The Chichester Conservation Area
CONTENTS

Map of Chichester Conservation Area 1

CONTENTS 2

Introduction 5

CHAPTER 1 LEGISLATIVE BACKGROUND 6

Statutory background 6
Planning Background 6
The purpose and format of the Chichester Conservation Area Character Appraisal 7
The status of the Chichester Conservation Area Character Appraisal 7

CHAPTER 2 LOCATION 8

Topography and setting 8
Geology 8

CHAPTER 3 HISTORY 9

Historical development 9
Development of plan form 15
Scheduled Ancient Monuments 17

CHAPTER 4 THE CHARACTER AND APPEARANCE OF THE CHICHESTER CONSERVATION AREA 18

General description 18
Activity and uses 18
Noise and quiet 18
Trees, landscape and open spaces 19
Focal points, views and vistas 20
Public realm audit 20

CHAPTER 5 THE BUILDINGS OF THE CHICHESTER CONSERVATION AREA 22

Introduction 22
Listed buildings 22
Locally listed buildings 24
Buildings of Townscape Merit 25
Materials, architectural details, and building styles 25
Shopfronts 31
CHAPTER 6  CHARACTER AREAS

Introduction 33
Area 1  The North East Quadrant: St Martin’s Square, Priory Park, Little London and East Street 35
Area 2  The South-East Quadrant: The Pallants and South Street 41
Area 3  The South-West Quadrant: The Cathedral and West Street 47
Area 4  The North-West Quadrant: North Street, the Market Cross and County Hall 55
Area 5  St Pancras and The Hornet 61
Area 6  Southgate, Chichester College, and the canal 67
Area 7  Westgate 73
Area 8  Northgate and Somerstown 79

CHAPTER 7  ISSUES

CHAPTER 8  RECOMMENDATIONS

Setting of the conservation area 86
Distant views of Chichester 86
Arriving in Chichester 86
Site specific proposals 87
Conservation area boundary review 89
Buildings of Local Significance 89
Article 4 Directions 89
Shopfronts 90
Improvements to the public realm 90
Tree Management Programme 91
Monitoring 91

APPENDIX 1  LIST OF SCHEDULED ANCIENT MONUMENTS, THE PRINCIPAL LISTED BUILDINGS AND LOCALLY Lists in the Chichester Conservation Area

APPENDIX 2  THE CONTROL OF SHOPFRONTS

APPENDIX 3  DESIGN GUIDANCE FOR NEW DEVELOPMENT

Introduction 98
The need for contextual design 98
Urban grain 98
Scale and density 99
Height and massing 99
Appearance, materials and detailing 99
Extensions to existing buildings 100
Boundary treatments 100

APPENDIX 4  SOURCES OF FURTHER INFORMATION AND BIBLIOGRAPHY 101
ILLUSTRATIONS

Figure 1  Map showing location of Chichester in West Sussex 8
Figure 2  Extract from Roman Chichester map 9
Figure 3  John Speed’s map of Chichester 1610 12
Figure 4  George Loader’s map of Chichester 1812 13
Figure 5  John Norden’s map of Chichester 1595 15
Figure 6  William Gardner’s map of Chichester 1769 16
Figure 7  Second Edition Ordnance Survey map 1898 17
Figure 8  Map showing ‘Noise and Quiet’ 19
Figure 9  Map showing ‘Principal Public Open Spaces’ 19
Figure 10  Map showing Character Areas 34
Figure 11  Extract from Gardner’s map of 1769: St Pancras and The Hornet 63
Figure 12  Extract from Gardner’s map of 1769: Southgate 69
Figure 13  Extract from Gardner’s map of 1769: Westgate 75
Figure 14  Extract from Gardner’s map of 1769: Northgate area 81

MAPS

Character Area 1  Opposite page 40
Character Area 2  Opposite page 46
Character Area 3  Opposite page 54
Character Area 4  Opposite page 60
Character Area 5  Opposite page 66
Character Area 6  Opposite page 72
Character Area 7  Opposite page 78
Character Area 8  Opposite page 84

Proposed changes to the conservation area boundary 90
INTRODUCTION

Chichester is one of the country’s most important and well preserved historic cities, and the county town of West Sussex. It is rightly famous for its Cathedral and its Close, for its attractive setting between the South Downs and sea, and for the many listed buildings which line its principal streets. Since the 1970s, when the City centre was pedestrianised, it has developed as a significant sub-regional shopping centre which some argue needs to maintain its economic vitality in competition with larger centres in Portsmouth and other nearby locations. There is constant and increasing demand for new shops, offices and housing, resulting in a conflict between the preservation of the historic environment and the requirements of commercial businesses. The much larger scale of development now required by these investors is particularly at odds with the small-scale, domestic character of the City and its suburbs.

