side of the central entrance, panelled door with wreathed and radiating fanlight and panelled reveals and half-columned door surrounds. Associated with this building is an 8 foot high and 5 yard long wall. Constructed of cobblestones with some red dressings, it dates from the 19th century and was probably built as a garden ornament.

The remaining listed buildings were all originally small houses or cottages from the 15th to early 18th century. In general, they are of a simple style and clad with flint and red brick with tile roofs. The Manor Cottage (Nos. 16-18) is a 15th century timber framed open hall, “modernised” in the 16th/17th century. The Manor Farm House (No. 20) also has timber framing inside. The Homestead (No. 24) is a 16th century house with stone dressing and ornamental barge boards on the north elevation. The buildings at Nos. 11 and 17-19 are still in residential use, while those at Nos. 16-18, 20, 21 and 24 have been converted to a museum, doctor’s surgery, council office and community centre respectively.

9.6 Boundary Treatments

A prominent feature of this conservation area is the cobbled flint wall along the western street frontage of the Manor House garden. This wall is approximately 1.8 metres high and runs from the Manor Cottage to the corner of Croft Avenue where a lower wall (approximately 1.4 metres high) continues in front of Croft Avenue Rest Gardens, enclosing the gardens. While the wall is discontinued north of Manor Cottage, the theme of flint is carried through to the northern end of this part of the conservation area in the form of walls (eg along the frontage of the community centre) and in the buildings abutting the footpath (eg No. 20 and its adjoining building).



Figure 7: Flint Wall

The paling fences in front of the houses on the west side of the street are also characteristic of the area. Until the 1950s they were in front of all the buildings without flint walls and the Egg Field (now Southwick Square). They were a trademark of the Manor Estate and originally were white with distinctive red posts. The Manor Cottage retained one of the fence posts after the fence was removed in 1974 and an unpainted

version has been placed at the side of the Manor Farm House.

9.7 Public Realm

The public realm contains some attractive elements but does not project a particular traditional or historic appearance. Modern highway markings and street furniture mask the origins of the village street. The main entrance from the south is via the railway arch which, while not in the conservation area, reflects on the overall experience. The unused wasteland adjacent to the arch is poor quality and could be enhanced to create an attractive defined entry point. With the exception of some isolated patches of Purbeck stone kerbing (for example around the Croft Avenue intersection), the street surfacing materials are standard and non-descript. Street furniture is limited to the functional (eg cycle stands outside the Council office which require some enhancement) and the lighting columns are all of standard design. There is a small amount of signage which is generally unobtrusive, although it is noted that white banners on lamp posts do appear to be out of keeping. The wide grassed verge on the eastern side of the street is attractive but unused, other than by a redundant concrete post and chain fence.

The eastern side of the area fronting Glebe Close retains a hint of the area's rural past, with open grass and trees. The footpath from Glebe Close between the Manor Cottage and Manor Farm House is attractive with its hedging and even a few wild flowers that have survived.

9.8 Development Opportunities

The Elmcroft Rest Home lies immediately to the west of the conservation area on Croft Avenue. This site has been the subject of a recent outline planning application for demolition of the existing building and erection of 12 flats (ADC/0166/07). While this application was refused due to an absence of satisfactory details to support the proposal, this site is considered to represent an opportunity for a high quality development which would enhance the fringe of the conservation area. Particular attention should be paid to views from within

and into the conservation area.

9.9 Issues

Positive Features

- Clusters of listed buildings
- Attractive corner at Southwick Street/Croft Avenue intersection
- Manor House Garden and Rest Gardens – attractive open space and trees
- Flint wall along the boundary of Manor House Garden and Rest Gardens
- Use of sympathetic building materials, particularly flint
- Modern library and doctor's surgery sympathetic to area despite its large scale.

Negative Factors

- Untidy entrance to conservation area requires enhancement
- Traffic on Southwick Street is noisy and disruptive
- On-street parking
- Public realm does not display particular historic qualities.

10. AREA 3: SOUTHWICK STREET, SOUTHDOWN ROAD & ROMAN CRESCENT



Figure 8: Southwick Street, Southdown Road, Roman Crescent

© Crown copyright. All rights reserved (100018844) (2008)

10.1 Plan Form and Layout

The three streets within this area each have a very different function which is reflected in their layout and design.

Southwick Street is a main through street carrying vehicles from the A259 in the south to the A270 in the north and also a main access point to the Southwick Square shopping centre. It has a two lane carriageway, provision for on street parking and pedestrian footpaths on both sides of the street. This street is probably the oldest road in the area, connecting Romano-British settlements on

the Downs to the Roman Villa in Southwick Street and the sea. It is mentioned in medieval records.

Southdown Road, by contrast, is a quieter street with a distinctly semi-rural character. The carriageway is narrow, with a single pavement on the northern side. On street parking is discouraged through the use of double yellow lines along the middle section of street. Only the north side of the road is included in the conservation area. The road was originally a path across the Brew House Field. Southwick Brewery stood on the south side, west of the library site, until the 1820s. One of the houses still has a slightly sunken garden, which was the basement. The south hedge bank can be traced in some of the front gardens, particularly at the west end.

Roman Crescent is a more suburban style street, with a wider sweeping carriageway, footpaths on both side and a moderate amount of traffic and on-street parking. The overall low density character is reinforced by the large plots with wide frontages and generous front and rear gardens. Buildings are set back from the street, allowing trees and vegetation to partially obscure the buildings.

The back land area between Southdown Road and Roman Crescent is approximately 8900m² in area. This area was formerly an orchard and now contains seven houses laid out in a seemingly random manner on irregularly shaped plots. Access is gained through narrow tracks, grassed and lined with trees. The area has a secluded character despite its location within the built up area.

10.2 Activities and Uses

The primary use of this area is for residential activities. There has been some change of use over the years to dwellings and there are now occasional non-residential uses, including a social club (9 Southdown Road) and premises for a charitable organisation (45 Southwick Street).

10.3 Open Space and Trees

There is an area of informal open space at the eastern end of Roman Crescent, running northwards along Southwick Street/Roman Road to Roman Way. This is an unfenced grassed area containing mature trees along the western side. This area helps create a positive entrance into Roman Crescent.

Trees are a feature of the area and important in maintaining the semi-rural setting. Particular examples of these are the trees lining Southdown Road and the trees within the former orchard site. Two large cypress trees are located in the front garden of No. 14 Southdown Road (one being subject to Tree Preservation Order 13.53/1/05/SW). While the south side of the road is not

currently included within the conservation area, these trees are an important contribution to the rural character of the road. There are also 10 trees subject to Tree Preservation Order 3/76/SW (pine, hawthorn, cypress, beech and cedar) in front gardens along the central and eastern part of Roman Crescent which also add to the street scene.

There is a triangle of trees at the Southwick Street/Roman Road intersection which was a stand of trees left at the end of a triangular field. This area is shown on early maps and is probably of great antiquity.

10.4 Building Types, Design, Materials and Colours

All of the buildings in this area are residential buildings, the majority being detached dwelling houses (with an occasional semi-detached pair) and also one block of purpose built flats.

The dwellings in Southdown Road (north side) and Southwick Street are substantial two storey Victorian houses built for the professional classes. Architectural features of note include turreted entrance porches (No. 7 Southdown Road and No. 45 Southwick Street), wrought iron canopy (No. 7 Southdown Road) and bay windows (No. 13 Southdown Road and Nos. 55-57 Southwick Street). Decorative detailing is also evident on the exterior of many buildings. The materials are variable between rendered finishes (eg Nos. 45-57 Southwick Street), knuckles of field flint with red brick quoins (eg Nos. 9 and 11 Southdown Road) and red brick (eg 'The Croft' and No. 13 Southdown Road).

