

CONSERVATION AREA APPRAISAL

XVI SALVINGTON

Location

The designated area lies two miles from the sea, a quarter of a mile to the west of the A24. It stretches southwards from the A27 in a narrow band, following Half Moon Lane to its junction with Salvington Road. The area includes the western end of Ashacre Lane. The boundary extends westwards along Salvington Road to encompass a group of listed buildings known as Salvington Letts.

Topography

Half Moon Lane falls sharply from the A27 down to the area around Half Moon House. A gentle slope continues into Ashacre Lane. The idiosyncratic curves of these roads indicate that they are following historic routeways; further evidence of this is provided by the siting of the older buildings and flint wall lines. To the north, the ground on both sides of Half Moon Lane rises in steep, grassy banks, forming a hollow-way.

Origins and Development of Settlement

Considerable evidence of an historic settlement in this area still survives. The several historic farmhouses, barns, and cottages in the area suggest that this was an agrarian community. Seven of these buildings are listed, and there are others in the area which are of considerable local architectural or historic interest. The historic buildings are well spaced out, and have been engulfed by modern development, especially bungalows. The character and appearance of the historic buildings is still discernible, but the spacious nature of the historic settlement has been swamped by infill, much of which detracts from the historic character and appearance of the area.

The settlement character today is essentially residential; mainly detached two-four bedroom properties. Locally, there are two small arcades of shops, a public house and two business premises. Most of the seven listed properties in the Conservation Area were originally dwellings, but Salvington Letts is a complex of farm buildings. When this group is considered in conjunction with unlisted historic buildings nearby, such as the R.A.F.A., it becomes clear that agriculture formed the economic base of the original settlement.

Most of the historic buildings appear to date from the 18th and 19th centuries.

The properties were widely scattered and it appears that a substantial proportion of the historic building stock has survived, now engulfed by 20th century development. Road names such as "Ashacre" and "The Plantation" echo the agrarian past, as do verge protectors in the form of granary supports.

Infilling began gradually. Late 19th and early 20th century buildings survive, notably Nos. 56 and 60, Ashacre Lane, Nos. 1 and 3, Ashacre Way and No. 54 Half Moon Lane. The lamp-posts on Half Moon Lane belong to this period and are of two distinct designs.

The pace of development accelerated in the 1920s and 1930s. Along the lower end of Half Moon Lane, detached bungalows appeared, their long, narrow plots allowing them to be set well back from the road. Higher up, individually designed houses were built on slightly larger plots.

In recent years, more houses, shops and bungalows have filled the spaces between Half Moon House and the R.A.F.A. ("The Old Barn"). Bungalows (Nos. 20-26) lately replaced the mill-pond opposite Half Moon House. None of this modern development is of special architectural merit or interest. The buildings between The Plantation and the R.A.F.A. are especially intrusive and inappropriate and are not included in the designated Conservation Area. To the west, the area boundary follows the line of well-preserved flint walls, thus including the mundane group of modern dwellings north of the John Selden public house.

Prevalent and Traditional Building Materials, Textures and Colours

It is the older buildings and walls that contribute to the special character and interest of the area. These are mostly of flint construction. In general, however, the prevalent building material in the Conservation Area is red-brown or brown stock brick.

The flints are unworked and were probably gathered from neighbouring fields. They are generally 40 - 120 millimetres across and laid in regular courses, though some larger stones are used occasionally in wall bases. Most flint boundary walls are a metre or more high (concrete air-blocks surmount the old flint garden wall of No. 3, Half Moon Lane). The flint surface is usually left bare, but the front of the R.A.F.A. has been painted white and there may be more flint-work underneath various rendered surfaces in the area.

In contrast with local tradition, the facade of No. 43, Half Moon Lane is expensively composed of vitrified headers with dark red brick dressings.

Welsh slates, Horsham stone slates and hand-made clay tiles are found on the historic buildings, whereas the 20th century roofing is predominantly mass-produced tile, either of clay or composite material.

Architectural and Landscape Qualities

Roofs

There is an interesting variety of roof pitch and form: No. 43, Half Moon Lane has a clay-tile gabled-mansard, whilst No. 11 has a shallow-pitched slate roof similar to those of the R.A.F.A. and The Old Cottage. A few modern buildings have flat-roofed extensions (eg. No. 53, Half Moon Lane) and there are a few dormers, but the majority of roofs, old and new, are fairly simple, steep-pitched and often hipped or half-hipped.

Roofscape

Buildings are generally of one or two-storeys. Although a few of the older buildings lie close to the road, most buildings are well set back; many are screened by trees. Consequently, there are few noteworthy roofscapes and these tend to be low and irregular, owing to the rising ground and twisting street pattern.

