

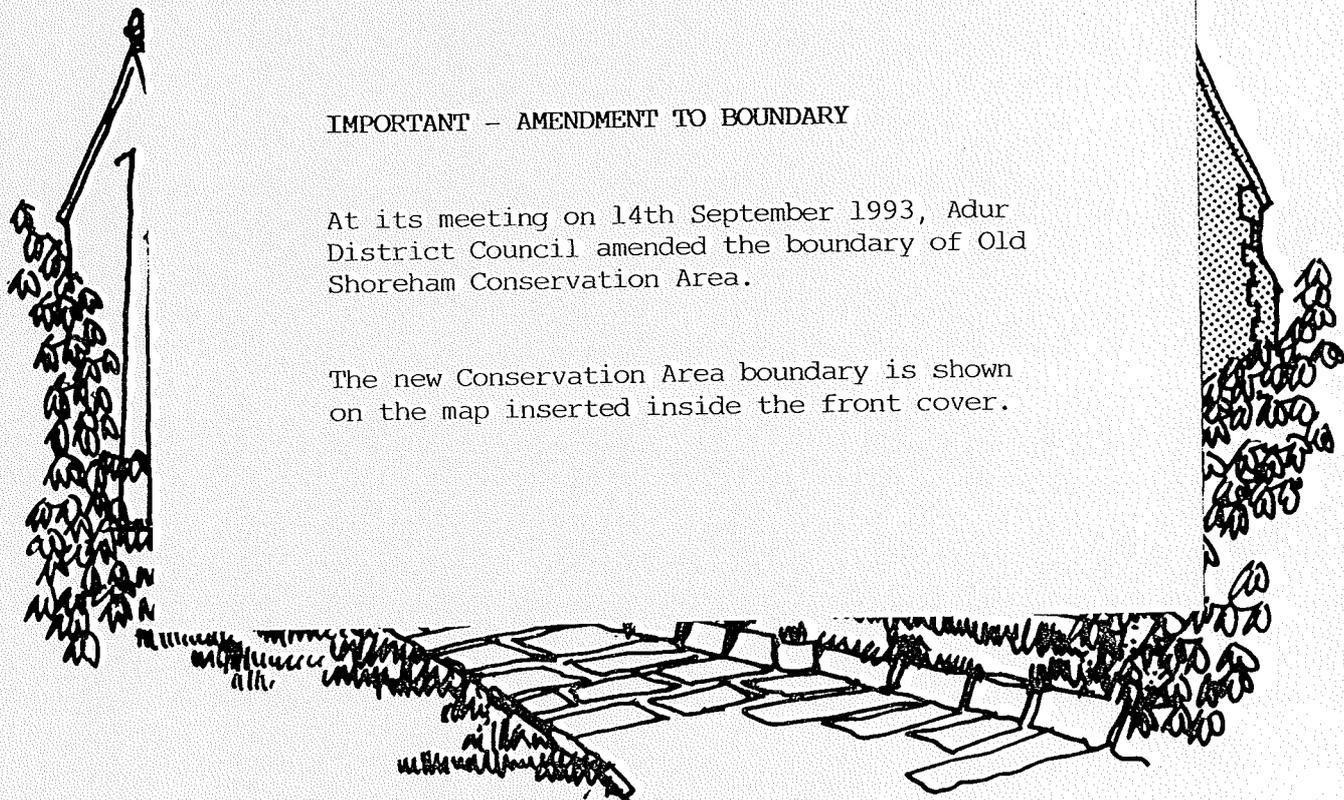
# OLD SHOREHAM



## IMPORTANT - AMENDMENT TO BOUNDARY

At its meeting on 14th September 1993, Adur District Council amended the boundary of Old Shoreham Conservation Area.