Road improvements and the pedestrianisation scheme of the 1970s provided the City with a modern road system and the well used, much loved shopping centre, but these changes inevitably resulted in some damage to the historic buildings and their setting, with some gardens being lost to provide rear servicing. However, the current pressure for much larger buildings, with the accompanying requirements for improved access for servicing, could, if allowed, destroy the special character of the City which this appraisal has sought to define.

Recent reports have criticised the standardisation of historic shopping centres (Guildford is one such place), where a prevalence of multi-national shops provide no sense of place. By contrast, Lewes, the county town of East Sussex, has been praised for the way in which it has developed its smaller specialist shops while still retaining its economic vitality and functioning as a major tourist centre. It does appear that Chichester is now at the point where decisions will need to be made about the way in which the City will be allowed to develop over the next 50 or so years and it is hoped that this appraisal will help to guide some of the decisions which will need to be made in the near future.

This appraisal has been prepared in line with English Heritage guidance contained within their document ‘Conservation Area Appraisals’, on which the consultants’ Brief was based. It has been drafted in consultation with Chichester District Council, Chichester City Council, and a number of local amenity groups, and has also been subject to public consultation. It is hoped that it will inform and educate the many people who live and work in Chichester and its surrounding hinterland, and help them to appreciate the significance of the Chichester Conservation Area.
STATUTORY BACKGROUND

‘Conservation areas’ are found throughout the country and have become a popular and accepted way of preserving the country’s best examples of historic townscape, with the type of area designated varying enormously from industrial cities to small rural hamlets. Chichester District Council’s many conservation areas embrace the best of the District’s villages and small towns, with the City of Chichester being the most important and prestigious of these.

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 and since then over 9,000 conservation areas have been designated in England and Wales. More recent legislation has expanded on these early principles and Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 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.

PLANNING BACKGROUND

All local authorities have an approved Local Plan (shortly to be called the Local Development Framework) which sets out each Council’s policies and which is used extensively for development control purposes. These plans are almost permanently under review, as central government guidance changes rapidly and local economic and social conditions require adjustments to the Council’s policies. The relevant document for the Chichester Conservation Area is the Chichester District Council Local Plan adopted in 1999.

Chichester District Council currently has 85 conservation areas and over 3,200 listed buildings. Policies which seek their preservation and enhancement are set out in the Local Plan (Policies in BE3-9, and BE11-13).
The advice on the control of conservation areas, including new development, provided in the Local Plan is inevitably quite general. In Appendix 3 of this appraisal can be found more detailed policy guidance which will be of interest to the owners of buildings and sites within the Chichester Conservation Area.

This appraisal should also be read in conjunction with the most recent version of the Chichester District Local Plan, the West Sussex County Structure Plan, and national planning policy guidance, particularly Planning Policy Guidance Note 15 (PPG15) – Planning and the Historic Environment.

THE PURPOSE AND FORMAT OF THE CHICHESTER CONSERVATION CHARACTER APPRAISAL

This appraisal provides a detailed assessment of the special character of the Chichester Conservation Area and identifies a number of issues which need to be resolved if this special character is to be ‘preserved or enhanced’. The historical development of the City is detailed, explaining how first the Romans and then the Saxons left their mark on the modern-day layout and features of Chichester. A further section considers the various elements of the conservation area including activities, noise, landscape, trees and the public realm. The buildings of the conservation area, and the various materials and styles most commonly found, are then described. To enable a comprehensive and clear analysis of the City’s townscape, Chichester has been divided into eight ‘character’ areas, based on historic development, building type, and uses and activities. Specific reference is also made to the many open spaces and parks which make such a special contribution to the ‘sense of place’. From the detailed assessment of each character area, a range of ‘Issues’ have been identified which provide the basis for the final chapter which makes a number of recommendations for the future preservation and enhancement of the Chichester Conservation Area.