Selden Parade lies on the lower ground; its siting, height and curved white-painted front making it a landmark. Its massive, steep-pitched, clay tile roof is visible from Half Moon Lane, rising above the roof of the John Selden, echoing it in form and colour. Nos. 3, 5 and 7, Half Moon Lane, when viewed from the south-east, against the back-drop of Half Moon House and Cissbury Lodge, produce a particularly attractive roofscape.

Building Line

Piecemeal development and the retention of the organic street layout has ensured a varied building line throughout much of the Conservation Area. Every few yards a fresh vista emerges, even in Half Moon Lane where the buildings are more regimented, owing to the spacious tree-screened front gardens.

Fenestration

The window openings of the historic buildings are generally fairly small; this reflects their origins as cottages or agricultural buildings. Half Moon House has some large windows, indicating a relatively high status. Frames are mostly wooden sashes or casements, though inappropriate uPVC replacements have been installed in the historic agricultural buildings at No. 89, Ashacre Lane and the R.A.F.A. The 20th century buildings usually have wider window openings, occupying more of the facade; their framing is mostly crittall or uPVC.

Doors

Most of the older buildings have wooden doors, in keeping with their character.

Roads and Surfaces

The lack of road markings and slightly rutted tarmac of Half Moon Lane contributes to its rural atmosphere, though there is some conflict with the concrete surfaces and "Give Way" lines of Lowther Road and Cleveland Road. In contrast, the parking signs and abundant road markings on Ashacre Lane and Salvington Road give this area a busy suburban appearance.

Greenery and Open Space

The verges of Half Moon Lane are the sole surviving open green spaces in the area and are vital to the lane's rural aspect. The trees growing on these banks and the spacious front gardens are similarly important; the unenclosed front lawns of Nos. 20-26 contribute especially. The verge at the junction with Lowther Road is particularly wide and planted with flowering trees, but the bent modern road sign, bare modern metal lamp-post and red pooper-bin are detrimental to its appearance. At the junction with Cleveland Road, the verge is spoiled by a set of manholes set in concrete tiles.

The undeveloped area to the east of Salvington Lets enable these attractive buildings to be seen as a coherent group. Huge cedar trees in the garden of No. 62 Ashacre Lane provide an important point of interest at the bend in the road.