On Southwick Street, north of No. 57, there is a distinctive change in the character of the buildings, to single storey bungalows with no particular historic or architectural interest.

The buildings in Roman Crescent are also substantial two storey houses of attractive and interesting design, but from a slightly later period. A feature is the group of dwellings at Nos. 6-14 (south side) which are all of the same general design, differing only in details, with "Art Nouveau" influence.

10.5 Listed Buildings

There are no listed buildings within this part of the conservation area.

10.6 Boundary Treatments

The properties within this area have large sections which are enclosed by a combination of walls and vegetation. While the walls are constructed from a variety of materials including flint and brick, this results in an attractive mix. Pillars at entry points are another feature, particularly on Southdown Road. Some examples of particularly attractive walls are located at No. 13 Southdown Road (front and sides), No. 45 Southwick Street (side, rear and partial front)

and Nos. 47 Southwick Street and 7-9 Southdown Road (rear). The street frontage of No. 45 Southwick Street, however, is let down by the establishment of a close boarded wooden fence right on the corner.

10.7 Public Realm

Southdown Road has the most attractive public realm. The narrow street is tree lined and experiences only minor traffic movement. Parking restrictions have been implemented on parts of the street and this prevents disturbance to the street scene caused by parked vehicles. Historic elements within the street scene which remain are Purbeck stone kerbing around the bases of trees and two historical design lighting columns.

Southwick Street and Roman Crescent appear as more typically urban streets and their public realms are relatively neutral – neither containing elements or features which particularly enhance or detract from the street scene.

10.8 Development Opportunities

The southern side of Southdown Road contains more modern bungalows and houses and was not considered to be of the same special character as the northern side which would warrant its inclusion in the conservation area. Sites in this area (Nos. 12-14) have recently been the subject of planning applications for demolition of the existing dwellings and erection of flats. The original application was refused and a subsequent appeal dismissed. Despite dismissing the appeal, the inspector noted that the building proposed would “take some styling cues from the housing in the Conservation Area. It would also have considerable articulation and interest, particularly on the front elevation” and “would be an attractive building in its own right and I consider that it would preserve the character and appearance of the Conservation Area opposite.” However, the inspector stated “this does not overcome my concern in respect of the scale and dominance of the proposed building compared to the majority of properties on the south side of the road”. A revised application has also been refused.

While currently developed, the sites on Southwick Street north of No. 57 represent a further development opportunity. As noted above, the dwellings on these sites lack the special character of the rest of the conservation area and could be replaced with development of a style and scale more consistent with the rest of the area.

10.9 Issues

Positive Features:

- Semi-rural character of Southdown Road
- Low density back land development

- Large plots and low density development
- Trees
- Large Victorian villas
- Retention of original architectural features
- Sympathetic use of materials.

Negative Factors:

- Busy through traffic on Southwick Street
- Lack of character at north end of Southwick Street
- Pressure for new development within and adjoining area
- Close boarded wooden fence on prominent corner site (No. 45 Southwick Street).

11. AREA 4: THE GREEN



Figure 9: The Green

© Crown copyright. All rights reserved (100018844) (2008)

11.1 Plan Form and Layout

This part of the conservation area, the road layout and built development is firmly centred on the Southwick Green, an elongated open space.

The green is ancient common land probably dating back to Saxon times or earlier. Until little more than 100 years ago, the Waterdyke ran down its centre and then out to sea. It was important grazing land and was central to the village with historic buildings and farms clustering around it. Southwick Farm was on the south-west side, with some of the buildings surviving in Albert Road.

The Green is the main street in the area, skirting around the edges of the open space, with a short connecting street across the centre, dividing the main open space into two. This road is directly fed into from other local roads – Watling Road, Grange Road, Waterdyke Avenue, Victoria Road and Park Lane from the south, Albert Road, Church Lane, The Cotswolds and Oldfield Crescent from the west, Cross Road, Southview Road and Roman Crescent from the north

and Southdown Road, Southwick Square and The Twitten from the east - reinforcing its function as the focal point of the whole area.

The plots are all orientated towards the green and most dwellings are set at the front of the site to take advantage of this pleasant outlook. Plot sizes are variable between small, narrow terraced plots (eg Nos. 57-67 on the west side) and the wide spacious plots (eg Nos. 50-58 on the east side).

11.2 Activities and Uses

Residential is the most dominant use in this area, with the majority of sites containing dwellings or flats. There are occasional breaks in the residential use on the eastern side, consisting of an office block (Europa House) and public house (The Cricketers) on opposite corners at the entrance to Southwick Square shopping centre, a church on the north-east corner, a hotel at No. 1 Southdown Road and a dental surgery within a converted semi-detached bungalow.

The green lends itself to recreational uses. While the space is relatively informal, the northern section contains a children's playground and the southern section contains a cricket pitch, with associated club pavilion across the street overlooking the green. Cricket has been played there since the 18th century.

11.3 Open Space and Trees

The green is the large public open space in the area. This consists of two main grassed areas, divided by a street through the centre, but overall a visually cohesive unit. Two small detached areas to the north and south are also considered as part of the green. The northern section is approximately 1.6 hectares in area and the southern section is approximately 1 hectare. The elongated shape gives the open space a length of approximately 440 metres and a width across of approximately 60 metres.

The edges of the green are outlined with mature trees, including Holm Oak and other species. A pair at the south-easterly tip provides a framing style backdrop for the listed War Memorial. Further mature trees are located in public space on the wide grass verges along the western side of the street.



Figure 10: Southwick Green

The streetscape is enhanced through hedging along the footpaths, most notably

around the street corners. The steep bank at the south west corner is important as it is part of the ancient hedge bank and the entrance to the hollow way going from Southwick Farm and Kingston, formerly Dark Lane and now Park Lane.

Trees and vegetation in private gardens also contribute positively to the area. This is particularly evident around the listed buildings on the western side where small scale trees, shrubbery and hedging are used to break up the hard standing front yard spaces. Ivy growing on the front elevations of a number of buildings (eg King Charles Cottage) is another attractive feature.

There are several trees subject to Tree Preservation Orders within this area, all within private gardens. The group of 9 trees within the grounds of No. 1 Southdown Road (13.53/1/93/SW), a mix of sycamore, holm oak, holly, elm and bay, are the most prominent, screening much of the property from the public view.

Looking south and south east, the trees and bushes on the railway bank form a backdrop to the area. The entire northern side of the bank running along Watling Road is an attractive “wild” area of greenery which links to Southwick Street and the “Manor House” character area.

11.4 Building Types, Design, Materials and Colours

The majority of buildings are houses and there is a mix between detached, semi-detached and terraced styles. The scale of development is relatively uniform, being approximately two storeys in height across the whole area and occupying a relatively consistent footprint. This domestic scale overlooking the park forms an important part of the character of the area. Demolition of existing houses and replacement with higher density and larger scale development would degenerate the essence of the townscape in this area.

Buildings from different periods are evident but generally located within groups in the same area. On the western side are the historical listed buildings, dating from the 16th to 18th centuries. In the area generally surrounding these are Victorian houses from the early 1900s. Further houses of this era are found on the eastern side north of Southwick Square. At the southern end there is modern development, dating from the 1970s and including flatted developments. Further 1970s “pseudo Tudor” style flats are located at the north-west end, with 1920-30’s housing to the north.

While visible extensions have been made to a number of buildings within this area, in general these have assimilated well into the area. The most recent addition, a smoking shelter at the front of The Cricketers Public House, still requires the timber support posts to be finished in a colour consistent the rest of the building.

