

CONSERVATION AREA APPRAISAL

XIII BROADWATER GREEN

Location and Topography

Broadwater is just over one mile north of Worthing Town Centre on the A24 road north. Broadwater Green is at the extreme northern end of the historical settlement of Broadwater. The land falls gently to the south east.

Origins and Development of the Settlement

The village of Broadwater as a whole had an elongated shape stretching from Broadwater Green, itself at the north west extremity of the settlement south east to the church, then eastwards to what is now Dominion Road/Sompting Road. Broadwater Green Conservation Area therefore covers only the northwestern end of the historic settlement. Broadwater Conservation Area and Broadwater Green Conservation Area are two parts of historically one village. Redevelopment has unfortunately eroded the special architectural and historic interest of the area between the two, although some individual buildings of interest do remain.

Cricket was played on Broadwater Green in the early 18th century with a club established in 1722. A small group of 18th century and 19th century buildings survive grouped around the south east corner of Broadwater Green. The flint cottage on Ardsheal Road believed to have been built in 1789 may have been built on land which formed part of the green at the time. Part of the garden was used as a pound for stray animals. Since the mid 19th century a forge was located on the south east corner of the Green, but was demolished in the 20th century. By 1850 the Brewers Arms public house was recorded on the site of The Cricketer's (the name being changed in 1876). The Parish Rooms were built originally as reading rooms in 1889, but underuse resulted in the Parish Council taking over the ruins of the building as a Parish Room.

Architectural and Landscape Qualities

The general character is of two-storey, pitched roof development, much of which dates from the 18th and 19th centuries, with some pre-war 20th century buildings. Typical building materials are flint, red and brown brick, stucco and slate or tile roofs. Development follows the traditional street pattern evident on the 1875 map and the historic village core is easily recognisable.

Greenery and Open Space

The open space of Broadwater Green with its associated trees is an essential component in the special historic interest of this area. As well as having important townscape qualities especially in the approach to Worthing through Broadwater from the north, there are interesting associations with early cricket. It is said that until a road widening scheme (dualling the A24) took land from Broadwater Green it was the largest village green in the country.

Enhancement Opportunities

The Green

- Maintain the views of the Downs to the north across the Green (ie. restrict the roof-height of development to the east of Broadwater Street West, particularly Grove Road, Lamorna Grove and the Upper Brighton Road).
- Replace the red pooper bins, green plastic litter bins, wood-and-concrete benches and modern metal lamp-posts with others of special design.
- Remove the Green's concrete perimeter fence. Deter illegal parking by extra perimeter planting or other more appropriate treatment.
- Permit demolition of the pavilion, and replacement with a specially designed facility. Alternatively, replace the fences that screen the doorways of the pavilion with flint walls or trees, or redesign the entrances.

Junction of Broadwater Street West and Ardsheal Road

(South Side)

- Permit demolition or restoration of the garage at the junction of Ardsheal Road and Rectory Gardens (behind the listed cottage, No. 41 Ardsheal Road).
- Remove the empty pole that stands nearby on Ardsheal Road.
- Transfer the 'No Waiting' sign at the north-eastern corner of Rectory Gardens from its pole onto the modern brick wall behind it. Remove the pole.
- Permit demolition and appropriate low rise redevelopment of Hanover Court.
- Replace the uPVC window in the north gable of the listed cottage with a white-painted wooden window of appropriate design.
- Relocate the television aerial to some unobtrusive spot (eg. within the roof-space).
- Remove the lamp-post from in front of the listed building.
- Reglaze No. 1 to its original 1928 design Crittalls.
- Move the "Town Centre" sign from its current position behind a tree near the south-east corner of the Green, to a more visible location.
- Redesign the link between the Paine Manwaring building and No.3 Ardsheal Road.

- Permit demolition and appropriate redevelopment of the garage on Broadwater Street West. Both buildings have a negative impact on the adjacent Conservation Area.
- Replace the grey plastic rainwater goods on the south elevation of Paine and Manwaring's works with dark-coloured metal rainwater goods.

(North Side)

- Permit demolition and appropriate redevelopment of Amity Creations (Nos. 82-4 Broadwater Street West) or remodel with a low-pitched slate roof and a front elevation more in keeping with the buildings on each side of it. Re-fenestrate.
- Resite the television aerials of Nos. 86-8 Broadwater Street West, No. 2 Charmandean Road and No. 2 Cissbury Road so that they cease to impinge on the roofscape.
- Replace the shop sign of Golden Bowl (No. 76a Broadwater Street West) with a sign of a design, material and colours in keeping with the Conservation Area.



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