



FISHBOURNE

Conservation Area Character Appraisal



INTRODUCTION	5
The Area	5
Background to the Character Appraisal	5
Purpose of the appraisal	5
Planning Policy context	6
PART 1 FISHBOURNE CONSERVATION AREA CHARACTER APPRAISAL	7
1 DEFINITION OF SPECIAL INTEREST	7
2 LOCATION AND LANDSCAPE SETTING	9
2.1 Location, Geology and Topography	9
2.2 Relationship of the Conservation Area to its surroundings	9
3 HISTORIC DEVELOPMENT	11
3.1 Early development	11
3.2 The Middle Ages	11
3.3 Post Medieval	12
4 CHARACTER ANALYSIS	16
4.1 Character areas	16
4.2 Spatial analysis	18
4.3 Boundary treatments	18
4.3 Trees	20
4.4 Views	20
4.5 Activities and uses	20
4.6 Listed buildings	21
4.7 Positive buildings	22
4.8 Building materials and colours	25
4.9 Public realm	26
5 OPPORTUNITIES FOR ENHANCEMENT	27
5.1 Threats to Character	27
PART 2 FISHBOURNE CONSERVATION AREA MANAGEMENT	28
1 CONSERVATION AREA BOUNDARY REVIEW	28
2 POSITIVE BUILDINGS	28
3 ARTICLE 4 DIRECTIONS	29
4 RECOMMENDATIONS FOR PRESERVATION AND ENHANCEMENT	30
4.1 Alterations and decisions	30
4.2 Unsympathetic repairs	30
4.3 Loss of traditional windows	30
4.4 The use of non-traditional materials and details	31
4.5 Changes front boundaries	31
4.6 New development in the Conservation Area	31
4.7 Buildings and sites for enhancement	31
4.8 Traffic and noise	31
4.9 Views	32
4.10 Public realm enhancements	32

5 MONITORING AND REVIEW 32

APPENDIX 1 COMMUNITY INVOLVEMENT 33

APPENDIX 2 GOOD PRACTICE GUIDANCE 34

1 CONSERVATION AREA DESIGNATION 34

2 THE REQUIREMENTS FOR PLANNING PERMISSION IN A CONSERVATION AREA 34

3 ARTICLE 4 DIRECTIONS 35

4 NEW DEVELOPMENT 35

5 LISTED BUILDINGS 35

6 POSITIVE BUILDINGS 35

7 ROOFS 35

8 FRONT BOUNDARIES AND DRIVEWAYS 36

9 TREES 36

10 SATELLITE DISHES 36

11 SOLAR PANELS AND OTHER RENEWABLE ENERGY INSTALLATIONS 37

APPENDIX 3 BIBLIOGRAPHY 38



View South on Mill Lane

Introduction

The Area

Fishbourne Conservation Area is based on Fishbourne Road and Mill Lane together with the Church to the south-east. Early on it developed as a Roman settlement on a strategic port. In the post-medieval period, there were two linear settlements along the 18th century turnpike road. Old Fishbourne in the former Bosham Parish was immediately adjacent to East or New Fishbourne centred on the Church and Manor. Both developed as mainly agrarian economies capitalising on the natural waterways for milling. In the 19th and 20th centuries the amalgamated settlement shifted north towards the railway. The Conservation Area is set within the largely flat coastal plain hemmed in by the A27 to the north and east, beyond which is the backdrop of the South Downs; and the AONB of Fishbourne Harbour along the south coast.

Background to the character appraisal

Fishbourne was given Conservation Area status on the 14th January 1981. It was extended in 2007 following a full review and preparation of the original character appraisal (March 2007). The extension included Fishbourne Meadows to the south and the medieval centre with St Peter and St Mary's Church, Fishbourne Manor and the converted manorial barn to the south-east.

It is now proposed to extend the Conservation Area boundary further to the west to include Old Fishbourne.

This revised document has been produced by Chichester District Council following consultation with the local community. The draft appraisal was placed on deposit from _____. Copies were made available for inspection at _____ and at the District Council

_____ offices in East Pallant, Chichester. Copies were also sent to a number of additional consultees including English Heritage and a number of local organizations and residents associations and groups. A public exhibition was held at the City Council on _____. Comments were invited and these have been taken into account as described in a Statement of Community Involvement. It was adopted as a material consideration in planning decisions by Chichester District Council on the _____.

Much of the information contained in the appraisal was originally collected during the period January to March 2007, but has been reviewed and updated between 2016 and 2017. The omission of any feature from the text or accompanying maps should not be regarded as an indication that they are necessarily without significance or importance in conservation and planning terms.

Purpose of the appraisal

Every Conservation Area has a distinctive character which has been shaped over time by its natural and man-made surroundings. This appraisal is an opportunity to re-assess the Fishbourne Conservation Area to evaluate and record its special interest. It will set out how the place has evolved, draw out the key elements of its character and quality as it is now, and define what is positive and negative.

Local authorities are required by law to preserve or enhance their Conservation Areas. This appraisal provides a detailed assessment of the significance of the Fishbourne Conservation Area.

Neither the designation nor appraisal must be seen as an end in itself, but as a step towards the preservation and enhancement of this area's character and appearance, providing a basis for making sustainable decisions about its future. Inevitably, conservation areas are susceptible to incremental and dramatic change. The appraisal aims to counteract threats which would alter what made the area attractive and unique in the first place and to help promote positive change.

Part 1 of this document therefore defines the elements that contribute to the special historic and architectural character of the Fishbourne Conservation Area, and identifies negative features (the issues) that might be improved. Part 2, the Management Proposals, sets out a programme for further work based on the issues identified in Part 1. This process involves a thorough review of the existing Conservation Area boundary and provides a number of suggestions for change.

Planning Policy context

The designation of areas of special architectural or historic interest (as opposed to individual buildings) was first set out in the Civic Amenities Act 1967. More recent legislation contained in the Planning (Listed Buildings and Conservation Areas) Act 1990 has expanded on these early principles.

The Planning (Listed Buildings and Conservation Areas) Act 1990 defines a conservation area as: *an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*. Section 69 obliges local planning authorities to determine which parts of their areas are of special architectural or historic interest and to designate them as Conservation Areas. Section 72 of the same Act also specifies that it is the general duty of local planning authorities, in the exercise of their planning functions, to pay special attention to the desirability of preserving or enhancing the character or appearance of these Conservation Areas.

The production of this appraisal satisfies the requirements of the legislation and provides a firm basis on which applications for development within the Chichester Conservation Area can be assessed. It is also the duty of the Authority to regularly review Conservation Areas and, where appropriate, designate new parts. Likewise, if the original interest is so eroded by subsequent changes that it is no longer special, boundary revisions or cancellation must be considered.

Government advice on the control of Conservation Areas and historic buildings are set out in the National Planning Policy Framework. Further advice about Conservation Area control, including the production of management proposals, has been produced by Historic England as Advice Note 1: Conservation

Area Designation, Appraisal and Management and is informed by Understanding Place: Historic Area Assessments.

Chichester District Council's policies for Conservation Areas, along with other related policies concerning development and the use of land, are set out in the Chichester Local Plan: Key Policies 2014-2029, adopted by the Council on 14th July 2015. Chapter 2 *"The Characteristics of the Plan Areas"* identifies the rich and varied natural, historic and built environment as important aspect of the areas environmental characteristics. Chapter 3 *"The Vision and Objectives"* sets out a Vision for the sort of place the plan area should be by 2029 and sets out a series of objectives for realising this vision including conserving and enhancing the distinctive character, quality and importance of the historic environment. The policies relating to the historic environment are set out in Chapter 19, The Environment and the relevant policy is Policy 47 – Heritage and Design and associated supporting text.

Under Article 4 of the General Permitted Development Order, the Authority may impose directions to further withdraw permitted development rights. However, this is only justified *"where there is firm evidence to suggest that permitted development which could damage the character or appearance of a conservation area is taking place or is likely to take place, and which should therefore be brought into full planning control in the public interest"*.



Fishbourne village sign



Fishbourne Meadows

Part 1: Fishbourne Conservation Area Character Appraisal

1 Definition of Special Interest

The purpose of this appraisal is to define the special interest of Fishbourne Conservation Area that warrants its designation, as summarised below. A detailed analysis is provided in the next chapters.

The special interest in Fishbourne lies in the surviving physical evidence of its continuous development since the Roman period. Its primarily agrarian economy owed its success to the rich soils of the coastal plain and its proximity to a harbour that enabled trade and the development of minor industry.



View W - Fishbourne Rd W

Major landholders, such as the Manorial lordship, larger farms and later the Salthill Estate played a significant role in shaping the development of the settlement. However, the most important factors in post-medieval and early modern development were the impositions of the turnpike road in the 18th century and the railway in the 19th. The former encouraged an east-west ribbon of haphazard development whilst the latter ultimately encouraged the northern trend to expansion that has continued throughout the 20th and 21st centuries.

Fishbourne's natural landscape setting strongly influenced its historic development and as such understanding of its earlier origins is enhanced by views into and out of the Conservation Area, north to open countryside and south to the coastal plain.

Four distinct character areas are set out in Chapter 4 based on:

- 1. New Fishbourne** – medieval market village and 18th century turnpike road
- 2. Mill Lane and Fishbourne Meadows** – post medieval industry and salt marsh innings
- 3. St Peter and St Mary's Church and Fishbourne Manor** – early medieval hamlet
- 4. Old Fishbourne** – early medieval market village and 18th century turnpike road

Part 1: Fishbourne Conservation Area Character Appraisal



Old Fishbourne, looking north along Main Road



St Peter and St Mary's churchyard

The Character Appraisal concludes that the key characteristics of the Conservation Area are:

- Proximity and influence of Roman settlement, evidenced by Fishbourne Roman Palace
- Proximity and influence of waterways on the development of the village
- Linear form of development along Fishbourne Road with mainly detached and terraced historic buildings interspersed by some later villas
- High number of good quality 18th and 19th century domestic buildings intermixed with various older buildings
- The density of Old Fishbourne becoming more open to the east in New Fishbourne, where there are some villas in more spacious plots
- Open landscape setting of the Church and Manor group
- Views towards the settlement from the flat landscape are significant, as are views out of the area to the coastal and agricultural hinterland
- Overall verdant character contributes to its rural village feeling
- Extensive use of flint, red brick and clay roof tiles
- Contained views of historic buildings along gently curving roads



Early 19th century terraced cottages in Old Fishbourne, Little Dolphins, April and Mermaid Cottages

The key features of the Conservation Area which inform its character are:

- St Peter and St Mary's Church, the Manor House and Manor Barn are an important group
- Fishbourne Meadows
- Early (17th century) timber-framed cottage The Old Thatched House (formerly Pendrills Cottage)
- Rural buildings relating to past agricultural activities survive, notably Manor Barn (now converted)
- Buildings relating to past industrial activities survive, including the Old Forge and Mill (both now converted)
- Saltmill House and remains associated with the historic mills: Mill leats, mill ponds
- Picturesque mill pond with views across the water to the reeds and woodland beyond
- Public footpaths intimately connect the village with its landscape setting - along the mill lead towards Fishbourne Meadows and westwards through reed beds to the Fishbourne Channel
- Positive 20th century development in Creek End and the Woolpack Inn
- Small area of grass creates a village green with the Fishbourne village sign a major feature
- The Bull's Head Public House is prominent in the street scene
- Fishbourne Roman Palace on the edge of the Conservation Area is a site of national and international significance
- Site of the Roman harbour at Fishbourne creek
- A large part of the village falls within the Fishbourne Roman Site Scheduled Monument
- An interesting collection of 18th and 19th century houses and cottages



Footpath looking south over Fishbourne Channel

2 Location and landscape setting

2.1 LOCATION, GEOLOGY AND TOPOGRAPHY

Fishbourne is located on the edge of the lower coastal plain where it narrows between the head of Fishbourne Channel - one of four channels which together make up an area commonly referred to as Chichester Harbour – and the dip slope of the South Downs to the north. Its soils are dominated by brickearths and head deposits formed in the Pleistocene and by alluvium-filled channels that drained fresh water into the harbour. Beneath these are chalk bedrock and the Reading Beds, a layer of red and orange clay which is exposed in places and has been utilised for brick and tile making.