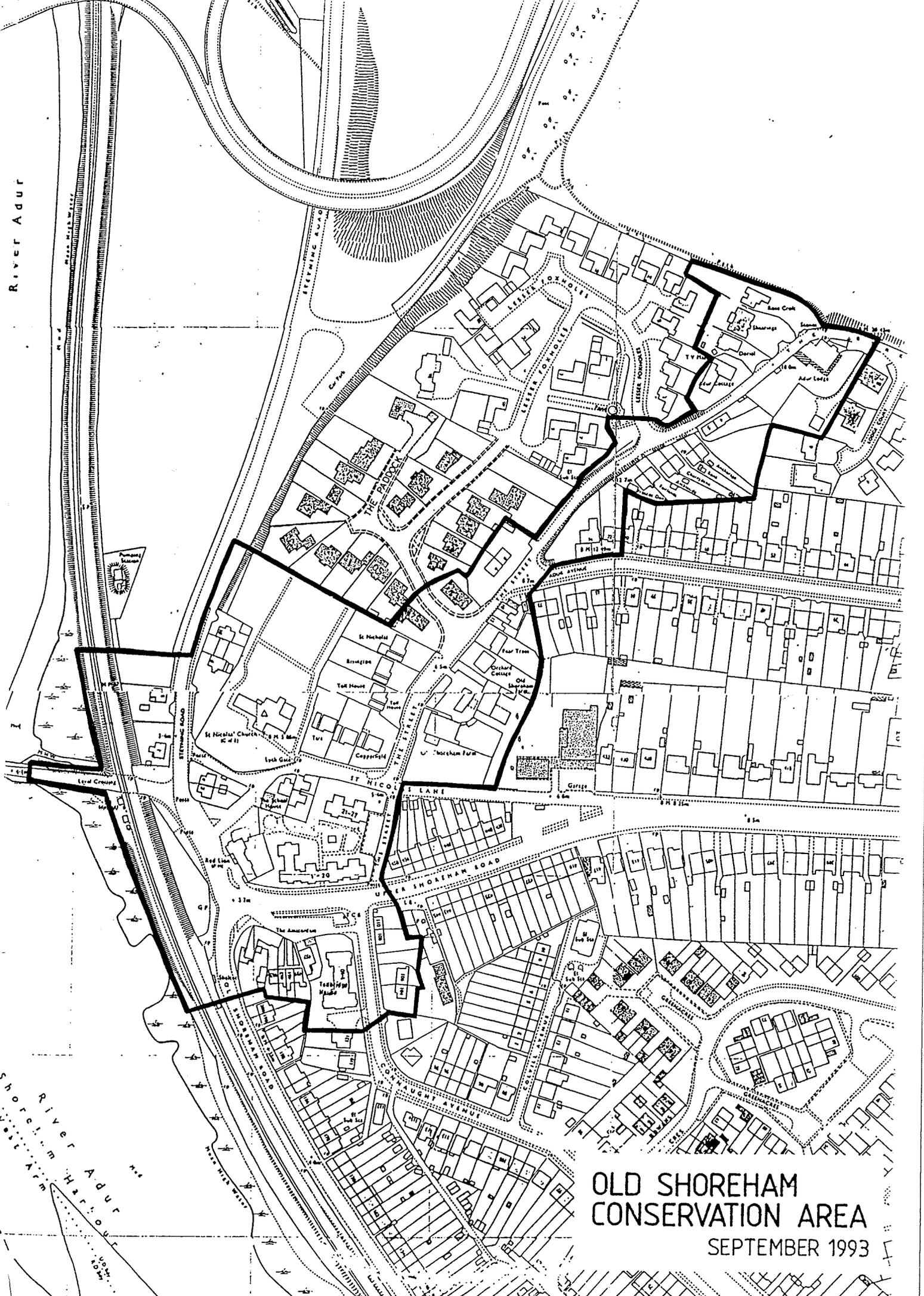
The new Conservation Area boundary is shown on the map inserted inside the front cover.