The materials used are also diverse. Flint is used as the main cladding material on most of the oldest buildings (eg King Charles Cottage). The buildings from the Victorian era are brick (either red or silicate) with terracotta detailing. The buildings from the 20th century use render or red brick (or a combination). Roof coverings are generally plain tile, although an attractive slate roof is noted on the house at No. 31, on the corner of Albert Road.

11.5 Listed Buildings

The Grade II listed War Memorial is located at the south eastern corner of the green, at the entrance to the conservation area. Erected in 1922, the memorial comprises a central obelisk surrounded by two levels of terracing, with associated boundary walls, entrance steps and paving. The obelisk is constructed of rough coursed concrete blocks mixed with burnt coal (slag). It has a red sandstone plinth and drip course (secondary base to upper obelisk). Bronze and limestone inscription panels are mounted on each face.



Figure 11: War Memorial

In August 2002, a report was commissioned to detail the condition of the monument and a recommended schedule of works. A number of small defects were noted, such as soiling, erosion/weathering, vegetation/lichen growth, cracking, movement etc. Due to the financial implications of the works proposed, these works were never undertaken.

There are six other listed buildings in this part of the conservation area, all in residential use and located on the western side of The Green, between Albert Road and The Cotswolds.

No. 41 The Green is a two storey house which is Grade II listed and thought likely to date from the 17th century. It is rendered with chimney stacks on the full gable ends and has a small flint side extension. Immediately to the north is a pair of cottages (Nos. 43-45) which are two storeys and date from the 18th century, also listed as Grade II. These are included for their group value.

Nos. 47-51 comprises an early 18th century house listed as Grade II*. It is flint with red brick plinth band, quoins and dressings. Notable features include an entrance porch with decorative doric columns leading to a Georgian front door and irregularly proportioned windows on the front elevation. It also contains timber framing and an earlier roof under the existing one, the line of which can be traced externally in the gable. Plaques have been established on either side of the main entrance in accordance with English Heritage's 'Blue Plaques' scheme to commemorate that Douglas Stannus Gray and S.P.B. Mais have

lived there.

No. 55 (Ivy Cottage) is the last listed building on this block, listed as Grade II. It is a mid 18th century two storey house with coursed cobblestone and painted brick quoins, band and dressings and a mansard roof with end stacks. Extensive 19th and 20th century additions have been made to the rear and are clearly visible from Church Lane.

No. 69 (King Charles Cottage) is listed as Grade II and located on the next block to the north. This is a 16th century hall-house (now a cottage). It is timber framed, clad in flint with rendered dressings and a roof which is hipped with a gablet to the left and gable end with chimney stack to the right.

11.6 Boundary Treatments

The green is encircled by a 1.5 metre high barrier formed of tapered concrete posts approximately 3 metres apart and a double railing. This type of boundary treatment is appropriate in principle for the area but the condition of the railings and posts is poor and some improvements would be more visually attractive.

Most of the residential buildings have some form of setback from the road and have low front walls, often combined with some vegetation, to separate the public and private space. There is no predominant form or materials but the use of flint and matching brickwork is relatively common and attractive. Examples of attractive walls include The Cricketers Public House (front), No. 41 The Green (front), No. 53 The Green (front), Nos. 81-89 The Green (front), Nos. 50, 52 and 52a The Green (front), Nos. 34-36 The Green (side), No. 77 The Green (front), No 1. Southdown Road (front and side) and along the road frontage of 73-79 The Green. Some damage has occurred to the low wall at the intersection of Southdown Road and The Green which will need to be repaired.

11.7 Public Realm

Streets and Pavements

The Green is the main street in the area, which is a two lane carriageway, although traffic is not free-flowing in both directions due to on street parking. The footpaths are located on the outer perimeter of the street and, in a number of locations, there are two pedestrian routes available – an upper route directly along the boundaries of the residential plots, with a second along the edge of the carriageway, separated by a grass verge or landscaping. This contributes to a semi private frontage for the dwellings behind.

The area is notable for the wide grassed verges between the street and the front boundaries of the dwelling plots. These are very well maintained, and contribute further to the green space in the area. The area in front of the cricket

pavilion could benefit from some enhancements such as landscaping.

These “soft” corners are contrasted by the corner of Southwick Square which is hard surfaced and visually stark. Some public realm enhancements could be undertaken to turn this area into a better utilised space and more visually attractive.

The materials used for the street surfacing are standard and unremarkable. Sections of footpath are noted to be in poor repair and damage is evident to the kerbs around the dividing road between the two “greens”. Some damage to these surfaces results from pressure from tree roots. The materials used for surfacing of footpaths are similarly non-descript, with the exception of a section near the south west corner, where stone slabs have been used. An interesting feature is noted on a sloping part of the pavement, where the stone slabs have been notched – presumably to assist in the surface being non-slip.

An attractive and traditional feature is the retention of Purbeck stone dressed kerbs generally throughout the whole area (although not continuously). This stone is rare in that it originates from the coast of Dorset and is only known to have been used in West Sussex in the construction of Arundel Castle. Much of the green also has kerb stones made from the same concrete as the War Memorial. These blocks were taken from the camp that was on the green during the Great War.

Street Furniture

Most of the “street furniture” within this area consists of seating benches dotted around the edges of the green, including many which have been established in memory of deceased persons. While the quality and appearance of most is good, there are some older benches which have deteriorated and should be repaired or replaced. The lower green also contains a sheltered seating area in a brutalist modern movement design. This is a memorial associated with Southwick Cricket Club. The structure includes space for a clock (which has been relocated to the façade of Europa House in Southwick Square). This interesting structure forms a positive contribution to this area of the green but enhancement opportunities could be taken to reinstate the seat and provide a new clock or alternative feature for the clock space.

Other occurrences of street furniture are intermittent and unrelated, such as railings for safety at the corners of Waterdyke Ave and Park Lane and bollards at the corner of Southwick Square. There is one bus shelter which is newly installed in front of the cricket pavilion. The bright colour and standard design are not particularly in keeping with the conservation area and a more appropriate design and colour scheme should be encouraged. There are other opportunities for bus shelters to be installed in this area, in particular at the corner of Southwick Square and The Green.

War Memorial

The war memorial occupies a prominent public position at the entrance to the conservation area and makes a positive contribution to the public realm.

Street & Other Lighting

At the southern end, and on the western side, of the green there are lighting columns in a traditional style, although many are in need of repainting. Elsewhere, the lighting columns are of the same standard design as the remainder of the conservation area.

Public Art

There is a public art feature next to the children's playground on the northern part of the green. This is a circular piece set into the ground consisting of mosaic designs set into a pebbled base. This was established as a community project approximately 5 years ago.

Signage

There is not a significant amount of advertising signage in the area and, in particular, the residential area is not degraded by large numbers of 'for sale' signs. Public information signage is also sparse and generally unobtrusive. The sign on The Green directing vehicles to Southwick Square, however, is of poor quality, unsympathetic design and deteriorating condition. Replacement with a new sign appropriate to the conservation area would improve the visual quality of the area. The directional signage established at the end of the shopping centre is an attractive design appropriate to the area but could be updated through a fresh coat of paint.

11.8 Development Opportunities

There are no vacant sites within this area which represent obvious potential development sites. However, the potential exists for proposals to demolish existing buildings and/or erect additional buildings within the larger sites.

11.9 Issues

Positive Features

- The Southwick Green – a central public open space
- Scale of existing development appropriate to setting
- Group of listed buildings on western side
- Wide grass verges
- Rural lane type setting of The Cotswolds
- Trees and vegetation

- Historic paving materials eg Purbeck stone and granite retained
- Blue plaque scheme used on listed building.