A small stream, the Fishbourne, meanders through Fishbourne Meadows to the south-east of the village. The immediate surroundings are flat and notable for the many watercourses, mill leats, and ditches which traverse the fields and marshy ground that surround the Conservation Area to the south. The five metre contour runs through the northern edge of the settlement but the ground level hardly changes for at least a kilometre, rising gradually towards the fields and woods to the north-west of Chichester.

The A27, the modern replacement for the historic coastal road (now the A259), which connected

Portsmouth to Chichester, marks the eastern boundary of the Conservation Area. The A259 follows the line of the 18th century turnpike road passing directly through the village from east to west.

2.2 RELATIONSHIP OF THE CONSERVATION AREA TO ITS SURROUNDINGS

Fishbourne village sits at the head of the Fishbourne Channel with outstanding views to the south across the mudflats and reed beds of the tidal estuary. To the east, the A259 was diverted in the late 1980s to allow for the Chichester Bypass. This forms a largely impenetrable barrier to the east side of the village and produces significant traffic noise.

To the south-east, the original, medieval settlement of Fishbourne lies across an area of open green space and woodland. Immediately to the north of the Conservation Area, and somewhat sandwiched between the village and the A27 lies the Roman palace of Fishbourne, owned by Sussex Archaeological Society. Further north, and to the west, the Conservation Area is contained by modern development, leading up to the railway line and Fishbourne Station, and by open fields. These provide an important break in development between Fishbourne and Broadbridge in Bosham.



Fishbourne Meadows looking south-east from footpath

The majority of the Fishbourne Conservation Area, south of the A259, lies within the Chichester Harbour Area of Outstanding Natural Beauty, designated in 1964 for its unique blend of landscape and seascape. Chichester Harbour is also designated as an SPA/SAC (Special Protection Area for Wild Birds/Special Area for Conservation) and a Ramsar site (i.e. a wetland of international importance under the 1971 Ramsar Convention).

The AONB contains four channels – Emsworth, Thorney, Bosham and Chichester – and Fishbourne lies at the head of the last. The designation provides an additional means of control and will help to prevent unsuitable development, particularly along the shoreline.

A Landscape Character Assessment of the AONB carried out in June 2005 by Chris Blandford Associates confirms that Fishbourne lies within the AONB Character Area H1 Havant to Chichester Coastal Plain and on the edge of Character Area D3 Fishbourne Channel.

The chief features of Character Area H1 Havant to Chichester Coastal Plain are:

- Flat, coastal plain on brick earths, sands and gravels
- Open arable farmland, with strong rectilinear field patterns; small hedged paddocks associated with the villages
- Pockets of orchards, enclosed coastal grazing marsh and small copses are distinctive features around Nutbourne, Prinstead; Fishbourne and Langstone
- Linear historic settlements follow, or are located in close proximity to, the Roman road line of the A259
- Dense urban development of Havant, Chichester, Emsworth and Southbourne

- Occasional views from the south of the A259 to the harbour

More specifically, the chief features of Character Area D3 Fishbourne Channel are:

- Long narrow inlet
- Winding channel
- Mud and shingle exposed at high tide. Underlying chalk and red and orange clays of the Reading Beds are occasionally revealed
- Patches of fringing salt marsh
- Largely undeveloped shoreline with wooded appearance
- Old wooden boats at Dell Quay are a distinctive feature
- Undeveloped and mostly tranquil character

The Landscape Character Assessment also includes a number of recommendations for the improvement and conservation of the whole Character Area covered in its Planning and Land Management Guidelines.



Mud flats of Fishbourne Channel, looking north towards the Conservation Area over reeds



Fishbourne Meadows may have been the site of the Roman Harbour

3 Historic Development

3.1 EARLY DEVELOPMENT

The lower coastal plain has always been particularly attractive to settlement because of its fertile soils, easily accessible fresh water and access to the natural resources associated with the coast. Archaeological investigations have demonstrated that the area around Fishbourne has been occupied continuously from the Mesolithic period onwards. It seems to have been particularly important in the later Iron Age, when a large tribal enclave was defined by a series of massive linear earthworks known as the Chichester Entrenchments, one of which runs just to the north of the parish.

The local Iron Age tribe, the Atrebates, seem to have supported the Roman invasion of Britain in AD 43, when Fishbourne Harbour was used as a supply base by the Roman army. However, the roads they constructed were soon converted to civilian use and a new town was founded at what became Chichester. The Atrebates were rewarded for being allowed to retain their independent status as a client kingdom under their king, Togidubnus. It seems likely that the series of classically inspired buildings constructed at Fishbourne after the military had left were part of his reward for loyalty.

Fishbourne Palace was an enormous classical building with no known parallels north of the Alps. It had four

wings around a formal garden and had semi-formal parkscapes laid out to the south, including what became Fishbourne Meadows, and east, running beyond the embankment of the A27. It was probably supplied by a dedicated road from Chichester, but was bypassed to the north by the main Roman road between Chichester and Winchester. It was supplied with fresh water in leats and pipes running from captured springs to the north and east, and it is possible that these and the main road had a major influence on the layout of the landscape and its settlements throughout the middle ages and post-medieval period.

After the Roman period, Fishbourne ceased to have any major political or religious significance, although nearby Bosham was an important centre for early Christianity and for Saxon leaders. In the 11th century, the most important of the Saxon leaders was Earl Godwin, whose son King Harold was killed at the battle of Hastings. New Fishbourne was held by Harold's brother Earl Tostig.

3.2 THE MIDDLE AGES

Following the Norman Conquest which brought King William to the throne, the lordship of Bosham was seized as part of William's royal demesne, the only holding he kept in Sussex. The Domesday survey of 1086 includes two hamlets separated by the parish boundaries. In



St Peter and St Mary's Church

Bosham Parish, Fisseborn is in the hands of Engeler, whose father Engelram had been granted the lands by King William. In New Fishbourne Parish is Fiseborne, being held by the French Abbey of Seez.

New Fishbourne was heavily wooded in early times and constituted part of the Broyle forest which was given to the Bishop of Chichester by Henry III in 1227. By contrast, Bosham Parish was largely devoid of woodland, mostly comprised of farming land, tidal water and foreshore, bounded by two channels which form part of Chichester Harbour.

Although the two parts of Fishbourne were administered differently, many in the two communities must have been related and thought of themselves as belonging to 'Fishbourne'. Many in Old Fishbourne were known to have attended the nearby church in New Fishbourne, until a legal requirement forced villagers to attend the more distant Bosham church. Communications between New and Old Fishbourne were probably along a track across a common (later a green) between Old Park Lane and Salthill Road. The present-day parish was created in the later 19th century by combining New Fishbourne Parish with part of Bosham Parish encompassing Old Fishbourne.

St Peter and St Mary's Church appears to have been built in the 13th century (the church was valued in 1291) although it has been much altered since. The building is built from flint rubble with freestone dressings, except the eastern part of the north aisle, the porch and the former vestry, which are stuccoed, possibly with brick beneath. The roof is covered in clay tiles. In the late 18th century the church consisted only of a chancel and nave,

with a bell cote above. The chancel probably represented the nave of the medieval building. In 1821 the architect George Draper undertook a major rebuilding including the addition of a transept, a porch and the vestry, and in 1847 this transept was extended westwards to form a north aisle and the nave was lengthened westwards. The chancel still contains one 13th century lancet window. A cruciform building is shown on the 1839 Tithe Award map, and nearby, "Church Farm" – the Manor House and associated farm buildings. The group is separated from New Fishbourne by the broad swath of land which constitutes Fishbourne Meadows. The church is connected to the village by a footpath which still remains, and which stretches across Fishbourne Meadows to the east end of Fishbourne Road. The Old Rectory, a timber-framed building, sits on the opposite side of the A27, isolated from the Church group and amongst later suburban development of Chichester.



Nave of St Peter and St Mary's Church

Water has had a constant influence on Fishbourne. Mills in particular have played an important part of life in Fishbourne. Over the years there have been at least six mills in the settlement, two of them windmills. At Domesday there were two mills in Fishbourne. The land between Mill Lane and the boundary with Old Fishbourne, known as Ewell, played an important part in the economy of the village. 'Fresh Myll' was probably on the banks of the northern end of the mill pond further north than the later mills. Near the freshmyll was the marshy land intersected by small streams around the springs, called pasture or 'moor'. It was probably that acquired by Seez Abbey in 1270, frequently referred to in later records including in 1462 and in 1565.

3.3 POST MEDIEVAL

Old Fishbourne was held by Southwick Priory from at least the 13th century. In 1416 the property of "alien" religious houses were seized by the Crown and the Sussex estates of Seez Abbey, including New Fishbourne, were granted to the nunnery of Syon. New and Old Fishbourne remained in the hands of their respective religious houses until the Dissolution. In 1540 Old Fishbourne seems to have been granted to Anne of Cleves as 'the manor' of Old Fishbourne, but there is no later evidence



The Old Thatched House in Mill Lane was historically the miller's cottage

of its manorial status and its subsequent descent has not been traced. New Fishbourne, for the first time called a manor, was annexed to the honor of Petworth in April 1540. By 1684 the lordship of the Manor of New Fishbourne had come into the hands of Sir Thomas Miller whose family had risen to wealth and position as clothiers and maltsters. Thomas added the north wing to the old farmhouse in 1687. The Manor remained in the hands of the Millers until 1897, after which the old Fishbourne Farm was gradually split up.