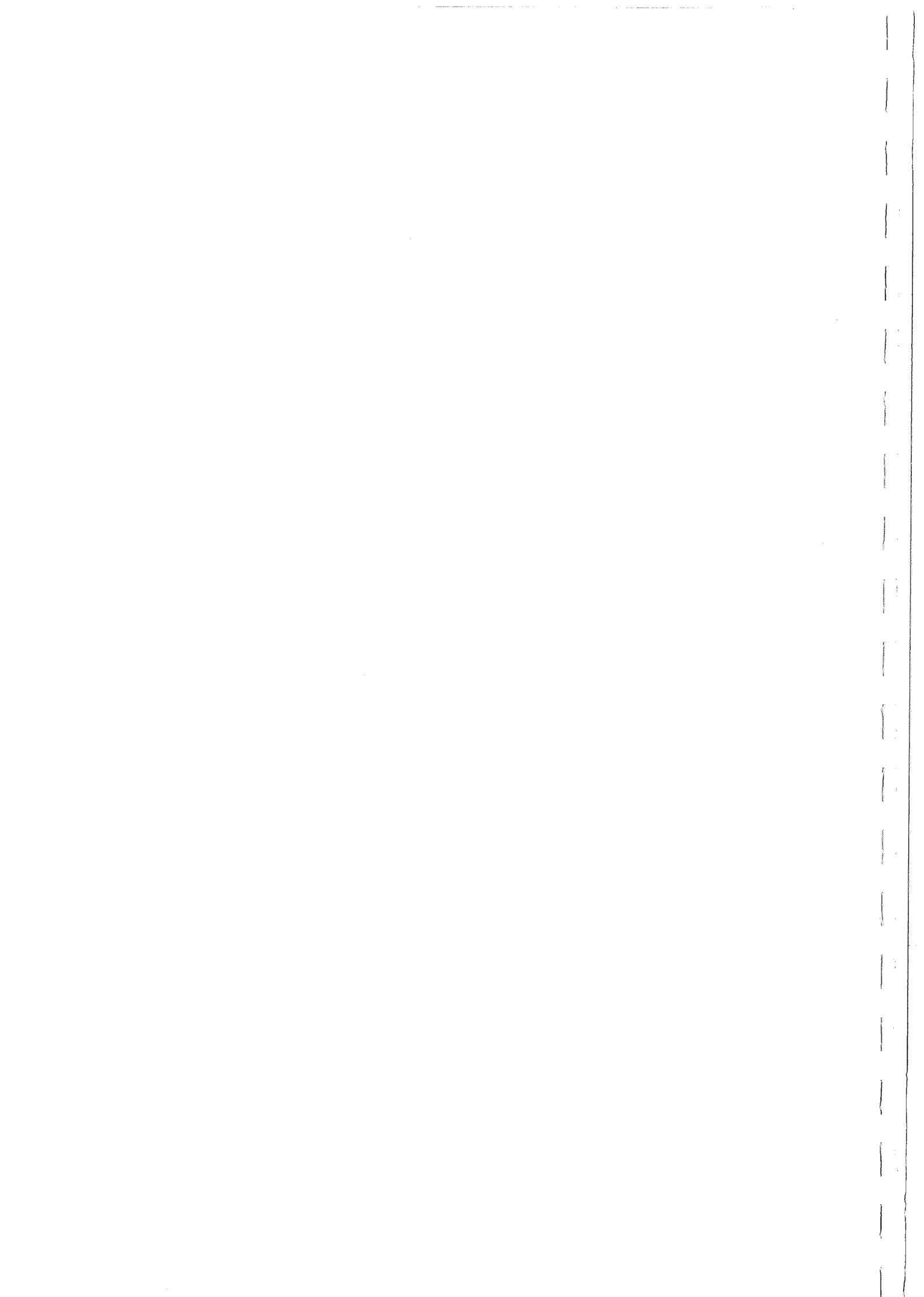
# CONSERVATION AREA : REPORT



River Adur



**OLD SHOREHAM  
CONSERVATION AREA**  
SEPTEMBER 1993



ADUR DISTRICT COUNCIL

OLD SHOREHAM  
CONSERVATION AREA

A Designation Report by  
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District Planning Officer

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# 1. Introduction

- 1.1 Many of the centres of our old towns, villages and hamlets are in danger of losing their former character, mainly through the increase in pressures for development and the intrusion of the motor vehicle. It is necessary to recognise and plan to meet these changing requirements, for such settlements should acknowledge the spirit of our age while retaining their basic historic character. It is very easy for this character, which has been built up by so many generations, to be thoughtlessly neglected or destroyed.
- 1.2 In order to retain this important aspect of our heritage, District Planning Authorities are therefore required, under Section 277 of the Town and Country Planning Act 1971 as amended and extended by the Town and Country Amenities Act 1974, to determine these areas of special architectural or historic interest which should be preserved or enhanced, to designate them as Conservation Areas and to formulate and publish proposals for their preservation and enhancement.
- 1.3 Designation is not an award of merit, nor is it merely a method of preservation, although the latter is an important aspect. Real conservation should be seen as a total aim in which building functions, relationships, form, location and total environment are all taken into account. As part of the Planning Process, conservation should be seen as a working process for improvement.
- 1.4 The powers conferred on Local Authorities by the Town and Country Amenities Act 1974 are particularly important. These will allow District Planning Authorities to exercise full control over all aspects of Conservation Areas in a positive and flexible manner, having due regard to changing pressures on and requirements of social existence. At the same time District Planning Authorities are required to take positive steps towards the improvement of Conservation Areas themselves by formulating and publishing proposals and, where necessary, investing public money in order to ensure that the total environment of a Conservation Area develops as part of the urban or rural system rather than as a static museum piece.