Appendix 1 contains details of Scheduled Ancient Monuments in the Chichester Conservation Area, a list of the most significant listed buildings, and a short list of the most locally significant buildings. Appendix 2 details the historic shopfronts in the conservation area, including some guidance on their control. Appendix 3 provides detailed advice on the design of new development in the Chichester Conservation Area, and in Appendix 4 can be found a list of organisations which can provide further information on listed buildings and conservation areas, and a comprehensive bibliography.

THE STATUS OF THE CHICHESTER CONSERVATION AREA CHARACTER APPRAISAL

This appraisal has been prepared in consultation with representatives from the following organisations:

- Chichester District Council
- Chichester City Council
- Chichester Conservation Area Advisory Committee
- The Chichester Society
- The Chichester Residents’ Association
- Chichester Cathedral
- Hornet and St Pancras Residents’ Association
- Little London Residents’ Association
- The Royal Town Planning Institute
- The Royal Institute of British Architects
- Chichester Chamber of Commerce
- St Andrews at Oxmarket Centre for the Arts

The draft appraisal was placed on deposit from 9th June 2004 to the 7th July 2004. Copies were made available for inspection at the public library in Chichester 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 organisations. Comments were invited and these have been taken into account as described in a Statement of Consultations, which was circulated before the final document was prepared. It was adopted as Supplementary Planning Guidance by Chichester District Council on the 8th March 2005.

The information contained in the appraisal was collected during the period January to March 2004. 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.
TOPOGRAPHY AND SETTING

Chichester is located on a flat plain facing the south coast of England, between the South Downs and the English Channel. Portsmouth lies just 25 kilometers to the west. The City is approximately 8 kilometers inland from the coastal settlement of Pagham, and is approximately one mile east from Fishbourne Palace and the winding inlets of Chichester Harbour and village of Bosham, both of which are popular for sailing. Before the River Lavant was re-routed in the late Saxon period to drive a watermill close to the east gate, it ran some way to the east of the City. It subsequently flowed around the City Walls to the south of Chichester by a series of culverts and ditches. Extensive flood prevention works have been carried out to reduce the threat of the periodic flooding which until recently was a regular feature of parts of the City.

The principal topographical feature of Chichester is the flatness of the surrounding plain, providing excellent views of the Cathedral from almost every point of entry. To the north, the long sweep of the mainly wooded South Downs is an attractive backdrop.

GEOLOGY

Chichester lies on extensive deposits of gravel, with Weald clay beneath. Just to the north lie the South Downs, providing flint and occasionally chalk for building, and further north still, a band of sandstone crosses the flatter plain around Petworth and Midhurst, from which comes the attractive building stone which is found in both settlements and occasionally in Chichester. Mixen stone is another, much rarer stone which was collected from the beaches to the south of the City and can sometimes be seen in buildings and boundary walls in the area.
HISTORICAL DEVELOPMENT

ROMAN CHICHESTER

There is evidence of early man at Boxgrove, which is close to Chichester, from Palaeolithic times. Much later, Bronze Age round barrows feature at Heyshott Down and Treyford, and later still, Iron Age hill forts and dykes were built outside the town. In the late Iron Age it appears that there were several different tribes or kingdoms in the south-east, each with its own coinage and trade links. The Roman name for Chichester, Noviomagus Reginorum, ‘the new market place of the proud people’, implies that it had an Iron Age predecessor, and it is known that Verica, a ruler of one of the tribes in the Chichester area, appealed for help against rival tribes from the Roman Emperor Claudius. Archaeological evidence confirms that at least some of the army landed at Fishbourne harbour, and further excavations have revealed evidence of the Roman army at both Fishbourne and Chichester.

Following the successful invasion, Claudius allowed Togidubnus, a Romanised aristocrat from the tribe of the Atrebates, to retain his kingdom, and an inscription found in 1723 confirms Chichester as his main settlement. The palace at Fishbourne may have been his royal residence. Togidubnus continued ruling after the Second Legion left the Chichester region in AD 45-46, when the old military port installations were converted to civilian use.

The mineral and agricultural resources of the Weald made a large contribution to the wealth of the Atrebates. Following their leader’s death between AD 70 to 85, the civitas or capital was laid out with a properly planned street grid. The town rapidly developed with the construction of classical temples, public bath houses, a basilica, forum, amphitheatre, houses with water from wells and municipal drainage and sewage systems. Private houses had their own cesspits. By the late 2nd century AD the centre of the town had probably developed to its maximum with the landscaping of open areas, erection of major public buildings and other large town houses built on the best sites.