By 1565 the 'Fresh Myll' seems to have disappeared, but by the late 16th century a rebuilt "Salt Mill" further south along the estuary using the tide, seems to have been the only mill at Fishbourne. This mill is first mentioned in 1460 and was rebuilt in the late 16th or early 17th centuries. A large tidal mill pond enabled the mill to function. Saltmill House, where the millers who owned the Salt Mill once lived, still remains on a site to the east of Fishbourne Mill. Part of the present building dates from the 17th century, when it was occupied by the Aylwin family who left interesting accounts of the family possessions at this time.

Fishbourne Mill was probably built at the beginning of the 17th century, again on the head of the Fishbourne stream. The mill could only be worked when the sluice gates of Salt Mill were open or the whole area would flood. In 1857 the owners imported a timber windmill from Rustington which they rebuilt on the promontory to the south of Fishbourne Mill (see the 1876 map). This had two pairs of grinding stones and was meant to be used to supplement the main mill. It was eventually pulled down in 1898. Fishbourne Mill seems to have worked more

or less satisfactorily until 1917 when it burned down. Its replacement of 1918 still stands, although it was only used as a mill for a very short while, becoming disused in about 1928 and derelict by 1944. It spent ten years as a macaroni factory and then in 1958 was converted into flats.

In the 18th century there was a great increase in shipping in Chichester Harbour. Boats of up to 40 tons could sail up to the Salt Mill where there were two wharves connected to a timber-yard. Coal yards were in use as well – a number are shown on the mid-19th century Tithe Award map. In the 1790s, the owner of the timber yard built a water powered corn mill, opposite the tidal Salt Mill. The mill was taken over by George Farhill and became known as Farhill's Mill. It was later replaced by a smock windmill which burnt down in 1866. The mill house for this mill was situated east of Saltmill House and was demolished in 1953.



Salt Mill House and Fishbourne Mill looking over the former tidal millponds

Part 1: Fishbourne Conservation Area Character Appraisal



Nos 102 and 104 Fishbourne Road West

In the latter part of the 19th century the tidal mill pond was owned by James Shepherd, blacksmith and wheelwright who put these activities before that of miller, opening his sluices so infrequently that he interfered with the running of Fishbourne Mill located further north on the edge of the estuary. Because of his lack of care the Salt Mill fell into decay and by 1913, when it came on the market, it was a ruin and has since disappeared.

There was a new Chichester to Cosham road by the 17th century, at that time called Fishbourne Street. Fishbourne House (nos 102 and 104 Fishbourne Road West) is said to have been a coaching inn. Willow Cottage, earlier known as Old Brewery Cottage, originally the barn, was used as the malthouse. It is not known when this ceased, but the road became a turnpike in 1763 which improved the quality of the road and probably made Chichester more accessible without the need to stop in Fishbourne. By 1780 the inn appears to be once more a house.

There was a considerable amount of building in both Old and New Fishbourne with houses and cottages put up facing the new road. Some of the smaller cottages were built on waste land, many still in existence today.



The Bulls Head

In New Fishbourne, cottages were interspersed with fields and barns. Many resulted from the splitting up of barns which were too small to be viable. One of the farms west of Mill Lane added a malthouse in 1702 and by 1780 was

listed as a tavern called the Bull's Head. Another, known as Malshes, added a large Malthouse and tannery. The malthouse continued until the 19th century but was later demolished. A pair of cottages, coalyard, cartshed and stable was built on the site of the farmhouse. In 1728, a cottage was built east of Malshes which became a beerhouse called the Woolpack, later replaced in 1936 by the present Woolpack. Next to the Woolpack was a dairy farm, now called Roman Landing. Further east, the land was divided into strips on which several small cottages were built; early in the 19th century these were enlarged into houses. The Coverts was built in 1798 at the west end of the village.



The Woolpack Public House

In the 19th century, Fishbourne was still essentially a farming community. To the north of Old Fishbourne Salthill Park, around Salthill House, was the dominant estate. While fortunes had increased during the Napoleonic wars from an increased demand for grain, after the war ended there was a recession and competition for grain from abroad. Few new buildings were put up in the 19th century, with the exception of Salthill House (early 19th century) and Florence Villa (1870). In Old Fishbourne, Old Park and Gothic Cottage (listed buildings south of the Conservation Area) were both enlarged in the late Georgian period into handsome regency houses. A few small houses were added to those on the north side of the main road, while the Malthouse opposite the Blackboy was converted into three cottages and the Blackboy itself was considerably enlarged.



The Black Boy Public House

Smallholders turned to grazing or dairy farming or to nurseries and market gardening, the produce being sold in Chichester's Butter Market. Besides Salthill Park, there were few other larger farms in both New and Old Fishbourne. Both villages had blacksmiths and wheelwrights; in New Fishbourne there was one forge by the Blackboy and another, now Forge Cottage, near the Globe. Each village also had a baker, a grocer, a butcher, carpenters and shoemakers who plied their trade from their cottages. An early 19th century Dame School also existed on Salthill Road (No. 5), now Old Fishbourne Cottage.



The Old Forge, Main Road

The rebuilding of St Peter and St Mary's Church by George Draper in 1821 and again in 1847, no doubt sought to cope with the growing congregation. There was also a small Primitive Methodist Chapel on the south side of Fishbourne Road West in 1840, but this has recently been replaced by Nos 77 and 77A. The primary school, in Old Fishbourne, opened in 1876 and from then all children from both New and Old Fishbourne had to attend the Fishbourne School until they were 13, free of charge. The school was relocated in 1973 to its present site in Roman Way.



The Old Bakehouse, formerly Blakes Bakery, Main Road

Chichester Water Works was established in c.1874 to bring clean drinking water to local residents. A site north of the main road in Salthill Road was first considered, but it was built next to the springs that supplied the mill pond for Fishbourne Mill. Unfortunately, this meant that there



Former 19th century Dame School, now Old Fishbourne Cottage in Salthill Road

wasn't enough water left in the mill-pond to turn the wheel. The course of the stream was changed to help supply water to the pond, but it was not enough and in 1883 an engine was installed to work the watermill. The redundant windmill was pulled down in 1898.

In 1847-8, the Brighton and South Coast Railway was opened with a new stop at Fishbourne shortly afterwards, eclipsing road travel with the result that by 1870 the road had been de-turnpiked. This set the trend for much of the later twentieth-century development which has since been focused to the north of the historic villages.

At the end of the Victorian period, both villages were typical of the period and Fishbourne retained the atmosphere of a quiet village until after the First World War. New building in the early 20th century was steady in the village; in 1905 a new church hall was built in Mill Lane, behind the Bull's Head, then owned by the Chichester Brewery of Henty & Sons. The early twentieth-century New House still exists but its garden has been developed along Fishbourne Road West. After 1933 the rate of building increased, especially at the east end of the village, in New Fishbourne. Between the 1930s and 1960s the Creek End estate was established and some properties built on the east side of Mill Lane north of The Old Thatched House. There was also large swathes of development to the north, along the railway line, which has continued to this day.



The Old School House, Main Road



Appletree Cottage + Smiths Cottages

4 Character Analysis

4.1 CHARACTER AREAS

The Fishbourne Conservation Area comprises two sections of road at right angles to one another; Fishbourne Road and Mill Lane. The A259 comprised of Fishbourne Road West which turns into Main Road, is today a busy main road aligned with the earlier turnpike road, itself based on the earlier Fishbourne Street. It is lined with a mixture of listed and unlisted buildings, many of which date to the 18th and 19th centuries in both New and Old Fishbourne. A significant number of these are considered to make a positive contribution to the character and appearance of the Conservation Area as marked on the Townscape Appraisal Map. Some of these may also be eligible for statutory protection.

Listed buildings are fairly well dispersed. Mainly arranged in short terraces, they are most concentrated in New Fishbourne to the east of the junction with Mill Lane where the Bull's Head Public House sits prominently on the corner. Further east towards the underpass below the A27, there is a good selection of unlisted but positive detached buildings which sit back from the road with a notable Cyprus tree outside no. 67. There is also a notable group around the Church, including the Manor House and Manor Barn. In Old Fishbourne a small number of listed buildings are grouped around the Black Boy Inn, though there are a substantial number of unlisted positive buildings here too. There is some earlier 20th century development, around

the entrance to Creek End, which creates the feeling of a small green area, where the "Fishbourne" village sign is an important feature.

Mill Lane is much quieter and retains the character of a rural backwater. There are fewer historic buildings, but the lane ends dramatically in a pretty cottage now known as The Old Thatched House (formerly Pendrills Cottage), the mill, mill pond and in the distance, Saltmill House. The close proximity of the Fishbourne Channel is evident from the many sea birds and views over the adjoining reed beds, although it is necessary to go beyond the boundary of the Conservation Area to obtain views of the estuary.



The Globe House, a former inn

Each of these areas has a slightly different character according to their historic form of development, including the road layout and plot boundaries; the relationship of the buildings to the street; the types of buildings and their use of materials; and the uses and activities within each area. Four “Character Areas” are apparent based on:

Area 1: New Fishbourne:

- Gently winding historic street based on medieval market village and later 18th century turnpike road
- Location abutting the Roman Palace of Fishbourne, though this can only be glimpsed
- Linear form of development with mainly detached and terraced historic buildings, usually set back from the road with small front gardens
- The Bull’s Head Public House is the principal building
- Detached positive buildings to the east with large gardens
- Some glimpses through the buildings and trees to the estuary beyond
- 20th century development at entrance to Creek End is unobtrusive
- Small area of grass creates a village green with the Fishbourne village sign a major feature
- Important examples of “specimen”, probably Victorian, trees (including Cedar of Lebanon and Cyprus)
- Busy traffic is the most important negative feature



Nos 76-90 (even) Fishbourne Road West

Area 2: Mill Lane and Fishbourne Meadows:

- Post medieval industry and salt marsh innings
- The Ewell, the marsh between Mill Lane and the boundary with Old Fishbourne, historically played an important part in the economy of the village.
- Gently winding country lane connecting the busy main road to the mills and the estuary beyond

- Rural and tranquil qualities enhanced by spacious form of development and the mill pond in Mill Lane
- Two listed buildings, both very important: The Old Thatched House (formerly Pendrills Cottage) and Saltmill House
- Picturesque mill pond with views across the water to the reeds and woodland beyond
- Public footpaths connect eastwards along the mill leat towards Fishbourne Meadows and westwards through reed beds to the Fishbourne Channel
- 1960s and later development leading into Mill Close is excluded



The Old Thatched House, Mill Lane

Area 3: Church and Fishbourne Manor

- Early medieval hamlet based on the Church and Manor
- Open green spaces enclosed by vegetation
- Glimpses through vegetation to fields and the estuary
- Footpaths leading to the village and the water meadows
- Largely quiet and peaceful location with little activity and no traffic



St Peter and St Mary’s church

Area 4: Old Fishbourne:

- Focus of earlier settlement centred on early medieval market village and triangular 'green'
- Clustering of historic buildings at junction with main road
- Continuation of gently winding historic Fishbourne Street
- More spacious linear development to the east and west
- Strong semi-rural character with open fields to north and south



Nos 4-6 Old Park Lane



Lowood House, 2 Old Park Lane (the roof of No 3 is visible on the right)

4.2 SPATIAL ANALYSIS

The Fishbourne Conservation Area is largely linear and follows the main road which was formerly the route of the 18th century turnpike. This connects New Fishbourne which is focused around the junction with Mill Lane to Old Fishbourne which is situated at the south of Black Boy Lane. The triangle of land here was formerly part of the village green. To the south-east of New Fishbourne, the area takes in the medieval church, manor and barn which were added in 2007. This creates some interesting vistas.