Negative Factors

- On street parking
- Some areas of the public realm require enhancement:
 - Untidy entrance through rail underpass
 - Broken kerbs around the edges of the green
 - Rusty iron railings around the green
 - Broken or damaged public seating
 - Missing seat and removed clock.
- Sign for Southwick Square unattractive and unmaintained
- Bus shelter colour inappropriate for area
- 'Hard' corner at western end of Southwick Square
- Damaged flint wall at the western end of Southdown Road (intersection with The Green).

12. AREA 5: CHURCH LANE



Figure 12: Church Lane

© Crown copyright. All rights reserved (100018844) (2008)

12.1 Plan Form and Layout

The conservation area is centred on Church Lane, which runs between Kingston Lane and The Green. The street comprises two straight sections of carriageway running east-west with a dog-leg twist through the central section.

The street has a distinctly semi-rural character, particularly at its western end. This sense is reinforced by the grassed verges and embankments, the informal pedestrian track on the south side of the street, minimal vehicle movements or on-street parking and the obscuring of buildings by trees and vegetation. The plot sizes are large and the buildings well set back from the street. The entrance to Nos. 28 and 30 (dwellings set on rear sites) is a clear example of this semi-rural appearance. The eastern end of the street gradually maintains a

more urban appearance, with smaller sites and lesser ambience as it approaches The Green.

12.2 Activities and Uses

The predominant use in this area is residential. The only exception is the area surrounding the church which is used for church, cemetery and community purposes.

12.3 Open Space and Trees

The St Michael's churchyard and cemetery is a significant open space of approximately 7700m² and is a very pleasant, quiet green area. The church is located on the north-western side. The cemetery is a typical churchyard design, being relatively informal in layout, low density and dominated by grass. While it is well enclosed by an attractive flint wall, a walkway across the site encourages public pedestrian movements, although a lack of public seating and lighting is noted.

Mature trees are a feature of this part of the conservation area, on the street, in private gardens and in the churchyard, and contribute strongly to its semi-rural character. There is a large horse chestnut tree of note across the road from the western end of the path through the churchyard. Trees subject to Tree Preservation Orders are 24 trees within the grounds of the church hall and new rectory (a group of 19 elm trees and sorbus, false acacia, tulip and sycamore trees) and a multi-stemmed ash tree at No. 21 Church Lane. Forty-eight trees within the grounds of the Old Rectory and its cottage were made subject to a Tree Preservation Order 162/1/82/SW but a significant proportion of these were lost in the storm of October 1987. There are still a large number of trees on the site, generally being a mix of oak, holly, sycamore, lime, ailanthus, elm and maple, many of which have grown up in recent years. The trees on this site appear untamed and contribute significantly to the wild character.

12.4 Building Types, Design, Materials and Colours

The buildings in the area generally comprise large detached dwellings, with the exception of several pairs of semi-detached dwellings at the eastern end. The church and church hall are the only non-residential buildings.

The buildings at the eastern end of the street date from the early 20th century. They are of a similar Victorian design and proportion, two storeys with hipped roofs, front bay windows and pitched front gables, with the exception of Nos. 7, 9 and 11.

At the western end of the street, there is significant variation in the age of the buildings. The oldest buildings are at the far western end at the rear (being the two listed buildings dating from the 17th – 19th centuries). The northern side of

the street contains a 1930s rectory with a 1960s church hall behind and two 1930s dwellings with two 1980s dwellings behind. The southern side of the street contains 1930s dwellings with a group dating from the 1970s at its western end.

The materials used vary from building to building but are most commonly red brick or render (or a combination) with a plain tiled roof, with two notable exceptions. The Church of St Michael is cobblestone with a combination of plain and pantiled roofing, except for the main tower which is Horsham slate. The Old Rectory Cottage is flint with a thatched roof, the only one of its kind in this conservation area.

12.5 Listed Buildings

There are three listed buildings within this part of the conservation area.

The Grade II* Church of St Michael and All Angels is the focal point of this area. The church dates from the 12th-13th centuries and is clad with coursed and uncoursed cobblestone. The tower was removed in 1941 due to bomb damage and reconstructed in the late 1940s. The church is also included on the Historic Environment Record.

The Grade II Old Rectory and Old Rectory Cottage are located on the western edge of the conservation area. The Old Rectory is a 19th century two storey house situated on a rear section, with stucco cladding and a hipped slate roof. The cottage dates from the 17th century and fronts Kingston Lane. The building is flint with some cobblestone replacements, with red brick quoins and dressings and a thatched roof.

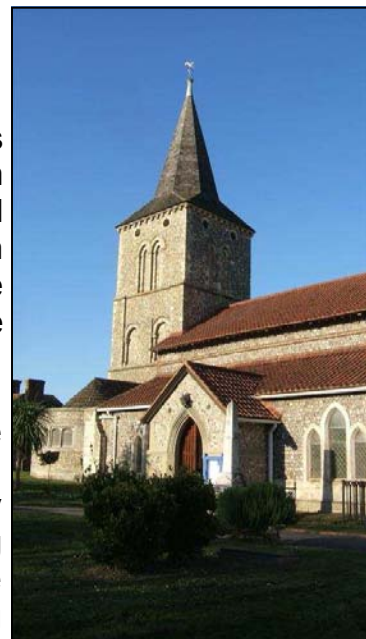


Figure 13: St Michael and All Angels Church

12.6 Boundary Treatments

The treatment of boundaries in this area helps to evoke an overall sense of enclosure.

Flint walls are widespread across this area and a unifying feature. They are continuous along significant stretches of the street, including along Kingston Lane from the Old Rectory Cottage, along the north side of Church Lane to the new rectory and from St Michael's Church along the south side of the street to The Green (but excluding No. 11 Church Lane).

St Michael's Church and its surrounds are entirely enclosed by a solid flint wall,

with two accessible entry/exit points. On the north side is a lych gate with an oak shingle roof and two seats either side of the arch constructed in 1911. On the west side is a tapsel gate, a swinging gate on a central pivot, which is unique to Sussex. There are also a set of locked Victorian iron gates on the northern wall which are of an attractive design but rusting and would benefit from some restorative work.

A unique feature is a rustic flint wall approximately 1.5 metres high with a circular end pillar separating the two lanes of the carriageway (which are at different levels) at the eastern end of the street.

An Article 4 Direction applies to the site of the Old Rectory, removing permitted development rights for the erection of walls and fences. This is to ensure that separation from the wooded grounds does not destroy the character of the setting of the listed building.

12.7 Public Realm

The public realm is attractive, with features which contribute to its country lane appearance, generally as outlined above.

The characteristics of the street itself are a main contributor to this rural atmosphere, due to its narrowness, its grass verges etc. A notable observation is the lack of traffic, despite its location running between two reasonably major roads, and minimal on street car parking. It is clear that these are not problems in this area as there are no marked parking restrictions and minimal centre line marking. While the surfacing on the street and footpaths is standard as elsewhere in the conservation area, the use of Purbeck stone as dressed kerbs is again evident and generally consistent along the length of the street.

The area is lit by 15 green traditional ornamental lanterns which were installed in late 2006 on advice from the County Conservation Officer. These make an attractive contribution to the conservation area but are sufficiently discreet that they do not detract from the rural style street scene, particularly at the western end.

There is little signage in this area, other than some essential traffic control signage and signs associated with the church and school. While generally discreet, the 'keep left' signs at either end of the flint wall in the middle of the street are brightly coloured and not particularly in keeping with the area, although it is understood that these are universal signs and necessary for road safety.