## 2. Legislation

### 2.1 DESIGNATION

The Town and Country Amenities Act 1974 places a duty on Local Planning Authorities to formulate and publish proposals for the preservation and enhancement of their Conservation Areas, and to submit them for consideration to a local public meeting. The Secretary of State holds concurrent powers with the Local Planning Authority to designate Conservation Areas after consultation with the Local Planning Authority.

### 2.2 FORMAL CONSULTATIONS

The Adur District Council will consult the West Sussex County Council and all local organisations, including Parish Councils (where they exist), before making a determination to designate a Conservation Area.

### 2.3 ADVERTISEMENT

Notice of designation must be published in the London Gazette, and one local newspaper.

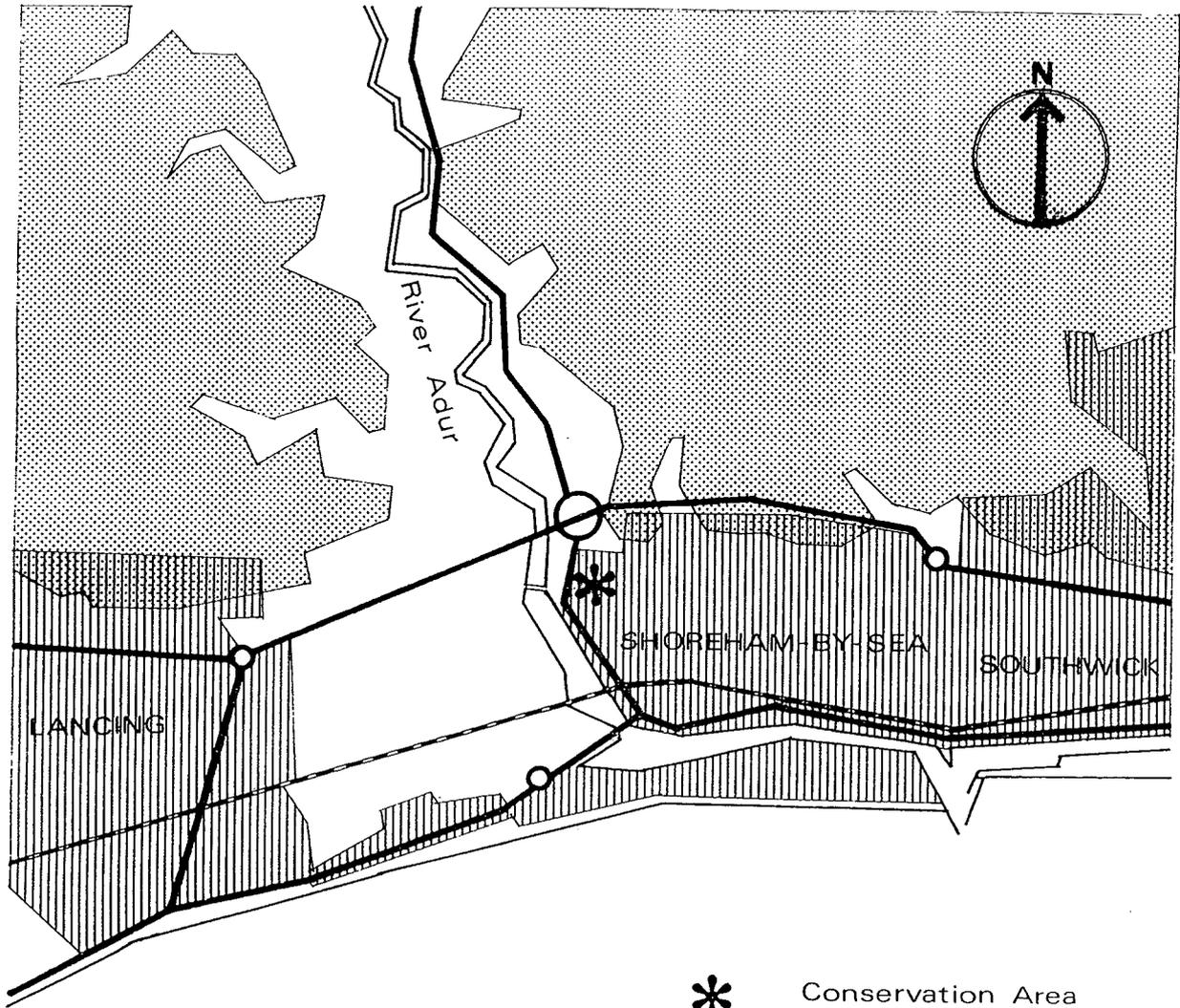