At its eastern extremity the road has been diverted southwards to follow the edge of the A27 and joins the road to Apuldram slightly further south than originally. The old route still continues under the A27 towards Chichester but is for pedestrians only.

Mill Lane connects the main road to the Fishbourne Channel and is the historic location of the various mills that once formed an important part of the local economy. Mill Lane is on a slight incline with the majority of the village located just above the five metre contour and therefore above the usual floodplain. Historic maps confirm that in the mid-19th century there was no other development along the lane.



No 87 Fishbourne Road West (The Old Sweet Shop)

Most of the buildings in the Conservation Area are 18th or 19th century cottages or houses in residential use. These can be detached or in terraced form and are commonly two storeys high, facing the street, either with front gardens about four to five metres deep enclosed by boundary walls or closely hugging the pavement. Some larger plots feature later Villas.

There are no public open spaces along Fishbourne Road apart from the pavements and the grass verge at the junction with Creek End, where the Fishbourne Village sign is located. Although not publically accessible, the Ewell is attractively vegetated and bounded by a wide grassed verge with a pavement. This contributes to a feeling of spaciousness along Fishbourne Road West.

At the eastern end of New Fishbourne is Fishbourne Meadows leading to St Peter and St Mary's Church which is crossed by a number of public footpaths. In Mill Lane, the mill pond creates an attractive focal point for visitors who can then access either Fishbourne Meadows (to the east) or the Fishbourne Channel (to the west and south) via public footpaths.

4.3 BOUNDARY TREATMENTS

Boundary treatments throughout the Conservation Area are especially notable. There is a wide variety of materials and detail including brick in rat-trap bond (i.e. brick on edge); brick and flint, usually coursed; hedging, and mature trees; metal fencing; and some timber fencing - but all generally providing a rural quality. These vary in height and create a pleasing setting for the buildings.



Flint boundary wall at Home Farm

Part of the two metre high wall to Fishbourne Palace is made from red brick laid in rat-trap bond, a typical Sussex detail. In Mill Lane, clipped beech hedging defines several gardens including the former side garden to The Old Thatched House (formerly Pendrills Cottage). A low flint wall with brick coping which encompasses the garden to Salt Mill Cottage is important in views across Fishbourne Meadows. Low brick and flint walls are also visible along Fishbourne Road and therefore contribute to its character, especially as viewed from the main road. The metal fencing along Fishbourne Road West and at the end of Mill Lane at the junction with the footpath following the river to the east are characterful.

- wall between 86 and 88 Fishbourne Road West
- 84 - 92 Fishbourne Road West
- East of 73 Fishbourne Road West
- 80 Fishbourne Road West
- wall between 76 and 74 Fishbourne Road West
- 70 Fishbourne Road West
- Roman Landing, 69 Fishbourne Road West
- 63 Fishbourne Road West
- 56 Fishbourne Road (The Bays)
- 65 Fishbourne Road West
- Holmwood Cottage, 61 Fishbourne Road West



Boundary wall on the north side of Main Road, outside Fortune House



The Old Thatched House, Mill Lane – flint and brick boundary wall with saddleback brick copings missing



Rat-trap bond brick wall at Dhobi and Random Cottages

Boundaries of note, as identified on the townscape appraisal map include:

- Home Farm
- Farndells Cottages
- Willows and Fortune Cottages
- Smiths Cottages
- Blakes Cottages
- The Old Bakehouse
- Fishbourne Farm House
- Dhobi, 1 Salthill Road
- Old Fishbourne Cottage, 5 Salthill Road
- Ewell on the south side of Fishbourne Road West
- Palm Tree Cottage, 110 Fishbourne Road West
- The Bulls Head
- Claytiles and Calloways
- 89-95 Fishbourne Road West



No 56 Fishbourne Rd West



Mill pond and large Willow tree

4.3 TREES

Trees and hedges are an important feature and the Conservation Area has a pleasantly verdant character. In Mill Lane trees provide a backdrop to views across the mill pond, while another important group of trees are located by the mill leat where it leaves Fishbourne Meadows. Along Fishbourne Road West, the Ewell features a particularly notable landscape group, with an abundance of lower lying trees and vegetation. The examples of “specimen”, probably Victorian, trees (including Cedar of Lebanon and Cyprus) which appear to have been planted along Fishbourne Road are especially important to the village character and setting of the buildings. Some are located to either side of the entrance to Creek End and in the front garden of no. 67 Fishbourne Road. Trees lining the road are generally more prevalent towards New Fishbourne, but there are a few west of The Globe which are important.

4.4 VIEWS

Views within the Conservation Area are varied, largely in accordance with the four character areas but are generally understated. Pleasant, though not dramatic views of the streetscape can be seen along Fishbourne Road, especially at the eastern end of new Fishbourne; towards the Bulls Head Public House and towards the west near Black Boy Lane. Views down Mill Lane, focus on The Old Thatched House (formerly Pendrills Cottage) where its setting with the mill pond creates a strong feature.

The most dramatic views are obtained at the edges of the Conservation Area both out and in over the estuary, across the millpond and over Fishbourne Meadows. The numerous public footpaths enable these views to be easily obtained, particularly from the footpath to the east which follows the line of the mill leat. Where this joins Fishbourne Meadows there are very good views back towards Salt Mill Cottage and the Mill. From the head of Fishbourne Channel it is possible to view the tower of St Peter and St Mary’s Church with the spire of Chichester Cathedral in the background.

Further west towards Old Fishbourne, the agricultural hinterlands can be especially well appreciated with views out over fieldscapes, many of which are in active agricultural use.

4.5 ACTIVITIES AND USES

The Fishbourne Conservation Area is almost entirely in residential use apart from the three public houses – The Bull’s Head, the Woolpack Inn and the Black Boy Inn; the water works which has been in existence since the 19th

Looking east to church over Fishbourne Channel, with spire of Chichester Cathedral in the background



century, as well as the surgery adjacent; and the small bicycle shop on the north side of Main Road; and St Peter and St Mary's Church with its recent church hall. The small former church hall in Mill Lane dating to the 1930s, has recently been converted for residential use. With the exception of the bicycle shop, there are no other shops or other facilities.

Walkers and other visitors are attracted to the area due to its location at the head of the Fishbourne Channel and the many public footpaths across the reed beds as well as those over the adjoining Fishbourne Meadows. These areas provide a pleasant contrast with the noise and traffic along Fishbourne Road and the nearby A27.



The Old Thatched House, Mill Lane

4.6 LISTED BUILDINGS

There are approximately 35 listed buildings or structures in the Conservation Area, all of which are listed grade II and primarily in residential use. Exceptions in terms of use are the 18th century Bull's Head Public House, the 18th century Black Boy Inn and 13th century St Peter and St Mary's Church.

Aside from the Church, the oldest listed buildings are believed to be in Mill Lane – Saltmill House and The Old Thatched House (formerly Pendrills Cottage). Saltmill



Nos 79-85 (odd) Fishbourne Road West

House is a three bay red brick structure of 17th century origin, though 18th century in appearance. This forms a group with its adjoining barn (separately listed), boundary walls (separately listed) and other outbuildings which are set back behind a long drive. The steeply pitched peg-tiled roof of Salt Mill Cottage can be glimpsed from the public footpath across Fishbourne Meadows.

The Old Thatched House which faces on to Mill Lane is a predominantly brick building constructed in two distinct periods with a thatched roof. The 17th century brick and flint element was probably once timber-framed, whilst the purely brick addition with a tiled roof and two large sash window dates to the early 19th century.

The majority of listed buildings are 18th or early 19th century in date, mostly two storeys and facing Fishbourne Road. The most significant in townscape terms is the Bull's Head Public House, an imposing brick structure with a somewhat altered front porch and a steeply pitched roof above a brick dentil eaves cornice. This detail is typical of the period and therefore can be found on many other buildings in the Conservation Area. The rear extensions to this building which abut Mill Lane and are faced in brick and flint contribute to views along the road. A single storey brick and flint outbuilding, presumably a former stable is another important feature of this group.



No 56 Fishbourne Road West

Almost opposite the public house, nos.102 and 104 Fishbourne Road are a pair of 18th century houses that according to the historic maps was once a single, dwelling. A large L-shaped extension to no.102 is shown on the 1839 map although today it looks later due to a number of unsympathetic alterations. Further to the east, two terraces of listed buildings almost face each other. Nos. 84-96 (even) are an almost symmetrical group (no. 84 is slightly larger) of flint and brick cottages, which face the street behind front gardens defined by flint walls or hedging. Opposite, nos. 79-87 are slightly later in date and built from brick that has been painted. Finally, at the very eastern edge of the Conservation Area, no. 56 (The Bays) is an attractive 18th century house with a trellised wooden porch, sash windows, and chequer-work grey and red brickwork.



Little Dolphins, April and Mermaid Cottages

The original 13th century St Peter and St Mary's Church may have consisted of the present Chancel only; the nave and the bell-cote were probably added in the 14th century. It was built of flint rubble with stone dressings and roofed in tile. The chancel, nave and wooden bell-cote remained little changed until 1821 when the transept was added to the north and a porch attached. After the addition of the south aisle in 1847, the north transept and nave were extended westwards and the north porch was reconstructed. In 1973 the porch was replaced by a new choir vestry.

Together with the Church sits Fishbourne Manor and Manor Barn, forming a group. Thomas Miller's manor house is dated 1687, though older portions may survive. Manor Barn is 18th century or earlier, much extended and altered, and now in use as a residential care home.

In Old Fishbourne, North Villa, The Black Boy Inn, Fishbourne Farmhouse and a terrace of three cottages (April Cottage, Little Dolphins and Mermaid's Cottage) are the only listed buildings, mostly grouped around the junction with Black Boy Lane. Fishbourne Farmhouse is primarily 18th century, and is an important remnant of Fishbourne's agricultural economy and the particular development pattern of Fishbourne in the 18th century.