12.8 Development Opportunities

The currently vacant site to the south of the Old Rectory and Old Rectory Cottage (approximately 3500m²) represents a development opportunity where

the principle of a new dwelling has already been established. An application for a detached two storey house was allowed on appeal in 1986 following a series of refused applications (and dismissed appeals) for dwelling/s on the site. There have been subsequent applications for amendments to design and location, with the most recent being approved in November 2000, although development has not progressed.

12.9 Issues

Positive Features:

- Church of St Michael and All Angels and its setting
- Grade II Listed Buildings (the Old Rectory and Old Rectory Cottage)
- Rural ambience
- Flint walls unify area
- Country lane style road layout, including grass verges and embankments
- Mature trees eg the Churchyard and the Old Rectory
- Large plots and set back of development from the street
- Traditional street lighting design
- Minimal on-street car parking.

Negative Factors:

- Boarding above flint walls bounding new rectory and No. 24
- Lack of public seating and lighting in St Michael's churchyard
- Unsympathetic road signage on eastern part of street
- Victorian iron gates to churchyard require restoration.

13. AREA 6: WATERDYKE AVENUE



Figure 14: Waterdyke Ave

© Crown copyright. All rights reserved (100018844) (2008)

13.1 Plan Form and Layout

Waterdyke Avenue is a cul-de-sac approximately 75 metres in length filling the space between the southern side of The Green and the railway tracks. The

street is narrow and ends in an abrupt manner without the usual turning circle. Historic mapping shows a large pond to the north which was filled in before the First World War.

The plots are narrow terraced plots with small rear gardens (particularly on the east side) and dwellings set forward on the site. This forms a close knit character.

13.2 Activities and Uses

The area is used almost entirely for residential purposes, with the exception of an electricity substation on a site at the north-western end.

13.3 Open Space and Trees

There are no significant open spaces or trees in this area.

13.4 Building Types, Design, Materials and Colours

The main interest in this part of the conservation area derives from its buildings, which predominantly comprise two residential terraces, containing seven houses on the west side of the street and five on the east.

These terraces date from the 1900s and are of modest scale, two storeys, with a pitched roof and gable ends. They are set forward on the site and, when combined with the narrowness of the street, contribute to the close knit environment.

The terraces are unified by their design features and materials, most prominently at first floor level. There are decorative roughcast panels between windows which have been painted in different contrasting colours than the adjoining rendered finish. Timber sliding sash windows are also original but a number have had modern replacements inserted. The ground floors appear less unified, due to variations in cladding materials, modern replacement windows and additions such as porches.

Other than these two terraces, the other buildings within this area consist of a pair of 1920s semi-detached parapetted houses, set back from the main building line (at the south west end of the street), and modern detached house at the north east end of the street backing onto The Green. An electricity substation enclosure on the northern side of the western terrace completes the built environment.

13.5 Listed Buildings

There are no listed buildings within this area.

13.6 Boundary Treatments

The buildings are set forward on the sites, but most allow for a small front yard area. The boundaries of these sites are defined by low level walls (0.5-1.0 metres high), although there is no common style or use of materials.

13.7 Public Realm

The street is a typically residential cul-de-sac with a sparse public realm. The narrow street and footpaths are designed to limit movements to residents only, although it is noted that the absence of a “no exit” sign for this street encourages unnecessary traffic movements and turning within its narrow confines, leading to damage of front boundary walls. On street parking is also congested during the evenings and weekends, as very few sites have off street parking.

The public realm does contain some features of historic interest, being lamp posts of a similar traditional design to those on The Green and Purbeck stone along the kerbs.

13.8 Development Opportunities

The site currently occupied by the electricity substation could potentially be redeveloped for residential purposes if the substation was no longer required.

13.9 Issues

Positive Features:

- Unspoilt row of terraced houses
- Retention of some historic elements eg lamp posts and stone kerb dressings.

Negative Factors:

- Non-resident traffic turning in street causes damage to front walls
- On street parking detracts from street scene
- Electricity substation.

14. AREA 7: ALBERT ROAD



Figure 15: Albert Road

© Crown copyright. All rights reserved (100018844) (2008)

14.1 Plan Form and Layout

Albert Road was built on Southwick Farm on land that was auctioned in 1890 (Heasman, 2007). At its eastern end it accesses onto The Green. The western end bends sharply up to Church Lane.

The north side of the road contains a row of modest scale terraced houses. The plots are generally regular and of uniform size. The dwellings are set forward on their sites with narrow rear gardens and small front gardens behind low front walls. Many of these front gardens are attractively planted with flowers. At the western end the houses are set back a little further from the street.

The south side of the road is not as uniform. It includes the rear gardens and accessory buildings associated with four properties fronting Park Lane. In the middle is a row of terraced houses with small rear gardens. These houses are set forward on the site with no private space between the dwellings and the street. A flint farm building, the only remaining building from when the area was Southwick Farm, sits close to the road and to the east of the terraced houses, with a large garden behind. Next to this is Marsh House, a large modern block of sheltered homes, not included within the proposed boundary.

14.2 Activities and Uses

Albert Road is a residential street with Marsh House, sheltered housing, at the end of the street outside the proposed boundary. To the north are St Michael's churchyard and residential dwellings.

14.3 Open Space and Trees

There are no significant public open spaces in this area. Street trees of note

are an ash tree at the western end of Albert Road and a sycamore halfway along the street on the southern side.

14.4 Building Types, Design, Materials and Colours

The terraces on the northern side of the road were all built around the same time (early 1900s) but in groups of slightly varying styles. Certain shared elements contribute to the appearance of the terrace as a cohesive unit, while differences in detail add interest. They are all of modest scale, 2 storeys, with pitched roofs apart from one group which has parapets. Another group has gabled dormers. The terraces are painted render in various pastel shades. There are regularly spaced chimneys, each with eight pots, along much of the terrace. A number of dwellings have original doors and windows, but some have modern uPVC replacements. The roofs are covered in hand made clay tiles and machine clay tiles.

The row of terraces appears to comprise of five different 'groups'. At the far eastern end the dwellings have decorative detailing above the windows and doors. The group next to this has gabled dormers. The next group has ground floor bay windows and a decorative string course between the ground floor and first floor. The next group carries on these architectural details but their roofspace is behind parapets.

The group of dwellings down the western end of the street differ somewhat in their style and materials. They are brick, some painted and some unpainted, with a linear mono pitched roofline over simple ground floor bay windows.

There is another smaller row of terraced houses on the south side of the street that date from 1902. These are also two storey, with a pitched roof and gabled ends. They are painted render and largely unspoiled, containing a number of original doors and windows.

Also on the southern side of the street is a small building of flint with brick quoins. It has a slate roof with half round hipped bonnets. The windows are modern additions. This building survives from the time when the area was Southwick Farm.

14.5 Listed Buildings

There are no listed buildings within this area.

14.6 Boundary Treatments

The terraced houses on the northern side of the street have small front gardens enclosed by low rendered walls along the street boundary with

small pillars at the entranceways. The walls tend to be painted to match the colour of the dwelling to which they belong. These walls are important to the character of the street, providing a pleasing rhythm, and their consistency helps to unify the row of terraces. At the western end of the street the houses also have low front walls but the materials differ and do not have the same consistency.

14.7 Public Realm

There are narrow footpaths on both sides of the road. Surfacing of street and footpaths is with standard materials. The footpath in front of Marsh House is wider and surrounded by bollards which do not contribute positively to the streetscape. There is on street parking on both sides of the street as most sites do not have space for off street parking.

Lamp posts are an appropriate scale and style but could benefit from being painted. There is one lamp post on the south side of the street of a style inconsistent with the others. Overhead wires from two posts on the street are obtrusive and unattractive.