The important buildings were of masonry with substantial foundations, whereas the majority of houses were probably of timber on dwarf walls of flint and gravel, rendered and painted to imitate stone. The full extent of the early civitas is not known, but it is certain that it occupied an area larger than that enclosed by the City Walls, which were erected around the end of the
3rd century or early 4th century AD. Bastions and gates were added later. The walls enclosed an irregular polygon of 11 sides containing about 4 hectares with gates on the north, south, east and west entrances, and smaller suburbs were located outside the north, south and east gates. These gates controlled movement into and out of the settlement and were shut at dusk and at times of threat. Four cemeteries are known outside Chichester, the most important occupying a site on the north side of Stane Street, in St Pancras. By the 3rd century AD, although the public buildings survived in modified form, most town houses were rebuilt in stone. New classical temples were built and others are known outside the town, for example at Bow Hill.

Four roads radiate from Noviomagus Reginorum: from Northgate to Silchester; from Eastgate along Stane Street to Londinium; from Southgate to Selsey; and from Westgate towards modern-day Southampton.

**SAXON CHICHESTER**

Chichester (Cissa-caestra) was first recorded in AD 895, and is said to take its name from a 5th century warrior called Cissa, although historical records for the period are sketchy. By AD 410 the Roman legions had gone, central Roman military and administrative control of Britain had ceased and organised commerce was near to collapse. However, the site must have continued in at least partial occupation as an early Saxon temple, dedicated to Neptune and Minerva, was located to the east of North Street. Towards the end of the 6th century AD, with dissension amongst British leaders, the Saxons gained control of virtually the whole of lowland Britain. Chichester does not seem to have been used as a base for the pagan kings of Sussex and it is possible that the old Roman City was either abandoned or perhaps only partially occupied, as suggested by the group of 7th century Saxon burials which have been excavated to the south of East Street.

By the 9th century AD Chichester was part of the Kingdom of Wessex, and to help defend southern Britain against the Vikings and Danes, Chichester was made a ‘burgh’ by King Alfred. It is possible, but not proven, that the town was formally laid out at this point, but what is more certain is that over the next 200 years, until the Norman Conquest, it developed as a centre for trade, defence and refuge. The present Chichester street pattern therefore derives largely from late Saxon town planning, although based on the surviving Roman gateways.

By the mid-10th century AD Chichester was established as a financial and administrative centre. A local mint is recorded in the reign of Athelstan (AD 924-939) and a charter refers to religious brethren living in the town. However, there are no certain Saxon remains in the City although future research or excavations may reveal more.

**NORMAN CHICHESTER**

After the conquest in 1066 King William split the kingdom amongst his nobles, and the Earl Roger de Montgomery held the combined rapes (administrative districts) of Chichester and Arundel by 1073. To assert his authority, he built a motte and bailey (mound and ditch) castle with a timber keep within the north-east quadrant of the town. The Domesday Survey of 1086 records the economic situation in Chichester before and after the conquest. Chichester is described as having '100 sites less two and a half and 3 crofts and that
this City is now in Earl Roger’s hands… In the same dwelling sites there are 60 more houses than there were before’.

A monastery dedicated to St. Peter already existed within the south-west quadrant at the time of the Conquest. Roger de Montgomery granted the whole of this quadrant to Stigand, Bishop of Chichester, and it was here in c.1075 that a new Cathedral began to be constructed when the See (or Bishop’s Seat) was moved from Selsey. Bishop Luffa (1091-1123) is said to have completed this first church, dedicated in 1108. In 1114 and again in 1187 the building was badly damaged by fire and the Cathedral was only finally consecrated in 1199 when it was rededicated to the Holy Trinity. This building is the basis of the present Cathedral. The Church also built hospitals and charitable institutions in the City including the hospital of St. Mary (1290).

