

CONSERVATION AREA APPRAISAL

XII GORING HALL

Location and Topography

Goring lies on the plain to the south of the downs about three miles west of Worthing. Goring Hall itself is fairly central in the conservation area, and is about one-third of a mile west of St. Mary's church which is at the parish's historical core. The Hall is slightly elevated over the immediate coastal plain. The Conservation Area includes an avenue of Quercus Ilex which extends from Sea Lane, Goring at its east end to Sea Lane, Ferring at its west end passing immediately to the north of Goring Hall. The avenue is parallel to the seafront and set back from it about two-thirds of a mile. The western end of the avenue is in Arun District. The eastern tip of Goring Hall Conservation Area touches Goring Conservation Area which lies immediately to the east.

Origins and Development Area

Some evidence of the old (pre 1800) community survives in the road layout, some walls, and the Bull Inn. This has superimposed on it the layout of the Goring Hall estate. This is the impact of the decision of the lord of the manor in the early nineteenth century to move the site of the manor house to just south of the Bull Inn. This led to Goring Hall, North Lodge, redevelopment of the church, and the planting of the Ilex avenues. The Goring Hall estate layout is itself encroached upon by developments of housing from the 1930s onwards when the estate was sold off. The Hall and immediate grounds operated as a school for some years, but after closure of the school the buildings fell into disrepair. In permission was granted for a private hospital on the site comprising substantial new buildings, with the existing historic buildings incorporated into the scheme. This exceptional consent was granted to enable the repair and restoration of the Hall and associated buildings.

Architectural and Landscape Qualities

The informality of the buildings, walls, layout and road patterns associated with the older area, notably with the Bull Inn, is in contrast to the formality of layout and landscaping associated with the Goring Hall estate. Where older structures survive they are important evidence of the several layers of interest in this area.

Goring Hall is a substantial mansion of warm red brick. The outbuildings which include coach house and stables are contrasting in flint and yellow brick. An historic walled garden now serves as a car park. The new hospital buildings are large and of uncompromisingly recent design but carefully massed and sited so as not to detract from or overwhelm the historic buildings. An important feature of Goring Hall is its setting in significant supporting space with architecturally landscaped grounds setting off the buildings. Some 50 metres to the south of the main house is a substantial terrace wall overlooking playing fields and affording distant views of the sea. Goring Hall has a commanding coastal aspect, and can be seen from the seafront across open fields with the Ilex avenue beyond.

Road and Surfaces

Although Ilex Way has a metalled carriageway either side of the Ilex avenue, generally the way between the avenue for its entire length is a green ride except where it crossed Aldsworth Avenue. Driveways to Goring Hall are laid to gravel to achieve a soft, informal character.

Greenery and Open Spaces

Open spaces are important to the setting of prominent buildings, in the Conservation Area, notably Goring Hall, and to some extent The Bull Inn. The dominance of planting, particularly trees, is an important feature of the area. Quercus Ilex trees are a strong linking feature along the Ilex avenue through to Sea Lane Goring and the church, but also in individual gardens. Scots Pines also are prominent in some views. The Ilex avenue is said to be the longest avenue of Quercus Ilex in the world.

Enhancement Opportunities

Bull Inn

- The frontage to Goring Street is open and ill defined. A good quality landscaping scheme with appropriate planting would improve this.
- Consideration might be given to creating a beer garden, and some seating certainly could be provided with benefit.