14.8 Development Opportunities

No identified development opportunities.

14.9 Issues

Positive Features

- Terrace with blocks of similar style and scale but varying details
- Remaining flint farm building a reminder of the farming history of the area
- The area is representative of a phase in the historical development of Southwick and there are few examples of this type and age of building in the area
- A number of houses retain original features

Negative Factors

- 'Gaps' on south side of street formed by rear gardens of some houses on Park Lane
- Pavement and bollards in front of Old Flint Barn/Marsh House don't contribute positively to streetscape
- On street parking detracts from street scene
- Items such as building materials, rubbish and rubbish bins stored out the front of some properties
- Overhead wires



© Crown copyright. All rights reserved (100018844)

Figure 16: Townscape Appraisal Map

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. The responsibility for the implementation of the recommendations below varies. In some cases the council will have responsibility and will seek to implement the proposals as resources allow. In other cases the council's role will be to seek to achieve the objectives through its development control function or through encouragement and the provision of advice and guidance.

2. ISSUES AND RECOMMENDATIONS

2.1 Public Realm Enhancements

The public realm is an important contributing factor to the experience and appearance of the conservation area. The use of historic features and materials and the general quality of the environment is variable and, as such, there is no consistency in the public realm within the different areas. Identified within the character appraisal are a number of general issues covering the whole of the conservation area and also locally specific areas where enhancement work could be undertaken. The management appraisal makes general recommendations as well as site specific recommendations

English Heritage has produced a manual entitled "Streets for All" which sets out principles of good practice for street management – such as reducing clutter, coordinating design and reinforcing local character. The principles for the South-East England area provide inspiration and advice on street design which reflects the region's local character and can be used by the Council in undertaking enhancement works to the street scene when necessary. The Department for Transport and Communities and Local Government publication "Manual for Streets" also provides guidance on the provision of well designed streets and their role in creating successful neighbourhoods.

Recommendations:

General:

- Investigate potential sources of funding (eg English Heritage grants, CABA funding) for improvements to the public realm to enhance the historic environment.
- Replace standard design street lanterns as required over time with a uniform 'heritage style' lantern. Specific consideration should be given to the appropriate height of such lanterns to ensure the semi-rural ambience is maintained and they are of appropriate colours to blend into the local area.
- Establish a code of materials to be used for future street paving, to be agreed with West Sussex County Council, and undertake repairs to roads and pavements as necessary using these materials.
- Establish a design standard for bus shelters to be located within the conservation area.
- Undertake other improvements to the public realm as required in accordance with the principles in the English Heritage document "Streets for All" for the south-east and Department for Transport/Communities and Local Government publication "Manual for Streets".

Riverside:

- Provide an area of public open space as part of the development of the Lady Bee Marina site, including the provision of appropriate street furniture.
- Undertake paving of full length of street using an appropriate material (but to maintain an informal appearance).
- Encourage occupiers of premises within this area to locate unsightly items (eg rubbish bins) in appropriate locations where they do not detract significantly from the street scene.

Manor House:

- Undertake appropriate landscape enhancements to the vacant land around the railway arches.
- Remove the redundant chain fence and concrete posts along the eastern side of Southwick Street (adjacent to Manor House).
- Repaint the cycle railings in front of the Council office (No. 21 Southwick Street) with black 'hammerite'.

The Green:

- Replace the damaged public seating on the Southwick Green.
- Reinstall the seat and provide a new clock or alternative feature for the clock space within the structure on the lower green.
- Remove all redundant concrete posts on the green.
- Repair the damaged kerbs around the corners of the street dividing the

two sections of the green (without loss of the historic kerb stones).

- Undertake appropriate landscape enhancements to the grassed area in front of the cricket club pavilion.
- Undertake appropriate landscape enhancements (including provision of street furniture) to the 'hard' corner at the intersection with Southwick Square.



Figure 17: Turrell Memorial, Southwick Green

Church Lane:

- Provide some public seating within the grounds of the St Michael's churchyard.
- Provide improved outdoor lighting in the churchyard.
- Restore the Victorian iron gates near the north-east boundary of the St Michael's churchyard. The lych gate could also benefit from some restoration work.

Albert Road

- Encourage occupiers of premises within this area to locate unsightly items (eg rubbish bins) in appropriate locations where they do not detract significantly from the street scene.
- Seek opportunities to replace pavement and bollards in front of the Old Flint Barn / Marsh House.
- Discuss with telecom companies the possibility of making improvements to overhead wires.

2.2 Boundary Treatments

The character appraisal identifies the various different types of boundary treatment throughout the conservation area and how these positively or otherwise contribute to the character of the area. In particular, the prominence of flint walls is recognised as a positive characteristic. However, a small number of sites have boundary treatments which are less attractive and in keeping with this area and represent opportunities for enhancement.

Recommendations:

- Encourage the retention of existing flint walls.
- Encourage the reinstatement of the paling fences on the Manor Estate.
- Upgrade the railings surrounding the Southwick Green (replacing where necessary), finish them with green 'hammerite' to ensure a fresh, consistent appearance and maintain on an ongoing basis.
- Encourage owners of properties using close boarded fencing as a boundary treatment to remove and replace these with a fence of more appropriate material eg flint or brick.

- Encourage the reinstatement of flint walls on properties which currently appear as 'gaps'.

2.3 Condition of War Memorial

The war memorial is identified as an important feature for both its historic value and its visual appearance in a prominent location. It is important to ensure that the condition of the memorial is preserved.

Recommendations:

Council work with stakeholders to:

- Undertake maintenance and restoration works to the War Memorial as necessary to preserve its condition.
- Investigate potential sources of funding (eg English Heritage, Lottery) to assist in maintaining the memorial.

2.4 Traffic Movements and Noise

Traffic movements and their associated noise detract from the general quality and ambience of the conservation area. The appraisal has identified that this is most significant on the Albion Street frontage of 'Riverside' and on Southwick Street. An issue has also arisen on Waterdyke Avenue, where drivers are unaware that it is a no exit route, leading to difficulties turning within the narrow street. It is noted that traffic is an issue to be dealt with through a variety of measures (involving different authorities) and not through specific conservation controls.

Recommendations:

Consideration of the following measures:

- Encourage reduction in traffic speeds through traffic calming measures and/or speed limit reduction.
- Provide a 'no exit' sign at the corner of Waterdyke Avenue and The Green to discourage use of Waterdyke Avenue by non-resident traffic.

2.5 On-Street Parking

On-street parking is not considered a significant problem across the conservation area as a whole as the larger plot sizes mean that many sites have off street parking available. However, in some areas where the development is closer knit (such as Waterdyke Avenue and parts of The Green) where on street parking is denser and has detrimental effects on the visual qualities of the street scene. The Riverside area is identified as being the most significantly affected due to the disorganised nature of the parking. It is noted that on-street parking is also an issue to be dealt with through a variety of measures (involving different authorities) and not through specific conservation controls.

Recommendations:

- Encourage use of, and better access to, sustainable transport.
- Use restricted or controlled parking zones in appropriate areas.
- Implement a parking management scheme for the Riverside area to address the current indiscriminate and untidy car parking.

2.6 Development Pressures

The conservation area and its immediate surrounds contain a number of sites which represent options for either development or redevelopment. The large plots within the conservation area also may be targeted as having potential for redevelopment. The relatively low density of existing development and many of the existing buildings individually are important contributors to the area's character and the loss of these in favour of higher density modern developments may be detrimental to the conservation area.