### 2.4 DEMOLITION CONTROLS

Structures within Conservation Areas require demolition consent from the appropriate authority. The exceptions are given in Appendix C.

### 2.5 PROTECTION OF TREES IN CONSERVATION AREAS

In general it is an offence to top, lop, uproot or fell any tree within a Conservation Area without consent from the Local Authority. Trees covered by a Tree Preservation Order are dealt with in accordance with the regulations shown on the order. The exceptions which are to be made from the control of trees not included in a Tree Preservation Order are shown in Appendix D.

# Location, Map 1



-  Conservation Area
-  Main Road
-  Railway
-  Built up Areas
-  Land above 30 metres

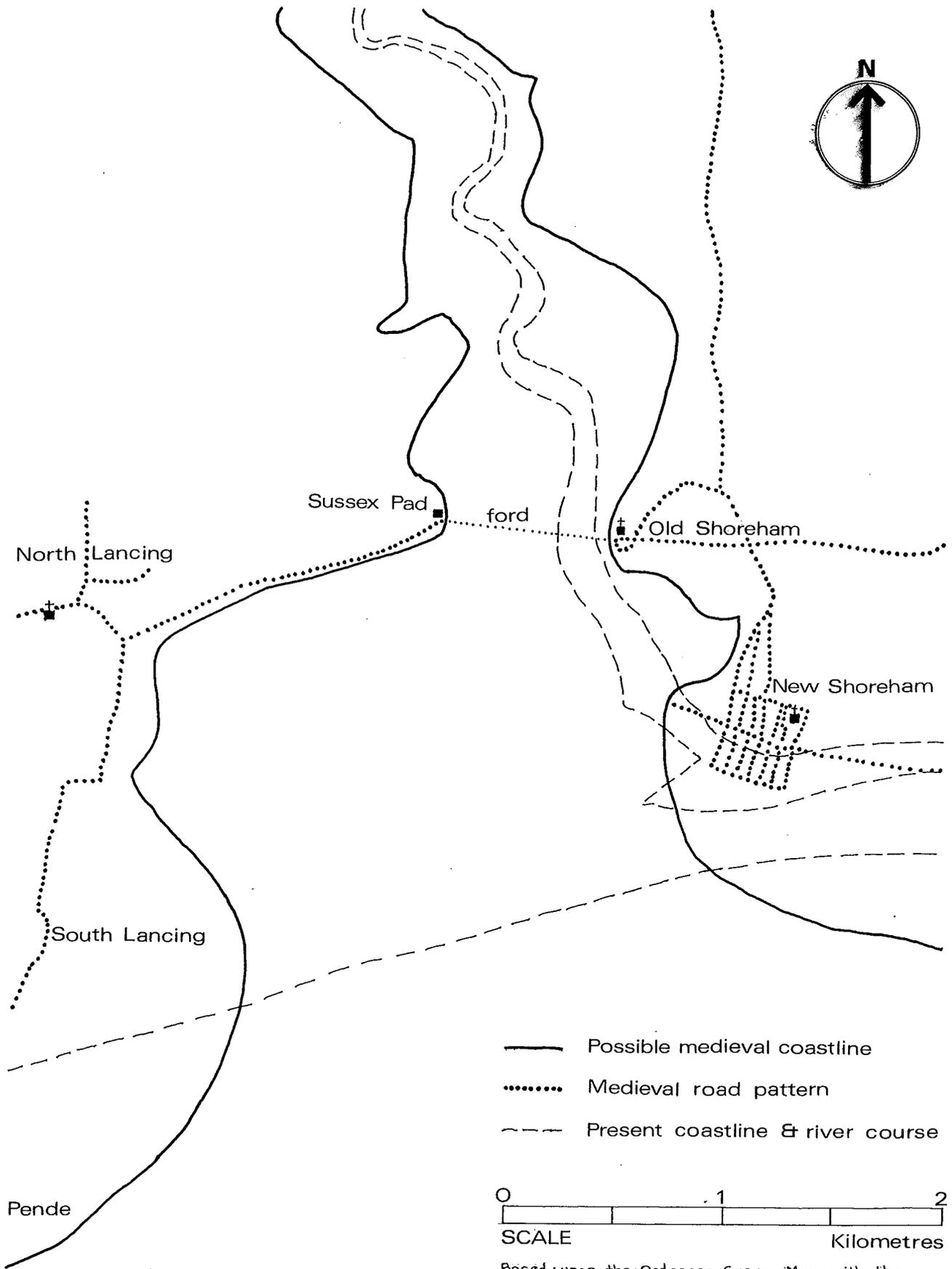
Based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationary Office.