MEDIEVAL CHICHESTER
During the medieval period Chichester prospered as a busy market town, due to its rich agricultural hinterland and close proximity to seaports. Trade was based on wool, grain and cattle. The City acquired borough status and the right to hold regular markets. The merchants formed a powerful guild and a Guild Hall was located in South Street by the 12th century. This was demolished in 1396 and replaced by the Vicars’ Hall, the crypt of which still survives. Chichester became a staple port in 1353, giving it control over the lucrative wool trade, and during the 14th and 15th centuries City merchants further benefited from the increased trade brought by pilgrims visiting the shrine of St. Richard de Wych, Bishop of Chichester in the 13th century.

The Franciscan monks or Greyfriars came to Chichester around 1230 and constructed their monastic buildings in 1269 on the site of the former castle, which had been demolished in 1217 on the orders of King John. The castle’s motte and the Greyfriars’ church both survive in Priory Park. A Dominican or Blackfriars monastery was located within the south-east quadrant. In 1501 Bishop Storey constructed the Market Cross in the centre of the City, to established a free market for
the local inhabitants. Bishop Storey also founded the Prebendal School in 1497 which is still on the same site next to the Cathedral.

16TH TO 17TH CENTURY CHICHESTER

Before the Dissolution in 1538 nearly 60% of land within the City Walls was in religious ownership, but after this date much of the land and buildings were sold into private ownership. However, commercial expansion continued throughout the 16th century, with Chichester remaining a major manufacturing centre for woollen cloth and also a significant port. However, considerable damage was caused to Chichester during the Civil Wars in the mid-17th century, including the almost total demolition of the St. Pancras area and parts of the Cathedral Close.

The number of building workers increased after 1650, as rebuilding after the war commenced. Clothing and malting were major industries and needle making was carried out mainly in the St. Pancras area. Other industries included tanning, hoop making, blacksmithing and metal working.

The City seems to have been in a state of some decay in the late 17th century, with old fashioned houses built of timber with jettied upper stories. The streets were unpaved, unlit and dirty, and the City Walls were ruinous. Yet in 1696 Celia Fiennes, the diarist and traveller, commented on the existence of a number of good quality houses and a mill in Chichester.

18TH AND 19TH CENTURY CHICHESTER

The early 18th century saw the economic revival of the City. Chichester's prosperity continued to derive from the products of farming – grain, cattle and sheep. There was a thriving corn trade and well established industries such as tanning, brewing and wool stapling. The wealth generated led to the evolution of local banks and a new minor aristocracy. Twice weekly markets continued to be held, and their popularity caused much inconvenience to the local inhabitants.

The revitalisation of Chichester saw a general modernisation of housing conditions. Large numbers of houses within the walls were rebuilt or refronted in brick, now highly fashionable and more easily afforded.

The Pallants, previously rundown and full of malt houses, were redeveloped with housing for the aspiring professional classes. An example is Pallant House, built in 1712 as the residence of Henry ‘Lisbon’ Peckham, who has been described as a wine merchant although there is no evidence for this claim.

New public buildings were also erected such as the new Council House in North Street in 1731. An assembly room existed in The Pallants in the early 18th century but a new Assembly Room was added to the back of the Council House in 1783 and this, together with a purpose built theatre erected in South Street in 1791, became the cultural focus for many social events. The Butter Market was erected in 1807 and the Corn Exchange in 1833. In 1871 a new Cattle Market was opened outside Eastgate, removing one of the main causes of congestion from the City streets.
Throughout the 19th century many new schools, libraries and colleges were built, together with places of worship to cater for the needs of the growing population. Groups of good quality, smaller houses were added, such as in Parchment Street, Cavendish Street and Washington Street, where rows of brick, flint or stuccoed two or three storey terraced properties were constructed between 1810 and 1835. There was another phase of house building in the 1880s and 1890s which saw the creation of further new suburbs to the east of St Pancras and to the north in Summersdale, providing a variety of houses.

Brick making and building became the new growth industries during the 18th and 19th centuries. Brick kilns were built, initially in the gardens of the houses within the City Walls, but later further outside the City at Spitalfields and Old Broyle Farm as space became more limited. Pipe making, which had started in Chichester in the 1660s, developed as a parallel
industry to brick making and thrived until the 19th century. Other significant local companies of this period include the Shippams family, pork butchers and manufacturers of paste, and Pink’s soft drinks industry. New chain stores such as The International opened in the City in the 1880s.