Recommendations:

- Continued use of the planning application process to resist applications for new buildings which are unsympathetic to the character of the conservation area.
- Develop a 'good practice' guideline to provide advice on appropriate types of development in this conservation area including appropriate design style, density, bulk and location, materials and colours, means of enclosure, landscaping and access.

2.7 Physical Isolation of 'Riverside' Area

While the other 'character areas' within the Southwick conservation area are contiguous, the location of 'Riverside' is isolated by a considerable distance. The appraisal also notes that the character is markedly different from the other areas.

Recommendations:

- Begin the process of designating 'Riverside' as a separate conservation area and producing its own separate character appraisal and management strategy. The current appraisal will stand until this process is completed.

2.8 'Riverside' Frontage onto Albion Street (A259)

The 'Riverside' part of the conservation area is located adjacent to Albion Street which is the main road for this part of the south coast. The quality of this environment is relatively poor due to the busy traffic and large gaps in the development.

Recommendations:

- Support the sympathetic redevelopment of the two existing gaps in the development.

2.9 Loss of Historic Materials

The conservation area does not contain a significant amount of historic materials. Most of the streets and pavements are surfaced with standard modern materials but there are occasional traditional materials such as Purbeck stone kerbings and kerbings from blocks taken from the Great War camp on the green which should be retained when at all possible.



Figure 18: Paving Materials

Recommendations:

- Establish guidelines for street works within the conservation area encouraging the retention of historic materials during repairs and maintenance procedures and new works.

2.10 Exterior Alterations to Buildings

No significant issues have been identified in the appraisal in terms of loss of character at this stage related to unsympathetic or inappropriate extensions or additions to buildings. However, there are occasional instances where relatively sympathetic alterations have been made to buildings but have not been finished to an appropriate standard.

Recommendations:

- Continued use of the planning application process to resist applications for extensions to buildings which are unsympathetic to the character of the area.
- Develop a 'good practice' guideline to provide advice on appropriate types of alterations for the conservation area. Such a document could provide guidance on matters such as appropriate materials to use for repairs or replacement of doors, windows, roofs and cladding, colours for painting of exterior surfaces, location of satellite dishes, cables, meter boxes, pipes etc.
- Consider serving an Article 4 Direction removing permitted development rights for unlisted buildings which contribute positively to the conservation area where appropriate to prevent loss of features that make up that special interest.
- Ensure (through conditions on planning consent and using planning enforcement measures if required) that where alterations are carried out they are finished to a standard appropriate for a conservation area.

2.11 Signage

As the majority of the conservation area is residential, there is not a significant amount of signage around the area. Although it is recognised that a small amount of signage will always be necessary (such as road signs and signs associated with businesses), the minimal amount of signage is a

positive feature and this general level should be maintained. Where signs are necessary, they should be of a good visual quality and appropriate to the locality. The absence of any signage advertising the conservation area is also noted.

Recommendations:

- Undertake an audit of signage in the conservation area and remove unnecessary signs.
- Support West Sussex County Council in a policy of minimisation of official road signage.
- Remove the existing sign directing traffic to Southwick Square (opposite The Cricketers) and replace with a sign of a design and construction more in keeping with the conservation area.
- Establish information signage in key locations around the conservation area to promote the history and significance of the area.

2.12 Trees

Trees are recognised as an essential contributor to the character of the conservation area and are widespread along streets, in open spaces and in private gardens. While these are all broadly protected by the conservation area designation, and some are protected by Tree Preservation Orders, there is no particular strategy in place for management and replacement.

Recommendations:

- Prepare a Tree Strategy document which will set out a tree management and replacement plan in order to preserve the tree cover for future generations.

3. BOUNDARY REVIEW

The existing boundaries of the conservation area were carefully reviewed during the survey work for this appraisal. Following consideration of various options for extension and removal, the boundary of the conservation area has been extended in two areas, the end of Roman Crescent and Albert Road. It is not recommended that any areas be removed from the conservation area.

A discussion of the options considered is included as Appendix 3.

4. MONITORING AND REVIEW

The guidance of 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
- Identify any new issues which have been identified and set out any new recommendations in the management strategy.

APPENDIX 1 LISTED BUILDINGS

Riverside	Royal Sussex Yacht Club Boat Store	II
Southwick Street	No. 11	II
	Nos. 17-19 (odd)	II
	No. 21	II
	No. 14 (The Manor House)	II
	Wall 20 Yards to South of Manor House	II
	Nos. 16-18 (even) (Manor Cottage)	II
	No. 20	II
	No. 24 (Southwick Centre)	II
The Green	No. 41	II
	Nos. 43-45 (odd)	II
	No. 47 (The Hall)	II*
	No. 55 (Ivy Lodge)	II
	No. 69 (King Charles' Cottage)	II
	War Memorial	II
Church Lane	Church of St Michael	II*
Kingston Lane	Old Rectory Cottage	II
	The Old Rectory	II

APPENDIX 2 UNLISTED BUILDINGS MAKING A POSITIVE CONTRIBUTION TO THE AREA

Albion Street	The Old Town Hall
	The Schooner Public House
Riverside	Malthouse Cottage
Southwick Street	The Ship Inn Public House
	Building to North of No. 20
	The Barn (Southwick Community Centre)
	The Garden Room (Southwick Community Centre)
	George Porter Room (Single Storey Flint Building, North

End of Community Centre)
 No. 45
 No. 47
 No. 49
 Nos. 51 and 53
 Nos. 55 and 57
 No. 73

Southdown Road No. 1
 No. 7
 No. 9
 No. 11
 No. 13

Roman Crescent No. 4
 Nos. 6-14 (even)
 No. 11
 Nos. 7 and 9
 No. 19
 No. 23

Church Lane Nos. 7 and 9

Albert Road Coronation Cottages
 The Old Flint Barn

The Green The Barn
 Nos. 57-67 (odd)

Oldfield Crescent No. 48

The following unlisted buildings making a positive contribution to the area are located outside the conservation area boundaries and are recommended for addition to a future local list:

Southwick Street Railway Arch

The Green Railway Arch

APPENDIX 3 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 eight specific areas. These were Albert Road, Victoria Road, Watling Road, south side of Southdown Road, open space in Glebe Close, 25-29 Roman Road and open space and trees, Lady Bee Marina and the canal bank east of Riverside. Comments were also sought as to whether any other areas should be included. Following analysis of the comments and suggestions received a number of areas have been assessed as to whether they are of sufficient special interest to warrant designation as summarised below. In arriving at the recommendations, regard has been had to English Heritage guidance and PPG15.

25-29 Roman Road, Open Space and Trees

This area includes an area of open space at the eastern end of Roman Crescent that contains a number of mature trees and three houses to the west of this space on Roman Crescent.

This area is considered to form an integral part of the character of the conservation area. The open space is an attractive area which makes a positive contribution to the street scene and a fitting entrance to the conservation area. This area is not currently protected by any tree protection orders. Whilst not possessing special architectural or historic qualities, the houses are mature and hold the corner. They cover only a small area between the houses of architectural merit to the west and the open space to the east, therefore it is considered any extension should include these houses to ensure a cohesive area is maintained. In addition it has been suggested that the central reservation containing trees at the eastern end of Roman Way be included. However, it is considered that whilst they are attractive this area is further removed and does not form part of the setting of the Roman Crescent entrance to the conservation area in the same way as the open space and trees on Southwick Street.

Recommendation: That, for the above mentioned reasons, the area shown below is added to the conservation area.



© Crown copyright. All rights reserved (100018844) (2008)

South side of Southdown Road

The south side of Southdown Road was suggested in consultation as a potential addition to the conservation area. While the north side of the road is currently within the conservation area the south side is not.