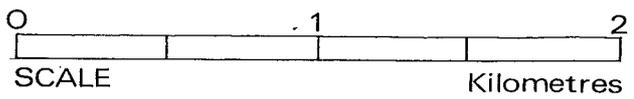
### 3. Historical Background

- 3.1 Old Shoreham is situated on the east bank of the River Adur, at the southern end of the gap the river has cut through the Downs and is today about 1.5 km from the coast. Its location is shown on Map No.1
- 3.2 Until the Middle Ages the river discharged into a broad tidal estuary that was navigable as far inland as Steyning. Between Old Shoreham and the Sussex Pad this estuary was only 700 m. wide and would have been fordable at low tide. To the south of this point, it is probable that the estuary widened to some 2 km and was open to the sea. The site of Old Shoreham at this time formed a short headland to the south of which an inlet ran eastwards for some 500 m. and the steep slopes of Mill Hill were possibly sea-washed cliffs.
- 3.3 Although there is much archaeological evidence of Pre-Historic and Roman inhabitation of the area, the settlement of Old Shoreham is of Saxon origin. The name Shoreham literally means the "village on the shore". After the Norman Conquest, the Rape of Bramber was held for many years by the "de Braose" family, which also owned Shoreham. The Norman Castle at Bramber guarded the most southerly bridge across the river whilst the port and market town of Steyning was the main commercial centre of the area.
- 3.4 Early in the twelfth century the town of New Shoreham began to develop about 1 km. to the south of Old Shoreham on the other side of the inlet which became its harbour. The port attracted considerable trade with Northern France and a shipbuilding industry developed. This prosperity lasted for about three hundred years but declined in the fifteenth century.
- 3.5 This decline was brought about by the sea building a shingle bank across the mouth of the estuary. This caused the silting up of the old harbour and pushed the river mouth eastwards, washing away the southern part of the town of New Shoreham. After a century of poverty, prosperity returned with the re-establishment of the ship building industry, this time to the south and west of the town. The probable scale of the changes in the river mouth are illustrated on Map No.2.
- 3.6 Old Shoreham Parish Church is dedicated to St. Nicolas, the patron saint of seafarers. Parts of the north and west walls of the nave are all that remain of a Saxon building, circa 900. The present building is typically Norman, circa 1140, and is cruciform in plan with a central tower over the crossing. It originally had an apsidal end to the chancel and an apsidal chapel to the east of each transept. The present square ended chancel was built during the 14th century. After falling into decay during the 18th century the building was much restored, during the years 1839 - 40.