Enhancement Opportunities

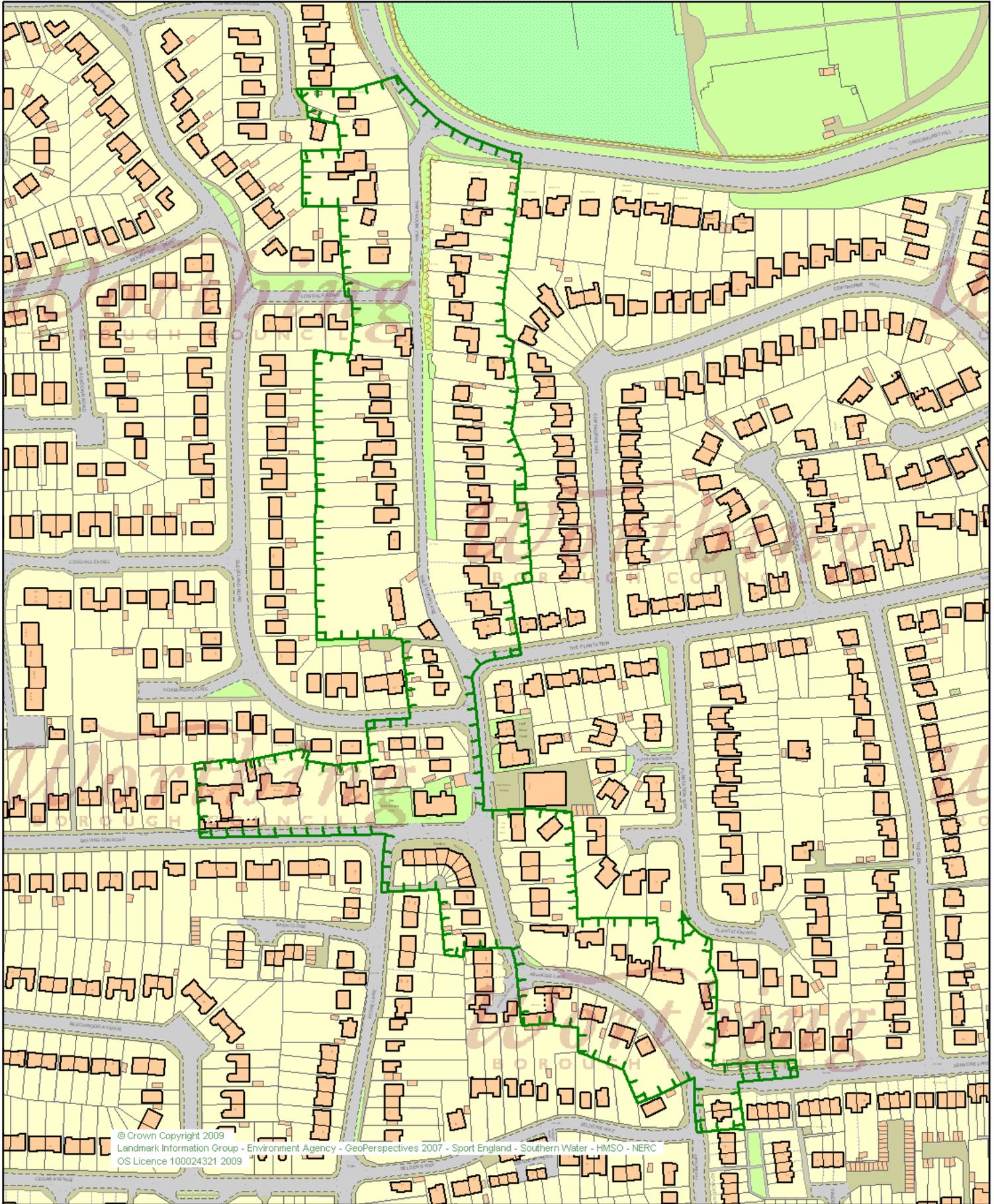
Ashacre Lane and Salvington Road

- Rationalise the street signs; the No Waiting signs are particularly intrusive, these could be redesigned and several could reasonably be removed (eg. one of the two which stand, two yards apart, outside No. 12 Salvington Road).
- White road-markings and double yellow lines decorate all the roads except Half Moon Lane. By rationalising these and the no waiting signs, the amount of tarmac under paint and the number of signs might be reduced.
- Remove graffiti from the sub-station opposite Walnut Tree Cottage, the traffic bollards in Stone Lane and the litter bin in Selden Way.
- Replace the cracked paving-stones in Ashacre Lane and Salvington Road.
- Relocate the two burglar alarms on the front of the listed Walnut Tree Cottage to a less prominent part of the building.
- In Ashacre Lane and Salvington Road, there are unattractive modern metal and concrete street-lights. Replace these with lamp-posts of a design similar to those on Half Moon Lane.
- Replace the No Fouling sign outside The Old House with a plain, wall-mounted notice.
- Repaint the window frames at the front of The Old Cottage (listed grade II). Replacement of the uPVC windows of the adjoining building (No. 91 Ashacre Lane) and of the R.A.F.A. building to the north, using traditional materials and design, is also desirable.
- Clear the twitten between No. 105 Ashacre Lane and Selden Parade of litter and graffiti and repair the fence.

- Resurface the expanse of concrete in front of Selden Parade with paving. Planting of flower-tubs would improve this blank area.
- Replace the loose and broken slates on the listed barn, west of Old Sussex Cottage on Salvington Road, and remove chain-link mesh currently used to retain them.
- Remove overhead wires serving Old Sussex Cottage, but the telegraph pole to the east, which has a pointed finial, might be retained.
- Replace the standard BT telephone kiosk outside the John Selden public house with a K6 or other booth of more sympathetic design.
- Replace the red plastic litter bins outside Selden Parade and at the junction of Seldens Way and Ashacre Lane with bins of special design.

Half Moon Lane, Lowther Road and Cleveland Road

- The area just south of the junction of Cleveland Road and Half Moon Lane contains sub-station and a set of manholes surrounded by concrete slabs. The graffiti should be cleaned from the sub-station and plant screening provided. The concrete slabs should be replaced with turf. Planting the grassy area behind with bulbs and/or shrubs would improve this bleak corner.
- Remove overhead wires from Half Moon Lane.
- Replace the modern metal lamp-post opposite Lowther Road with one that matches the others in Half Moon Lane.
- Replace the red pooper bin in Lowther Road with one of special design.
- Replace the Lowther Road street sign with one of special design.
- Tarmac the eastern end of Lowther Road to match Half Moon Street.
- Remove the concrete upper part of the flint wall to No. 3 Half Moon Lane or replace with traditional materials (eg. flint).



Notes:

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Details:

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