Goring Street/Fernhurst Drive

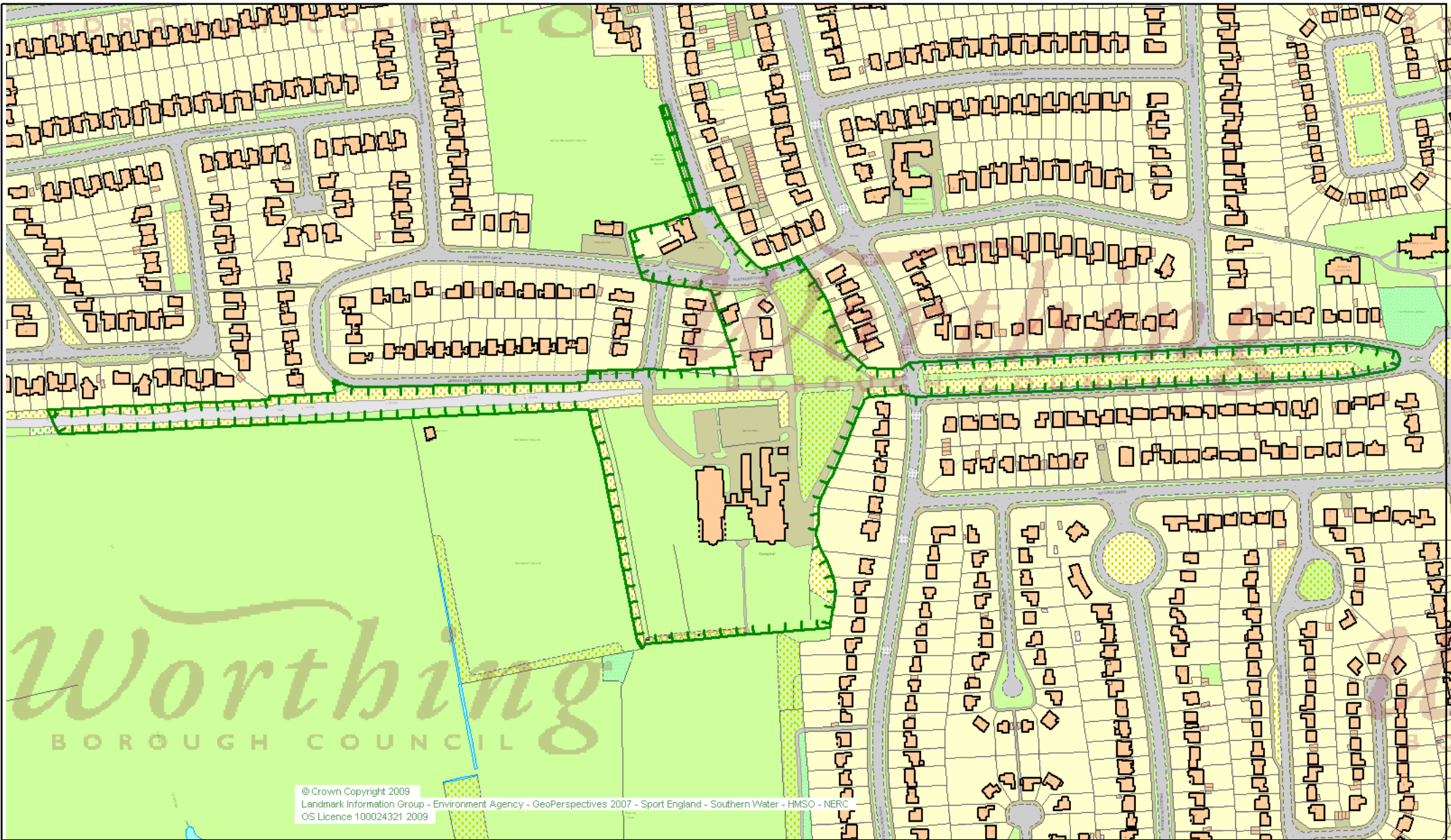
- Replace street name signs.
- Replace post box with pillar box or cast iron box.

Goring Hall

- Further planting to entrance, driveway.
- Large hedge planting on field boundaries to the south to screen views of the hospital from the seafront.
- Establish planting to screen sub station.
- Relay gravel surfaces to alleviate rutting and creep.

Ilex Way

- Street furniture provided here should have a rural, even rustic, character - timber posts, bench seats, etc. and not the usual provision in the more built up Conservation Areas. The small areas of woodland flanking the Ilex avenue are scrubby - boundary fences need attention, and there is a slight litter problem. "A countryside management" approach is required.
- Provide signs of special design.
- Provide seats and bins of special design.
- Provide a different design of "pooper-bin".
- Provide landscaping and surfacing scheme for car parking at Sea Lane, Ferring.
- Provide limited, sensitive, interpretive signing.
- Maintain existing trees, and plant new to preserve or enhance as necessary the integrity and quality of the Ilex avenue.



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