Improvements were made to the City environment including the repair of the City Walls between 1720 and 1725, and the planting of trees and the levelling and gravelling of the walks around the north walls. The City pavements were covered in stone in the 1790s, under the auspices of the Paving Commissioners who were appointed by an Act of Parliament, and the four City gates were taken down between 1772 and 1783 to improve access. The population of Chichester rose by 60% in the first half of the 19th century, leading to severe problems with sanitation and the City’s water supply. Eventually, in 1874 the Council agreed to provide a fresh piped water supply and in 1896 a system of drainage was constructed.

There were significant improvements in communication during the 18th and 19th centuries. Chichester had long been dependent on the port of Dell Quay, on the Chichester channel of Chichester harbour, and poor, difficult communications by road. This changed with the construction of the Chichester Canal in 1818-1822, which met with some limited success, but which was rapidly overtaken by the London, Brighton and South Coast Railway, which reached Chichester in 1846.

20TH AND 21ST CENTURY CHICHESTER

Chichester saw many changes in the 20th century. Priory Park, which had been owned by the City Council since the Reformation, had been sold to the Duke of Richmond in 1824, who had subsequently leased it to a sports club. In 1918 the Duke’s successor decided to donate the park to the citizens of Chichester as a memorial to those who had fallen in World War I, and since then it has been administered firstly by the City Corporation, and since 1974, by Chichester District Council. Road traffic increased and a bypass was constructed to the south of the City, which was commenced in 1938 but not opened until after World War II. In the 1920s and 1930s shops, cinemas, schools and houses were all built. Bombs fell on the City in 1943 and 1944 causing severe damage in some areas.

After the war further housing together with industrial estates and schools were constructed. A new railway station was built in the 1960s, replacing the mid-19th century original. The largest housing development was the East Broyle Estate on former farm land off St Paul’s Road. County Hall expanded and came to dominate the north-west quadrant of the City. The Chichester Festival Theatre, designed by Powell and Moya Architects, was built in 1962 in Oaklands Park. A new public library was opened in Tower Street in 1967.

Chichester retained its role as a market town throughout the 1960s and early 1970s, with the continuation of a weekly market and the provision of new shops and facilities. Traffic congestion led to the pedestrianisation of the City centre by the mid-1970s, and the creation of new roads around the City Walls. Confined space in the main shopping area resulted in the relocation of stores like Sainsbury’s to the edge of the City, as well as the provision of sites for new non-food stores and restaurants. In 1990 the final livestock market was held.
Chichester became the administrative centre of West Sussex in 1889 when West Sussex County Council was established. Following local government reorganisation in 1974 the City also became the headquarters of the new Chichester District Council. By a new Royal Charter of the same year it also retained its status as a City with its own mayor. It is now a major attraction with visitors and shoppers coming to the Cathedral, museums and historic centre as well as to Chichester Harbour and the coast.

DEVELOPMENT OF PLAN FORM

The Romans laid out the streets in a regular grid pattern with four straight roads leading to the centre. Later, walls were built with gates to the north, south, east and west entrances of the town. The Saxons retained the same basic street plan, but utilised the firm gravel foundations of the Roman roads and house platforms to construct afresh and so the roads gradually became realigned. Back streets were added, and inter-lacing alleys or twittens constructed which still form such an important part of the character of modern-day Chichester.

The plan form of late medieval Chichester was largely as seen today, with the four main streets crossing at the centre and the City Walls bounded by the River Lavant to the east, south, and west. A market place, with, from the 1501 onwards, a prestigious Market Cross, was the literal centre of the City. Over 60% of the land inside the City Walls was owned by the Church, although after the Dissolution in the 1530s, the Blackfriars site in the south-east quadrant went into private ownership as did the Greyfriars site in the north-east, where a house was built on the land now forming Priory Park.

A contemporary description of Chichester is given by William Camden in 1586:

'It is wall’d about in a circular form, and is wash’d on every side, except the north, by the little River Lavant; the course of which stream is very unaccountable, being sometimes quite dry, but at other times (and that very

Figure 5  John Norden’s map of Chichester 1595
often in the midst of Summer) so full as to run with some violence. It hath four gates opening to the four quarters of the world, from whence the streets lead directly, and so cross in the middle; where the market is kept, and where Bishop Robert Reade built a fine stone Piazza…All the space between the west and south gates, is taken up with the Cathedral Church, Bishop’s Palace, and the Dean and Prebendaries houses…The Church itself is not great, but very neat, with a high stone spire….Beside the Cathedral, there are within the walls of the City, five small churches…”

The Norden map also shows that key areas of development were in the north-east and south-east quarters with the Cathedral and Cathedral Close dominating the south-west quarter and large areas of open space in the north-west quarter. Some development is shown outside the City gates on the east, west and south. Principal street frontages, the north-east quadrant and the Pallants were all dominated by housing and commercial development. The north-west quadrant was occupied mainly by gardens and barns. Outside the walls to the north was a forest which belonged to the king.