It's now converted former outbuildings in Farm Close further enhance this. The nearby terrace forming April Cottage, Little Dolphins and Mermaid Cottage represents the other half of this important development, small early-19th century cottages which were interspersed with the farms. The Black Boy Inn is 18th century, but its setting has been substantially impacted by modern additions to the building. Further west, North Villa is a fine 18th century farmhouse.



Nos 79-85 (odd) Fishbourne Road West



North Villa, Main Road

4.7 POSITIVE BUILDINGS

There are a large number of key unlisted buildings within Fishbourne which both inform the significance of the Conservation Area through representing important historical development, and also make a positive contribution to its character and appearance. These buildings have been identified during the survey process and are recorded on the Townscape Appraisal map. With the listed building described above, they form an important part of the special architectural and historic interest of the area. The identified positive buildings include:

Fishbourne Road West

- **57 Fishbourne Road West** – 18th or early-19th century
- **65 Fishbourne Road West** – formerly known as Landermere, one of 5 small cottages built on the former Merryfields; group interest with the listed buildings to the east; built between 1805 and 1815, gentrified in the 19th century; apparently incorporates reused Roman fabric
- **Kensington Cottage, 67 Fishbourne Road West** – one of 5 small cottages built on the former Merryfields; group interest with the listed buildings to the east; mid-18th century, enlarged later 18th or early 19th century
- **Roman Landing 69 Fishbourne Road West** – farmhouse of the 17th or 18th century; with a detached outbuilding to the west, possibly a former dairy
- **70 Fishbourne Road West**
- **Fishbourne Post Office, 73 Fishbourne Road West** – converted to one house in 1890
- **76 and 78 Fishbourne Road West** – late 19th century
- **80 Fishbourne Road West** – late 19th century
- **89 – 95 (odd) Fishbourne Road West** – mid-19th century
- **Calloways House, 97 Fishbourne Road West** – 17th century farm known as Calloways but the present building was built in 1817; was a laundry and had a coal yard
- **98 Fishbourne Road West** – small homestead is shown on historic maps, internally, part is at a lower level which may represent part survival of an earlier building, the rest is later and the bay windows later still in a spacious plot; the small cottage to the east was the Coach House
- **101 (Harbour View) – 109 (odd) Fishbourne Road West** – formerly known as Bournemouth Terrace, early 19th century
- **Palm Tree Cottage, 110 Fishbourne Road West** – mid 20th century
- **113 Fishbourne Road West** – built as coachman's house to The Coverts, probably in 1798 originally in timber frame with mathematical tiles, but rebuilt in brick
- **Cornelius House, 114 Fishbourne Road West** – early 20th century villa in a spacious plot

Mill Lane

- **Salt Mill Cottage, Mill Lane**
- **outbuilding at The Bulls Head**
- **outbuilding at Quay View, 12 Mill Lane** – characterful tin outbuilding seen in views with the Mill Pond

Main Road

- **1 and 2 Forge Cottages, Main Road** – former blacksmiths cottages
- **The Old Forge, Main Road** – blacksmiths forge, single storey brick building
- **The Globe House, Main Road** – formerly an inn, probably 17th century in origin; described as a 'beerhouse and four cottages' in 1898



No 57 Fishbourne Road West



Roman Landing, 69 Fishbourne Road West



Calloways, Fishbourne Road West



Cornelius House, Fishbourne Road West



The Old School House



Home Farm, Main road with its distinctive flint elevation



Nos 4-6 Old Park Lane



Dhobi and Random Cottages, 1 and 3 Salthill Road

- **The Old School House, Main Road** – First school under the state system of Elementary Education, opened in 1876
- **Rose Cottage, Main Road** – small cottage built on a strip of waste land in the 18th century
- **South Barn and Reynolds Barn, Farm Close** – knapped flint barns built in the 19th century
- **Blakes Cottages (Nos 1- 5 inclusive), Main Road** – row of several small cottages, probably 18th century
- **The Old Bakehouse, Main Road** – was for many years Blake's Bakery; has a 19th century shopfront built onto an apparently 17th century cottage; possible timber frame
- **Smiths Cottages (Nos 1 – 5 inclusive), Main Road** – built by Captain Smith in 1861; Nos 4-5 may have been a cottage and Malthouse
- **Home Farm, Main Road** – oldest part is the west front, built of flint, later enlarged in flint and brick

Old Park Lane

- **Lowood House, 2 Old Park Lane** – originally one brick farmhouse built in the mid-18th century; formerly Nos 1 and 2
- **No 3 Old Park Lane** – a single storey extension to the farmhouse at No 2, now a separate house
- **White Cottage (No 5) and 4 Old Park Lane** – originally No 5 was a two storey house, no 4 being a single storey flint extension
- **6 Old Park Lane** – the oldest in the group of 4 - 6

Salthill Road

- **Old Fishbourne Cottage, 5 Salthill Road** – former Dame School, early 19th century, rat trap bond brickwork
- **Dhobi and Random Cottages, 1 and 3 Salthill Road** – the west part is said to be either very late or early 19th century; originally a single storey building, used as a drying room when the building used to be a laundry in the 20th century; in 1900 described as a 'grocers shop and a bakery, with stables and other outbuildings'

All of these positive buildings are located in Fishbourne Road West and Old Park Lane and appear to date from the 18th and 19th centuries. In addition to their characterful historic appearance, some of these are notable as indicators of past uses and activities which aid in understanding the development of Fishbourne; among these The Old Forge and Forge Cottages, The Old Bakehouse with its projecting former shop, the converted agricultural outbuildings in Farm Close, The Old School House, Globe House (a former inn) and the former Dame School in Salthill Road. The name of Farndell Cottages also recalls Farndell's Farm in Old Fishbourne. No 113 Fishbourne Road West is a notable small cottage, formerly a coachman's house to The Coverts, as is the single-storey annexe east of No 98 Fishbourne Road West.

Whilst not necessarily positive in appearance, other buildings such as the converted Mill and water works also recall former important historical features or represent modern interpretations of historic buildings, such as the Woolpack Inn. These may have some historic interest and generally contribute to the Conservation Area's significance despite their appearance. They therefore represent opportunities for enhancement.

Many of the positive buildings are shown on the 1839 Tithe Award map and despite some modern alterations, may be eligible for statutory listing. Notable among them are The Globe House, Rose Cottage, Roman Landing, The Old Bakehouse, and Dhobi and Random Cottages.



Portsmouth Water Company, modern buildings on the site of the 19th century Chichester Water Works

4.8 BUILDING MATERIALS AND COLOURS

The Conservation Area is notable for its varied building materials, of which flint and brick (red or grey) are the most important. Beach or field boulder flints are used for boundaries and sometimes in buildings such as Rose Cottage. More commonly in buildings flints are knapped and the joints are galletted i.e. filled with flint chips which strengthen the joint and also look attractive. Some excellent examples of this include nos. 84-96 (even) Fishbourne Road, Home Farm at the west end of Main Road, and Dhobi and Random Cottages (Nos. 1 and 3) in Salthill Road; also the converted barns in Farm Close.

Invariably, flint walls are defined by brick quoins to the window and door openings, and the corners of the buildings. Bricks are also used for distinctive dentiled eaves on many of the older buildings, even where they are rendered. The Old Thatched House (formerly Pendrills) is a pleasing mix of flint with a wide variety of red bricks of varying sizes and ages. An occasional larger stone, in dark grey, adds variety and was probably brought up from Bosham where there are many more examples of this type of (imported) stone. At the back of the Bull's Head Public House, roughly knapped flints laid in approximately horizontal courses, provide a pleasingly rustic wall finish. No. 87 (The Bend) Fishbourne Road is an unusual example of an 18th century painted flint and rubble house, with a small late-19th century shopfront. Another flint-faced terrace, nos. 101-109 dates



Nos 102 and 104 Fishbourne Road West

to c.1860 and retains an original grey slated roof though unfortunately all of the original sash windows have been replaced, often in plastic. High quality use of flint and brick is also evident in the boundary walls, commonly used at the west end of Main Road.

No. 56 (The Bays) Fishbourne Road is very good example of the use of red brick with grey headers to create a chequer pattern. Nos. 89-95 (odd) Fishbourne Road have similar elevations of red and grey brick, below a steeply pitched tiled roof. The Globe House and Bull's Head Public House would appear to have been built from these materials, and these presumably remain below their painted elevations. North Villa has a fine red brick elevation while Nos. 102 and 104 Fishbourne Road are both faced in continuous grey header bricks with red brick dressings, but sadly no. 104 has been painted. Otherwise there is a good deal more painted brickwork on both unlisted and listed historic buildings in the Conservation Area, usually white or cream.



Nos 1 and 2 Forge Cottages, Main Road

Coloured render is also used prevalently on the smaller terraced cottages, such as Smiths Cottages, Blakes Cottages with The Old Bakehouse, and Forge Cottages.

Nearly all of the historic roofs in the Conservation Area are covered in orangey-brown handmade clay peg tiles producing the pleasing variations in texture which are such an important feature of the Conservation Area. No. 67 retains a partially tile-hung side elevation using

handmade orangey-brown clay tiles. Cornelius House (No 114 Fishbourne Road West) and The Old School House also feature brick and hanging tiles. Natural slate can also be seen on some of the buildings, most of which are not listed.

In summary:

Roofing:

- Handmade clay peg tiles (steep pitches above 40degrees) – made locally
- Grey slate (shallower pitches) – imported from Wales or the West Country
- Thatch – made from straw rather than water-reed – only one example – The Old Thatched House in Mill Lane

Walling:

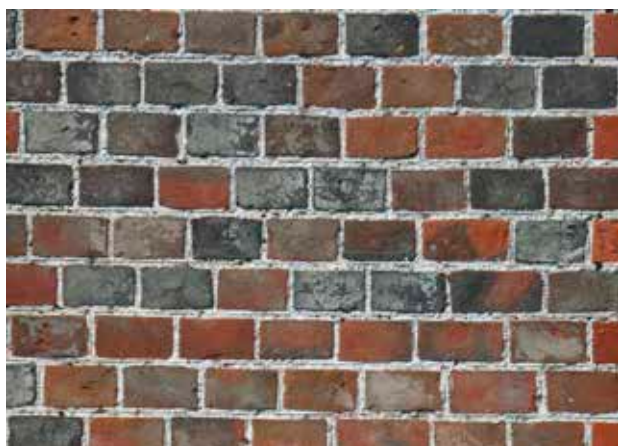
- Red brick, often enlivened by the use of blue or grey brick headers to form a chequer pattern
- Rat-trap bonded brickwork
- Grey headers with red brick dressings
- Painted stucco, brick or flint work, usually white or cream, but sometimes other pastel colours
- Whole beach pebbles or cobbles, set in lime mortar, usually used for boundary walls
- High quality flintwork in a broad variety of styles

Windows:

- Timber sashes of Georgian and Victorian design
- Side opening casement with six or eight lights

Front doors:

- Six panelled either with raised and fielded panels or flush panels
- Modest ledged and braced “cottage” doors



No 102 Fishbourne Road West

Overall the impression of colours is that they are very varied, but with the orangey-brown of the clay tiles and bricks predominating, along with the silvery-grey of the flint and the pastel-painted walls of the many cottages and houses within the Conservation Area.

