

CONSERVATION AREA APPRAISAL

XIV LITTLE HIGH STREET

Location and Topography

Located immediately to the north of the Town Centre, the existing junction of High Street with Little High Street and Upper High Street marks the position of the former T-shaped northern termination of High Street. This is clear on the 1875 O.S. map, which shows the formal relationship of Northend Cottage (now known as The Hollies, and listed Grade II) to this layout. Even though Upper High Street now passes by The Hollies to the east, the importance of this villa and its front garden as the terminal feature of High Street is still very apparent.

On the west side of High Street is The Swan Inn with 43 North Street to the west (both listed grade II). The open space to the south of these buildings represents a layout essentially unchanged from the 1875 O.S. map and probably formed their gardens from the time of their construction (late 18th century).

The construction of residential streets close by which occurred around 1900 is indicative of the development and expansion of Worthing at this time. Good examples of a range of house types characteristic of the period are represented adjacent to the Conservation Area. Providence Terrace is modest but well proportioned housing. Other terraces on Ashdown Road, Sussex Road and Upper High Street, exhibit some architectural decoration which raises their level of interest. Slight bends in these residential streets also contribute to their visual attractiveness. Semi-detached pairs of villas on Tower Road are somewhat grander, and have more decoration. This quality declines steadily moving eastwards, and runs out in Park Road.

Community buildings contemporary with the housing such as the two schools (boys and girls) and the Ashdown Road community hall are important indicators of the way in which social needs were provided for as the housing was developed. These buildings are good examples of the architecture of public buildings of the time and contribute to the character and appearance of the Conservation Area, and the sense of community which the area has.

To the west side of The Hollies, and passing along the backs of properties on the west side of Upper High Street is a twitten which links right through to Broadwater, and possibly up onto the Downs. This route, the Quashetts (a contraction of The Squashetts, after the "squashes" or boggy fields it passed through) was, in the early 18th century, the only direct link between the settlements of Broadwater and Worthing. Wheeled traffic had to go round by way of Brooksteed (or Brooks) Lane (now known as South Farm Road).

Architectural and Landscape Qualities

Buildings in the area exhibit the traditional local materials of flint, brick and stucco. This applies also to the boundary walls. Roofs are traditionally red clay tiles, or grey slate, although the character and appearance of the area has to some extent been eroded by re-roofing with concrete interlocking tiles. An Article 4(2) Direction could halt further deterioration in this respect.

The twitten running north - south is paved in the traditional red brick.

There are important glimpse views of the Downs to be enjoyed looking north along Upper High Street and Ashdown Road. This allows for an appreciation of Worthing's pleasant setting, and these visits are characteristic of north - south residential streets of this period in Worthing.

Wicker House is a new office development and has high design quality (WBC Award winner 1991/92) which contributes considerably to the attractive appearance and special architectural interest of the core of the proposed Conservation Area.

Railings, boundary walls, planting and landscaping, and a well placed traditional pillar box also contribute to the pleasant quality of this area.

Greenery and Open Spaces

The open area at the junction of Little High Street with High Street and Upper High Street is well defined by buildings of acknowledged special quality - both new and old. The quality of boundary treatments, landscaping and some street furniture makes this an already pleasant space with the potential to be very attractive indeed.

The residential streets adjacent to the Conservation Area have set backs and gentle curves which enhance the streetscene to a higher overall quality than would otherwise derive from the architectural design alone. These residential streets benefit from trees on both sides in most cases.

Vistas along these streets leading to and from the Conservation Area are also important and need protecting from unsympathetic redevelopment.

The front garden of the Hollies and the gardens of the south of the Swan Inn and 43 North Street are historically important green spaces which relate to these listed buildings.

Enhancement Opportunities

High Street

- Permit demolition and appropriate redevelopment of Apsley Mews.
- Remove the television aerials from the roof of The Swan.

- Remove (and replace with appropriate clay tile or slate) the grey corrugated roof beside the T.A. Centre.
- Replace the uPVC windows of No. 89 with timber sashes and casements to match those on the west and south elevations.
- Remove the cul-de-sac sign at the entrance to High Street (East), it is duplicated on the road-name sign. Alternatively, replace the road-name plate with one of special design and which does not feature a cul-de-sac symbol.
- Relocate the surveillance cameras outside the EMR scrapyard to a less prominent position (eg. within the boundary wall).
- Replace the white uPVC window of the building in the north-east corner of the scrapyard with a timber framed window of similar design and colour to the rest of its windows.
- Replace the chain-link fence of the Training Centre with a high flint wall (to screen out its unsightly contents).
- Clean the graffiti from the No Entry sign.
- Remove the poles carrying the Parking Restriction signs on the south side of the street. The signs could be attached to the railings of Wicker House.
- Permit demolition of the graffiti-scarred garage north of The Hollies, allowing a better view of the rear of the listed building. At the very least, replace the rollover metal garage door with a suitable wooden door.
- Clean the graffiti from the outshot on the east side of The Hollies and replace the glass panelled door with a solid door of suitable design.
- Redesign the junction with North Street to allow for tree-screening of the view of the dual carriageway and Lidl's from the Little High Street/High Street junction. Alternatively, a row of trees planted on the central reservation of the dual carriageway would screen modern development to the south.

Little High Street

- Re-roof in suitable clay tile or slate, the shed in the scrapyard on the north side of No. 89 High Street or permit demolition.
- Remove the overhead lines and poles and relocate television aerials away from main elevations.
- Replace the tarmac pavement with brick paviours (or at least resurface it to hide the pipe-trench scars). Repair the brick paving in the twitten west of The Hollies.

- Protect the flint wall and repair the gate piers of the corner plot west of the school; these are important to the setting of the Conservation Area.
- Cut back the branches that obscure the No Waiting sign on Saunders' wall.
- Remove the bright orange-brown shiplap fencing from the boundary of The Hollies. If screening is required, plant more shrubs.
- Replace the signs on the facade of the T.A. Centre with one, specially designed sign, containing all the information.
- Replace the concrete lamp-post outside the Hollies with one of special design. Remove the redundant, rusty sign pole and refurbish or remove the substation.

North Street

- Replace the glass-panelled front door of the listed cottage with a wood panelled door of suitable design. repaint the rear window frames.
- Remove the chain-link fence on the west side of the garden south of The Swan.

Sussex Road

- Remove the yellow stripes from the forecourt's tarmac.