# Geographical changes, Map 2



- Possible medieval coastline
- ..... Medieval road pattern
- - - Present coastline & river course



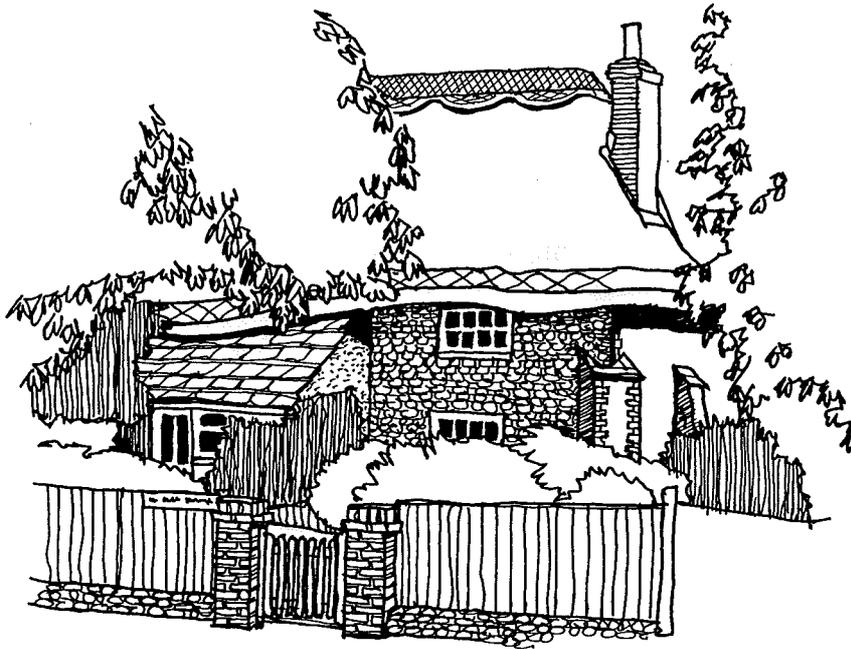
Based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationary Office.

- 3.7 Until the end of the 19th century, Old Shoreham was a small self sufficient village, clustered around its church, with its farm, school and inn. Although the old road pattern still exists today the main lines of communication have changed greatly. The old route to the north was up The Street and over Mill Hill to Beeding, the present A.283 Steyning Road being of comparatively recent construction after the reclamation of the valley. The route south to New Shoreham was east around the old harbour and down Mill Lane. The present east bank of the river was finally determined by the building of the railway embankment in 1861.
- 3.8 The important east-west route originally crossed the river by way of a ford and ferry. The timber Toll Bridge and causeway were constructed in 1781 and until recently formed part of the main A.27 Trunk Road which passed through the proposed Conservation Area. This road was diverted from St. Nicolas Lane, to the south of the Red Lion Inn early in this century. The new Adur Bridge and By-pass opened in 1970, now relieves Old Shoreham of the traffic using the A.27.
- 3.9 After the coming of the railway to Shoreham in the middle of the last century, the town expanded so that by 1914 there were ribbons of development joining Old and New Shoreham. The inter-war period saw further development and expansion to the north of Upper Shoreham Road. In recent years the increased demand for building land has resulted in considerable infilling and further expansion north to the new by-pass.
- 3.10 This later development has had considerable impact on Old Shoreham. The sites between the Church and The Street have been built on, as have the gardens of the large houses to the north. The Old School has recently been converted into three dwellings and its former playground may eventually be built upon. The increased vehicular traffic generated by these developments has also had its effects upon the narrow lanes of the proposed Conservation Area.



## 4. Visual Description

- 4.1 The area of Old Shoreham proposed for conservation is the heart of the old village, and is shown on the map which forms Appendix A of this report. It is centred around St. Nicolas Church and includes certain houses and their grounds adjoining parts of the following roads:- The Street, Adur Avenue, St. Nicolas Lane, Steyning Road, Upper Shoreham Road, Connaught Avenue and Old Shoreham Road.
- 4.2 The boundary of the proposed Conservation Area has been carefully selected to afford the maximum control to preserve the environment of the area and the old buildings of special historic and architectural importance within it. The trees which line the sides of The Street are of particular importance, and, where not already covered by Tree Preservation Orders, have been included within the proposed Conservation Area to afford the protection of the Town and Country Amenities Act 1974 (see Appendix D).
- 4.3 The character of Old Shoreham is illustrated in the following sketches.



1. Old Malt cottage, Connaught Avenue.  
Flint cottage with thatch and Horsham stone roof.  
Set back from road behind mature garden.



2. 108 and 110 Connaught Avenue.  
Pleasant pair of thatch roofed cottages.  
Rendered front, straight on to pavement.