4.9 PUBLIC REALM

There are hardly any historic paving materials in the Conservation Area, the pavements of which are generally covered in black tarmac with modern concrete kerbs. Some setted gutters remain, such as the single row of granite setts in Mill Lane next to the Bull’s Head Public House, and further southwards, the edge of the grass verge is defined by short lengths of stone. A similar detail can also be seen along sections of Fishbourne Road. The simplicity of these materials suits the rural Conservation Area, which is enhanced by the wide grass verges in a section of Fishbourne Road. Simple traditional street name signs are made from aluminium, with black lettering on a white background.



Poor repairs to pavements with different tarmac

In Fishbourne Road, street lighting is provided by elegant steel columns painted black with “heritage” lamps, and in Mill Lane, there are some smaller and older (1960s) concrete light columns with glass lamps, reasonably unobtrusive. Along Main Road simple modern metal poles support lights. These could be replaced with smaller versions of the “heritage” lamps in due course. In several locations, timber telegraph poles and overhead cables are obtrusive. The grass verges in Fishbourne Road create a village “green” where wooden park seats, a black litter bin, and the Fishbourne village sign provide some interest. Similar seats and litter bins can be seen at the head of the mill pond. The public footpath to the east of Fishbourne Road is marked by unusual painted signposts.

Joining the footpath from the mill pond at the end of Mill Lane, there are some characterful historic metal kissing gates and sections of fencing.



Heritage style lamp post

5 Opportunities for Enhancement

5.1 THREATS TO CHARACTER

Fishbourne is a reasonably well-preserved rural village with few obvious threats to its character aside from the pressure for development. The buildings are generally in good condition and it is clearly a desirable location in which to live, particularly because of its proximity to Chichester. There are few serious threats to the character of the Conservation Area, although the following “negative” impacts have been identified:

Area 1: Fishbourne Road:

- Busy traffic
- Noise from the A27 results in an overall loss of tranquillity
- Poor quality pavements
- Modern development of no special merit
- Loss of historic front boundaries, usually to create off-street car parking
- Use of non-traditional materials and details
- Loss of traditional windows
- Unsympathetic changes to listed buildings
- Obtrusive telegraph poles and overhead cables
- Replacement dwellings and redevelopment of sites with multiple houses, or infill development – e.g. 98 Fishbourne Road West



Traffic on Fishbourne Road West

Area 2: Mill Lane:

- Poor quality pavements
- Unsympathetic repairs
- Some modern development of no special merit
- Solar panels
- More modern concrete lampposts
- The Mill, a prominent 20th century building of no special merit, would benefit from enhancement
- The water works housed in two large 20th century building of no special merit, would benefit from enhancement



The Bulls Head - poor flint repair

Area 3: St Peter and St Mary's Church and Fishbourne Manor

- Noise from the A27 results in an overall loss of tranquillity
- Pressure for development of Manor Barn



Manor Barn, Appledram Lane

Area 4: Old Fishbourne

- Use of non-traditional materials and details
- Loss of traditional windows
- Modern development of no special merit affecting the setting of listed buildings
- Modern street-lighting of little merit
- Unsympathetic additions to listed buildings
- Some intrusive dormers in traditional roofscapes



Main Road, Fishbourne

Part 2: Fishbourne Conservation Area Management

It is recognised that the Fishbourne Conservation Area is not one where large scale development is likely to occur which could generate private funding for major improvements. Some of the actions itemised in Part 2 will have to be financed by the District Council, the Parish Council or West Sussex County Council, and it is accepted that of necessity they will need to be prioritised according to the availability of funds. Others may need to be financed by private landowners who may be reluctant to invest in any improvements. Section 106 or Parish Council CIL money may also be available for these types of projects.

1 Conservation Area Boundary Review

A thorough review of the existing Conservation Area boundary was undertaken as part of the survey work for the character appraisal. It is proposed to extend the Fishbourne Conservation Area west to include Old Fishbourne within the boundary. Although historically separate, the two Fishbourne's must have largely functioned together because of their proximity, and are now thought of as a single settlement. They have very similar development patterns and character.

Recommendation: Add Old Fishbourne in former Bosham Parish to the Conservation Area.

2 Positive Buildings

Positive buildings are marked on the townscape appraisal map and should be considered in conjunction with section 4.7. The loss of buildings identified as positive should be strongly resisted. Where they exist, opportunities to enhance or better reveal the significance of the Conservation Area through works to positive buildings should be sought.



No 113 Fishbourne Road West

There are a considerable number of unlisted buildings in Fishbourne which might qualify for listing based on Historic England's selection criteria which can be found

in their Designation Guides. For buildings not statutorily listed, consideration could be given to the formation of a Local List. 'Locally listed' buildings are buildings or other features of local significance which although not statutorily listed, are nonetheless important to the history, appearance, character, and cultural value of the District.

Recommendation: Adopt the positive buildings identified on the Townscape Appraisal Map. These will be considered non-designated heritage assets in planning applications. Additionally, they are considered to contribute to the significance of the designated heritage asset that is the Conservation Area. Consideration will be given to approaching Historic England for a listing review and local listing could also be pursued.

3 Article 4 Directions

Certain minor works and alterations to unlisted buildings in use as family dwellings can be carried out without planning permission from the Council. Development of this kind is called 'Permitted Development' and falls into various classes which are listed in the Town and Country Planning (General Permitted Development) Order 1995 (as recently amended). These minor alterations can cumulatively have an adverse effect on the character and appearance of a Conservation Area.

Powers exist to the Council to withdraw some of these permitted development rights in the interests of preserving and enhancing the character and appearance of the Conservation Area. These changes can be brought back into planning control by the Council through the imposition of Article 4 Directions. These are usually used to control minor changes to unlisted family dwellings in Conservation Areas. It does not mean that development, such as changes to windows or doors will necessarily be impossible. It does, however, mean that planning permission has to be sought and this allows for the merits of a proposal to be considered against the conservation interests.

In Fishbourne there is a high survival of original detailing such as the original tiled and slate roofs and walling materials which make a significant contribution to the

individual character of buildings in the Conservation Area. Whilst many of the listed buildings and some of the unlisted buildings retain finely detailed timber windows, there has been considerable loss of these features. Similarly, the loss of traditional front boundaries has been noted. Renewable energy sources, such as solar panels, also have the potential to significantly affect the character and appearance of the Conservation Area, especially in terms of the long distance views from outside the boundary.

It is therefore proposed that some permitted development rights are withdrawn for all of the unlisted family dwelling houses in the Conservation Area. This will ensure the preservation of unique architectural features and traditional materials by requiring an application for planning permission before carrying out any work.

Article 4 Directions are made under the General Permitted Development Order 1995 (as recently amended), and can be served by a local planning authority to remove permitted development rights where there is a real threat to a particular residential building or area due to unsuitable alterations or additions. An Article 4 Direction is accompanied by a Schedule that specifies the various changes to family dwellings, which will now require planning permission. Usually, such Directions are used in conservation areas to protect unlisted houses in use as a family unit, rather than flats or bedsits where permitted development rights are limited.



Nos 101-109 (odd) Fishbourne Road West



UPVC window and door

ADDITIONS TO HOUSES – Planning permission will be required for the enlargement, improvement or other alteration of a dwelling house including entrance porches, any part of which fronts a highway, private road or open space (this lowers the limit of ‘permitted development’ already imposed by conservation area designation).

ROOFS – A planning application will be required for alterations to a roof slope which fronts a highway, private road or open space, including a change in the roof materials and the insertion of roof lights. Dormer windows already require planning permission under separate legislation.

SOLAR PANELS - Fixing of a solar panel on a roof fronting a highway or other public space can require planning permission.

REPLACEMENT WINDOWS AND DOORS – The replacement of existing windows and doors which front a highway, private road or open space will require planning consent – note that part L of the Building Regulations, requiring double glazing for new windows, does not apply in the conservation area (or listed buildings).

ALTERATION, REMOVAL OR REPLACEMENT OF FRONT BOUNDARIES – The creation of a parking space in a front garden, and or the removal of a front boundary, such as a low stone wall, will require planning permission.

SATELLITE DISHES - The installation of a satellite dish on any building or structure within the curtilage of a family house in a Conservation Area will only be permitted development if certain conditions are met.

There are a number of ‘positive’ buildings and unlisted family dwellings in the Fishbourne Conservation Area which would benefit from these additional constraints. Whilst an Article 4 Direction cannot be retrospective, the serving of one would incrementally improve the character and appearance of the Conservation Area, through control of future alterations even where original features have been lost. An Article 4 Direction can also be focused on groups of buildings, rather than the whole Conservation Area, such as locally listed buildings or positive buildings. Any Direction will require a photographic survey to record the present condition of the buildings concerned, and written guidance will need to be provided to householders.

Recommendation: Implement an Article 4 direction covering the above works. Planning applications for these will have regard to the desirability of preserving or enhancing the significance of the Fishbourne Conservation Area.

4 Recommendations for Preservation and Enhancement

4.1 ALTERATIONS AND ADDITIONS

Some of the traditional buildings in the Fishbourne Conservation Area have suffered from unsympathetic alterations and additions. In addition to the replacement of windows, alterations such as the insertion of large roof dormers, rooflights and use of non-traditional cladding are out of keeping with the historic character of the building’s themselves and the Conservation Area as a whole. Some of the dwellings have been unsympathetically extended, usually with flat roofed extensions of little design merit.

Recommendation: The District Council will continue to ensure that all alterations to buildings which affect their architectural or historic interest or the character and appearance of the Fishbourne Conservation Area are subject to detailed applications where relevant and that the quality of the completed work is checked carefully. The District Council will consider serving of Article 4 Directions on the Chichester Conservation Area, to cover all unlisted dwelling houses.

4.2 UNSYMPATHETIC REPAIRS

Fishbourne Conservation Area owes much of its local distinctiveness to the material palette, especially brick and flintwork. The appearance of masonry owes as much to the character of the mortar joints as to the stone and bricks themselves. Unsuitable repointing can affect not only the look but also the durability of masonry, and is amongst the most frequent causes of damage to the character and fabric of historic buildings.

Recommendation: The District Council will encourage owners and building professionals to follow Historic England’s guidelines for best practice in Repointing Brick and Stone Walls.



Unsympathetic windows in historic terrace.

4.3 LOSS OF TRADITIONAL WINDOWS

A substantial number of unlisted buildings have been adversely affected by the replacement of traditional windows and doors with inappropriately designed and

detailed new windows and doors and by the use of modern materials. As the Conservation Area has such a wealth of 18th and 19th century buildings, many of which may qualify for statutory listing, from which it derives a large part of its significance, it is important that the remaining historic windows are protected and any replacement of existing windows is done in a sympathetic manner, providing an enhancement to the buildings and overall character of the Conservation Area. Typically, the use of plastic windows is very common along Fishbourne Road, where busy traffic causes a number of noise-related problems.