The buildings on the south side date from around mid 20th century with a couple of 1930s dwellings. The modern library, at the eastern end, was opened in 2007. While the trees and gardens on the south side add to the green character of the street, the buildings lack the special character that those on the north side possess and are not of significant historic or architectural interest to justify the inclusion of this area in the conservation area. The desirability of preserving or enhancing the conservation area on the north side of Southdown Road would be a consideration in relation to any development proposals for the south side of Southdown Road.

Recommendation: That this area is not added to the conservation area.

Glebe Close Open Space and Trees

This oval of open space and trees, suggested for inclusion during stakeholder consultation, is surrounded on three sides by residential development on Glebe Close and the rear of the community centre on its eastern side.

While recognising that this is an attractive area of open space it is considered to relate more to the houses surrounding it that are not within the conservation area than the community centre complex that largely turns its back to it.

Recommendation: That this area is not added to the conservation area.

Albert Road, Park Lane and Victoria Road

These three streets to the south west of the green were developed around the first decade of the 20th century with some later infill development and redevelopment.

Park Lane is an attractive road with a mix of styles and age of property. However, it lacks a unifying special character and the modern Marsh House takes up a significant portion of the road. It is not considered that the conservation area should be extended to include this road.

Victoria Road is an attractive road with a number of Edwardian properties interspersed with more modern properties of varying styles. This affects the character of the road and it is considered that overall it is not of sufficient special character to be included in an extension to the conservation area.

The north side of Albert Road includes an attractive row of early 1900s terraced houses in blocks of similar overall style and scale but varying details. On the south side is another row of terraced houses and a flint farm building associated with Southwick Farm. Part of Marsh House faces on to Albert Road, but this is down

the far end of the street and is not particularly imposing. It is considered that the conservation area should be extended to include Albert Road as shown on the map below.

Recommendation:

- a. That Park Lane and Victoria Lane are not added to the conservation area.
- b. That Albert Road is added to the conservation area as shown on the map below.



© Crown copyright. All rights reserved (100018844) (2008)

Watling Road and Railway Bank

Watling Road runs parallel with the railway line between Southwick Street and The Green. The southern side of the road is the railway bank which is covered in vegetation.

This is a quiet street with large trees and vegetation on the south side and pleasant houses on the north side. However, it is not considered that the area possesses sufficient special historic or architectural interest to warrant it being designated as a conservation area.

Recommendation: That this area is not added to the conservation area.

Workshop Buildings in Lady Bee Marina and Canal Bank

It has been suggested that the Riverside part of the conservation area be extended to encompass the old workshop buildings in the Lady Bee Marina to the west and the canal bank to the east.

The 19th century warehouse buildings represent a part of the historic evolution of the port but have not significantly retained historic materials and are not considered of sufficient architectural merit to include in the conservation area. The canal bank to the east once contained the watch house for the coastguard station across the road but this was removed in the mid 20th century after the collapse of the canal bank. The area contains an unattractive concrete building and it is not considered appropriate to extend the conservation area to encompass this.

Recommendation: That this area is not added to the conservation area.

Oldfield Crescent

This street was developed in the 1930s and connects Church Lane and The Green. It contains large detached and semi detached houses, many with attractive front gardens.

While this is a pleasant suburban street it is not considered to possess particular special historic or architectural characteristics that would warrant its designation as a conservation area. Oldfield Crescent is accessed at either end through the conservation area (The Green and Church Lane) and the impact on the character of the conservation area should therefore be a consideration in any planning applications in the area.

Recommendation: That this area is not added to the conservation area.

The Cotswolds

The Cotswolds is a small cul-de-sac, with a rural lane type setting, accessed off The Green. A portion of the street is already within the conservation area as the houses on either side of the entrance, The Barn and 73 The Green, are in the conservation area. The houses at the end of the cul-de-sac date from the mid 20th century and, while attractive, are not considered to be of sufficient historic or architectural interest to be included within the conservation area. Due to its close proximity to and visibility from the conservation area, any planning applications should consider the impact on the conservation area.

Recommendation: That this area is not added to the conservation area.

Kingston Lane up to Old Rectory Gardens

It has been suggested that Kingston Lane up to Old Rectory Gardens should be included within the conservation area. The southern part of Kingston Lane is already within the Kingston Buci Conservation Area, with Church Lane and the Old Rectory in the Southwick Conservation Area. The area that is not included, on Kingston Lane between Park Lane and Church Lane, consists of five detached dwellings. These are not considered to be of sufficient special historic or architectural interest to warrant their inclusion within the conservation area.

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. In the public

consultation, only two respondents considered that changes should be made. The areas suggested were the Riverside character area and Waterdyke Avenue.

Riverside is still considered to merit its designation as a conservation area due to its special interest as outlined in section 8 of the appraisal. There have been some changes in the area since it was originally designated, in particular, the demolition of Sweets Yacht Brokers and its replacement with Cats Mews. However, this is not considered to have affected the character of the area to the extent that removal of the designation is necessary or desirable.

Waterdyke Avenue is also considered to retain the features for which it was designated, namely its intimate character formed by the two rows of terraced houses, as elaborated in section 13 of the appraisal.

Recommendation:

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

BIBLIOGRAPHY AND REFERENCES

Adur District Council (1996), *Adur District Local Plan (adopted)*

Adur District Council, *Extension to Southwick Conservation Area*

Adur District Council, *Southwick Conservation Area: Report*

Department of the Environment (1984), *List of Buildings of Special Architectural or Historic Interest – District of Adur West Sussex*

See also Listed Buildings Online <http://www.heritagegateway.org.uk/gateway>

Department of Transport/Department for Communities and Local Government (2007), *Manual for Streets*

Divers, N (1996), *Southwick Remembered, The story of Albion Street*, Southwick (Sussex) Society

English Heritage (2006), *Guidance on Conservation Area Appraisals*

English Heritage (2006), *Guidance on the Management of Conservation Areas*

English Heritage (2005), *Streets for All – South East*

Heasman, T. *For generations, children have tried to bring down conkers from 'the' tree*, Shoreham Herald, 13.03.08

Heasman, T. *Bygones Extra: Trip down Park Lane memories*, Shoreham Herald, 25.10.07

Hudson, T. P (Editor); Baggs, A P; Currie, C R J; Elrington C R; Keeling, S M; Rowland, A M; (1980) '*Southwick*', *A History of the County of Sussex: Volume 6, Part 1*
<http://www.british-history.ac.uk/report.aspx?compid=18247>. Date accessed: 06 June 2008.

Office of the Deputy Prime Minister (1994), *Planning Policy Guidance Note 15 (PPG 15) 'Planning and the Historic Environment'*

South East England Regional Assembly (2006), *South East Plan (draft)*

Southwick Urban District Council, *Southwick Urban District Official Guide*

West Sussex County Council (2005), *West Sussex Structure Plan 2001-16 (adopted)*

West Sussex County Council, *Historic Environment Record*

Maps reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Adur District Council. Licence Number 100018844.

Aerial photography copyright of Bluesky International, as contracted by West Sussex County Council, 2007. For further information please contact Bluesky International Ltd. The Old Toy Factory, Jackson Street, Coalville, Leicestershire. LE67 3NR.

The assistance of Michael Rowan (West Sussex County Council) is acknowledged.

All photographs taken by Adur District Council.

You can get a copy of this document in different formats, such as enlarged print, Braille, cassette tape or in a different language by calling: (01273) 263 000

Planning Policy Team
Adur District Council
Civic Centre, Ham Road
Shoreham-by-Sea BN43 6PR
Tel: (01273) 263 000

www.adur.gov.uk