The richness and diversity in architectural detailing should be conserved through the repair and, where necessary, reinstatement of traditional elements such as timber windows and appropriate doors. The design of the windows throughout the Conservation Area is generally multi-paned sash or casement windows.

Recommendation: The use of non-traditional materials such as uPVC and unsympathetic window designs, including their manner of opening, will be resisted in favour of reinstating appropriate architectural detailing and materials throughout the Conservation Area.

4.4 THE USE OF NON-TRADITIONAL MATERIALS AND DETAILS

Fishbourne Conservation Area derives a large part of its significance from its use of locally distinctive traditional construction methods and materials.

Recommendation: Applications for change to all of the “Positive” buildings in the Conservation Area, as identified on the Townscape Appraisal map, will be assessed in the light of the “Good Practice Guidance” enclosed at Appendix 2. Wherever possible, honest and traditional materials and construction methods will be preferred over synthetic or imitation materials and unsustainable modern materials such as uPVC and aluminium.

4.5 CHANGES TO FRONT BOUNDARIES

Fishbourne is notable for its many and varied flint and brick boundary walls and some which formerly had railings. All of these add to the special character of the Conservation Area by contributing to views along the street, as well as inform the appreciation of historic buildings. In places these have been removed to create off-street car parking creating disruptive breaks in the streetscape.

Close-boarded fencing should be avoided where it could contribute to a more suburban appearance which is not in keeping with the Conservation Area. This is especially important on the main road through the village. Fencing which could be improved has been identified on the townscape appraisal map and generally includes those at Blacksmiths Cottages, Garden Room Studio west of Dhobi and at the Bulls Head.

Recommendation: The loss of boundary walls should be resisted where permission is required. The introduction of an Article 4 direction to help preserve boundaries to unlisted domestic dwellings would be of benefit. Repairs should be traditional in nature. Any changes to the existing boundaries of the buildings in the Conservation Area should follow the “Good Practice Guidance” enclosed at Appendix 2.

4.6 NEW DEVELOPMENT IN THE CONSERVATION AREA

New development has already taken place in Fishbourne, such as the new houses on the north and south sides of Fishbourne Road West. Although some efforts have been made to ensure that the new buildings fit in with the existing historic townscape, unsympathetic changes to the common building line and to the overall height and bulk of the existing form of development have been made. More recent development to the north of Fishbourne Road has been left out of the newly proposed extension to the Conservation Area as these are not of a quality which would conserve or enhance the area.

Recommendation: All new development should be informed by the Character Appraisal and an understanding of the area, in addition to following the “Good Practice Guidance” included at Appendix 2. Infill development and replacement of positive buildings will be resisted where it does not positively enhance, or preserve, the character and appearance of the Conservation Area.

4.7 BUILDINGS AND SITES FOR ENHANCEMENT

The mill and water works sites are important to the historic development of Fishbourne but have suffered from unsympathetic alterations. Other historic buildings could be enhanced within the Conservation Area, such as Farndell’s Cottages (built by the owner of North Villa in 1839), Little Heath and Sumac Cottages (19th century cottages) and 82 Fishbourne Road West (formerly known as Nurseries, may be 18th century) to reinforce their historic character.

Recommendation: When development proposals come forward, opportunities to better reveal or enhance the significance of the Conservation Area through improvements to buildings or structures will be encouraged.

4.8 TRAFFIC AND NOISE

Fishbourne Road is a main A-class route which serves a number of settlements along the South Coast between Chichester and Emsworth. A traffic calming scheme was implemented in 1996 but the general consensus is that it has not reduced speeds as much as was anticipated. Traffic is busy throughout the day and includes a number of large lorries as well as private cars. Despite the 30mph speed limit, this creates a lot of road noise. This encourages some of the unsympathetic alterations

noted above, generally detracts from the village's semi-rural character and its tranquillity. The installation of pedestrian crossing(s) would help to slow traffic down as well as be advantageous to local residents or users of the footpath network.

Noise from the A27, although it varies with the time of day and weather conditions, can impact the appreciation of the Conservation Area and especially Character Areas 2 and 3 which are more solitary in character and benefit from tranquillity.

Recommendation: West Sussex County Council could consider a variety of traffic calming measures in Fishbourne Road including the installation of speed cameras and 30mph warning signs; another controlled pedestrian crossing to the eastern section of Fishbourne Road; and possible hard landscaping which might include speed tables (although any such additions would have to take the historic environment into account). Opportunities to better insulate the Conservation Area from outside traffic noise should be taken where they might arise, either from improved acoustic fencing or increased planting.

4.9 VIEWS

Long distance views of the settlement, especially from the coast and surrounding landscapes should where appropriate be preserved and enhanced. Views out of the Conservation Area, to the rural hinterland that provides the setting of the village are similarly important. New development should protect or, where possible, better reveal the significance of the Conservation Area. New buildings should not be allowed which would intrude into important views.

Recommendation: Views into and out of the Conservation Area which contribute to its significance should be protected.

4.10 PUBLIC REALM ENHANCEMENTS

Poor Quality Pavements

Most of the pavements in the Conservation Area are poor quality concrete or tarmac. In places trenches have been cut through them for the various statutory undertakers. Unfortunately, these have not always been reinstated in matching materials giving the overall impression of a poor quality environment.

Recommendation: The various public bodies concerned with the care of the pavements (West Sussex County Council, Chichester District Council, and statutory undertakers) should ensure that all alterations and repairs to the existing pavements in Fishbourne are carried out using matching materials. Additionally, all of the existing stone kerbs and gutters should be protected.

Obtrusive Telegraph Poles and Overhead Cables

In some parts of the Conservation Area large timber telegraph poles and overhead cables are visually obtrusive.

Recommendation: West Sussex County Council, Chichester District Council and the Parish Council, in partnership with BT, could consider running these wires underground, perhaps on a rolling programme over a five year period.

Streetlighting

There is a mixture of street lighting within Fishbourne Conservation Area. In New Fishbourne (character area 1) some 'heritage' lighting exists along the main road, whilst in Mill Lane and the medieval hamlet (character areas 2 and 3) the posts are concrete. The proposed extension to include Old Fishbourne (character area 4) has more modern lighting with green metal posts which are recent replacements.

Recommendation: When the situation permits, attempts should be made to make the street lighting more cohesive by either continuing the 'heritage' design, or introducing a new design specific to the area.

5 MONITORING AND REVIEW

As recommended by Historic England in *Advice Note 1: Conservation Area Designation, Appraisal and Management*, this document should be reviewed regularly as part of the management of the Conservation Area. It will need to be consistent with National and Local policy.

It is possible that this review could be carried out by the local community under the guidance of a heritage consultant or the District Council. This would enable the local community to become more involved with the process and would raise public consciousness of the issues, including the problems associated with enforcement.

For queries on planning matters or general conservation advice you are encouraged to consult the District Council's planning officers who will be pleased to assist.

Telephone 01243 785166

Fax 01243 534558

or write to:

Conservation and Design Officer
Development and Building Control Services
Chichester District Council
East Pallant House, 1 East Pallant
Chichester, West Sussex PO19 1TY

Appendix 1: Community Involvement

This Character Appraisal, with its Management Proposals, has been prepared by Chichester District Council. Public consultation commenced with a public exhibition at the Fishbourne Club on Friday 16th June 2017 and the document was also put on the Council's website for six weeks until the 28th July 2017 with a questionnaire encouraging responses. Following the analysis of these comments, the final document was drafted.

This document was approved by Chichester District Council for development control purposes on _____ and will be a material consideration when making decisions about applications for development within, or on the edges of, the Fishbourne Conservation Area. The document will also inform other agencies and individuals whose activities impact on the fabric of the Fishbourne Conservation Area, such as West Sussex County Council, Chichester Harbour Wildfowlers Association, Chichester Harbour Conservancy, Fishbourne Parish Council, local traders and householders.

Appendix 2: Good Practice Guidance

CONTENTS:

- 1 Conservation Area Designation
- 2 The requirements for planning permission in a Conservation Area
- 3 Article 4 Direction
- 4 New Development
- 5 Listed Buildings
- 6 Positive Buildings
- 7 Roofs
- 8 Front boundaries and driveways
- 9 Trees
- 10 Satellite dishes
- 11 Solar panels and other renewable energy installations

1 Conservation Area Designation

Designation as a Conservation Area brings a number of specific statutory provisions aimed at assisting the “preservation and enhancement” of the area. These are as follows:

- The District Council is under a general duty to ensure the preservation and enhancement of the Conservation Area, and has a particular duty to prepare proposals (such as Conservation Area appraisals or grant schemes) to that end;
- Extra publicity is given to planning applications affecting Conservation Areas and the District Council must take into consideration the desirability of preserving and enhancing the character of the Conservation Area when determining such applications. This is usually achieved through the use of advertising in the local newspaper;
- Conservation Area Consent is required for the demolition of any unlisted building in a Conservation Area and the local authority or the Secretary of State may take enforcement action or institute a criminal prosecution if consent is not obtained. This means that all positive buildings within the Conservation Area (as annotated on the Townscape Appraisal map) will automatically be preserved unless a very good case for demolition can be made.
- Written notice must be given to the District Council before works are carried out on any tree in the area;
- The display of advertisements may be somewhat more restricted than elsewhere;
- The District Council or the Secretary of State may be able to take steps to ensure that a building in a Conservation Area is kept in good repair (similar to the powers which protect listed buildings);

- Limited financial assistance may be available for the upkeep of a building in the Conservation Area through grant schemes with English Heritage or the Heritage Lottery Fund, (though these are usually targeted to areas of economic deprivation).

2 The requirements for planning permission in a Conservation Area

In a Conservation Area, certain works to houses within the designated area, which are normally considered to be “permitted development”, will require planning approval from the District Council. The overall effect of these additional controls is that the amount of building works which can be carried out to a house or within its grounds without a planning application is smaller in a Conservation Area than elsewhere.

These are:

- Planning permission is needed for extensions to houses in Conservation Areas where they are on the side of a property or more than one storey to the rear of a property (front extensions require planning permission);
- Planning permission is needed for external cladding to houses in Conservation Areas, using stone, artificial stone, timber, plastic or tiles. However, cement and pebble dashing is still permitted development following a court case in 1995;
- Planning permission is needed for roof extensions;
- Planning permission is needed for the erection of any structure within the curtilage which is located to the side of a house.
- Planning Permission is needed for the installation of chimneys, flues and soil and vent pipes on the principal or aside elevation that fronts a highway.

It is worth noting that where a building is statutorily listed, different legislation applies, as all internal and external alterations which affect the special architectural or historic interest of the building require Listed Building Consent. Furthermore, commercial properties (such as shops and public houses), and houses which are in multiple occupation (flats) have far fewer permitted development rights and therefore planning permission is already required for many alterations to these buildings.

3 Article 4 directions

Designation as a Conservation Area means that the District Council can consider whether serving an Article 4 Direction is appropriate, by withdrawing permitted development rights for unlisted dwellings. This could affect all of the “positive” dwellings where unsympathetic change would be most detrimental. The changes that are commonly controlled by an Article 4 Direction are:

- The enlargement, improvement or other alteration of a dwelling (this includes new windows and doors);
- Alterations to the roof (such as changing the roof material);
- The construction of a porch;
- The provision of a building or enclosure, such as a swimming pool;
- The construction of a hard-standing and the creation of a new means of access;
- The painting of external walls.

The District Council can consider serving an Article 4 (2) Direction, which does not require an application to the Secretary of State, although thorough public consultation is needed. In many of the Conservation Areas in the District, Article 4 Directions would help to protect the historic character of the area and the District Council will consider their use as and when resources are available.

4 New Development

All applications for new development within Chichester’s Conservation Areas are considered in the light of policies contained within the adopted Local Plan and central government guidance. For Conservation Areas, it is especially important to maintain the historic form of development, such as buildings lines, plot ratios and building form and uses. There is a general presumption that all listed buildings, and buildings marked as “positive” on the Townscape Appraisal maps, will be retained, and their setting protected. There is also a presumption that existing open spaces, especially those which are defined within the Character Appraisal for each Conservation Area, will be protected. Gardens, fields and other landscape features all make a vital contribution to the Conservation Area’s “special character or appearance” and should therefore be retained.

Where new buildings are to be allowed, their design should be carefully considered in terms of their context, so that they fit in with their surroundings in terms of scale, density, massing and bulk. Over dominant, cramped development is usually inappropriate in a Conservation Area.

For Bosham, Sidlesham Quay, Sidlesham Church and West Wittering, new development should follow also the guidance contained within the Village Design Statements.

5 Listed Buildings

Listed Building Consent is required from the District Council for all alterations or extensions which affect the character of the listed building. The interior, as well as the exterior, of the building is covered by the listing, so changes to such features as fitted cupboards, panelling, staircases and even floorboards all require Consent. The listing description is merely a tool for identification so the exclusion of any particular feature does not mean that it is not “listed”. It is a criminal offence to alter a listed building without having first obtained Consent so owners should always check first with the District Council before commencing work.

6 Positive Buildings

As part of the appraisal process, and as recommended by English Heritage “Positive” buildings have been identified and are marked on the Townscape Appraisal maps for each Conservation Area. Generally, these are individual or groups of buildings which retain all or a high proportion of their original architectural detailing and which add interest and vitality to the appearance of the Conservation Area. Most of them date to the 19th century, but some are early 20th century. Where they have been too heavily altered, and restoration is not easily achievable, they are excluded.

As with listed buildings, there is a general presumption in favour of their retention. Any application for the demolition of a positive building will therefore need to be accompanied by a reasoned justification as to why the building cannot be retained, similar to that required for a listed building. The owner must also have made positive efforts to market the building, or to find a suitable new use, before an application can be determined. The District Council may also, as resources permit, consider serving an Article 4 (2) Direction on the positive buildings which are dwellings, to control unsympathetic alterations such as the installation of uPVC windows.

7 Roofs

In all of Chichester’s Conservation Areas, but most particularly in the more urban areas, roofs play an important part in contributing to the area’s special character. Their pitch, shape and materials are all important and should not be compromised by the insertion of over-dominant rooflights or dormers. The loss of chimneystacks and chimney pots will be resisted by the District Council, particularly on listed and positive buildings within the Conservation Area.

Thatch, handmade clay tiles and natural slate are the traditional materials for roofs within the Conservation Areas. For thatched roofs, the District Council will continue to encourage the use of long straw thatch and traditional details. Historically, long straw would have been sourced from local farmers as a waste product

from grain production, and roughly shaped before fixing, often over the top of old thatch. This gave the buildings a characteristically shaggy outline which the modern “combed wheat reed” roofs tend to lack. Combed wheat reed is also straw, but it is a more processed material which when fixed produces a much flatter, thinner roof than long straw. It has also become usual for the ridges of thatched roofs to be repaired using raised ridges, with decorative swirls and crescents, rather than the much simpler but historically more correct flush ridge which continued the outside face of the main roof. The use of water reed results in an even greater change of character, as this material is laid in thinner layers, given a crisper, more angled outline, with raised ridges adding to the difference. Organic long straw is now being grown commercially in Kent, so it is possible to source the correct material.

Handmade clay tiles are another material which would have been made locally, but which can still be purchased from brick makers in West Sussex. They are notable for their curved shape, producing a softly undulating roof shape which machine-made tiles, which tend to be almost flat, cannot emulate. Their soft reddish-brown colour is another important local feature. Ridges are created by rounded clay tiles, sometimes crested.

Natural slate was rare in West Sussex before the mid 19th century but its use became almost ubiquitous after the 1840s when slate became more fashionable and also far more affordable due to the coming of the railways. Welsh slate is preferable to imported slate as its colour is a better match for existing roofs and because of tighter quality controls it lasts much longer. Lead flashings, simply detailed (no curves or cut-outs) is traditional with slate.

Cast iron rainwater goods are required on listed buildings, but cast aluminium, which is cheaper and which almost replicates the sections of cast iron, is acceptable on non-listed buildings within the Conservation Area.

8 Front Boundaries and Driveways

Where front gardens exist, and on-street parking is in short supply, there is often a demand for the creation of private parking spaces. In a Conservation Area, this can be to the detriment of the environment, involving as it does the removal of existing front boundaries and the creation of hard standings, often using modern materials such as concrete or tarmac. For many of the Conservation Areas in Chichester District, the front boundary walls, made from a variety of materials - brick, flint, sandstone or limestone - make an important contribution to the character and appearance of the area and they should be retained as far as possible.

Generally, the District Council therefore wishes to discourage private owners from carrying out such alterations. Permission will usually be required from the County Council for the creation of a new crossover onto a public highway, and for listed buildings, Listed Building

Consent will be required for the demolition of any existing walls. For non-listed buildings in a Conservation Area, Conservation Area Consent may also be required to demolish a front boundary wall. For the rural Conservation Areas, new driveways should be covered in a “soft” material, such as gravel or resin-bonded gravel, rather than tarmac or concrete blocks or slabs.

Where there is a real threat to the Conservation Area, the District Council can control the creation of hard standings and the removal of more minor walls through the imposition of an Article 4 (2) Direction. This can be allied to a Direction to control other unsympathetic changes, such as the installation of uPVC windows or front doors.

9 Trees

Within Conservation Areas, anyone intending lopping or felling a tree greater than 100mm diameter at 1.5 metres above the ground, must give the Council six weeks written notice before starting the work. This provides the Council with an opportunity of assessing the tree to see if it makes a positive contribution to the character or appearance of the Conservation Area, in which case a Tree Preservation Order may be served. This protects the tree from felling or inappropriate lopping. Fruit trees are no longer exempt, although slightly different constraints occur where the tree forms part of a managed forest or is in another agricultural use.

10 Satellite Dishes

The rules governing satellite dishes in Conservation Areas are significantly tighter than outside such areas. These state that the installation of a satellite antenna on any building or structure within the curtilage of a house in a Conservation Area is only permitted development if the following conditions are met:

For building less than 15metres high:

- No more than 2 antennas are installed on the property overall;
- The dish does not exceed 100 cm in any dimension (not including any projecting feed element, reinforcing rim, mounting and brackets);
- Where two antennas are installed, one is not more than 100 centimetres in any linear dimension, and the other is not more than 60 centimetres in any linear dimension (not including any projecting feed element, reinforcing rim, mounting and brackets);
- The cubic capacity of each antenna is not more than 35 litres;
- No part of it must exceed the highest part of the roof;
- If it is installed on a chimney it is not more than 60 centimetres in any linear dimension and does not stick out above the chimney;
- It is not on a wall or roof slope fronting a highway or footway.

For buildings exceeding 15metres in height:

- No more than 4 antennas are installed on the property overall;
- The dish does not exceed 130 cm in any dimension (not including any projecting feed element, reinforcing rim, mounting and brackets);
- If it is installed on a chimney it is not more than 60 centimetres in any linear dimension and does not stick out above the chimney;
- No part of it must exceed the highest part of the roof by more than 300cm;
- It is not on a wall or roof slope fronting a highway or footway.

If you live in a flat these limits apply to the building as a whole and not to each separate flat. If any of these do not apply, a specific planning application will be required, and it is unlikely that permission will be granted.

11 Solar Panels and other Renewable Energy Installations

Within Conservation Areas there are tighter rules on renewable energy installations that can be installed without planning permission. These are:

- Planning permission is needed to fix a solar panel to a principal or side elevation visible from a public road or space;

- Planning Permission is needed to fix solar panels onto an outbuilding within the curtilage of a dwelling house where it is visible from a street or public place;
- Planning permission is also needed to fix a wind turbine to the roof;
- Free-standing solar arrays within the curtilage of the building must not be visible from a public street or place.

It is permitted development to install solar panels on the roof slope even if it is visible from the road, but is only permitted if the following conditions apply:

- The panel should not extend materially beyond the existing plane of the roof;
- Panels on a building should be sited, so far as is practicable, to minimise the effect on the appearance of the building;
- They should be sited, so far as is practicable, to minimise the effect on the amenity of the area; and
- When no longer needed for micro-generation they should be removed as soon as possible.

Appendix 3: Bibliography

Nairn, I and Pevsner, N: *The Buildings of England: Sussex*

Armstrong, J R: *A History of Sussex*

Bone, David: *Geology around Chichester*

Reger, John: *Chichester Harbour – A History*

Chris Blandford Associates: *Chichester Harbour AONB Landscape Characterisation Assessment*

Victoria County History: Vol.iii, pages 71 onwards

Chichester Harbour Conservancy: Fishbourne Mills -

http://www.conservancy.co.uk/uploads/user_documents/Fb-pdfMills.pdf

Stidder, Derek & Smith, Colin - *Watermills of Sussex, Volume II West Sussex*

NHLE – Fishbourne Roman Palace (1001211) -

<https://www.historicengland.org.uk/listing/the-list/list-entry/1001211>

Blakeney, Rita: *Fishbourne Village History*

Blakeney, Rita: *Guide to the Church and Parish of St Peter and St Mary New Fishbourne*



Conservation and Design Officer

Development and Building Control Services
Chichester District Council, East Pallant House, 1 East Pallant
Chichester, West Sussex PO19 1TY

Telephone 01243 785166

Fax 01243 534558

www.chichester.gov.uk

June 2017