In the 17th century Chichester was in a state of some decay with ruinous buildings, dirty streets and the City Walls in disrepair. The Eastgate suburb of St Pancras suffered the destruction of the church in the Civil War in 1642 and this was not rebuilt until 1751, when increased new prosperity brought a building revival, with many houses being refaced or entirely rebuilt. The revised street plan can be plotted on William Gardner’s map of 1769, which shows intense development along the four main streets, with new houses in the north-west quadrant along Lower West Lane (Tower Street) and Upper West Lane (Chapel Street).

In 1808 the Blackfriars site in the south-east quadrant was sold for building plots and a ‘New Town’ emerged along St John’s Street. The scattered holdings of St Mary’s Hospital continued until the 19th century when some were sold. The Enclosure award for Chichester was made in 1847 and implemented in 1849. The total number of holdings or plots was reduced to around 30 to form economically more viable units, although the large communal fields of Guildenfield and Portfield and ancient areas of open farmland survived until the late 19th century enclosures. Also in the late 19th century artisan housing was built around the edges of the City to provide accommodation for bricklayers, coopers, gardeners, servants, washerwomen and laundresses.
The Orchard Street area was used for orchards and market gardening until the early 19th century and the Westgate Fields, to the south-west of the City Walls, were grazed until the early 1970s when the Avenue de Chartres was built to complete the ring road around the City Walls. Except for a small section of ribbon development just outside the gates, the Southgate area was also used for farming until improvements to transport brought dramatic changes in the mid- to late-19th century: the turnpike to Dell Quay, a new canal and canal basin; the coming of the railway; and the construction of the new Cattle Market and associated roads.

There were many changes in the 20th century, the most significant since the 1960s. Priory Park was given by the Duke of Richmond to the people of Chichester in 1918 as a memorial to the dead of World War I, since when it has been used as a public park. In the 1930s the County Council began the expansion of their site in the north-west quadrant, which was also affected by war time bombing.

Pedestrianisation of the principal streets in the 1970s provided a very popular shopping centre although this did result in the loss of some gardens for rear servicing. At the same time, the whole City was encircled by new roads to create improved access for the motor car and the gyratory systems were created. Further development in the 1980s occurred in Southgate particularly.

**SCHEDULED ANCIENT MONUMENTS**

There are 14 Scheduled Ancient Monuments within the Chichester Conservation Area. These include nine sections of the City Walls, the former Church of the Greyfriars in Priory Park, Priory Park, Little London car park, Chichester Market Cross and the Amphitheatre. A full list and location map is enclosed at Appendix 1.
CHAPTER 4 THE CHARACTER AND APPEARANCE OF THE CHICHESTER CONSERVATION AREA

GENERAL DESCRIPTION

The Chichester Conservation Area encompasses the whole of the Roman town, with additions to every side: Northgate, Westgate, Southgate, and Eastgate. Further areas of good quality 19th century housing, also extra-mural, are included: Caledonian Road area to the south-east, and Somerstown to the north. The layout of the City is compact and simple, with the City conveniently divided into four quadrants by the four principal streets, which meet at the Market Cross. To the north lies the separate conservation area around Graylingwell Hospital, and to the south, the Chichester Conservation Area has been extended to include the canal basin and part of the canal.

The conservation area is notable for the following:

- The survival of the Roman and Saxon City Walls
- The survival of the Roman and Saxon plan form
- High concentration of listed buildings
- Continuous good quality townscape
- Chichester Cathedral and its Close
- Priory Park, with the Norman motte and Greyfriars Church
- Surrounding parks, gardens and recreational spaces

ACTIVITY AND USES

Chichester is a busy market town serving a large hinterland. The principal shopping streets are North Street, East Street and South Street. West Street is more mixed, with the Cathedral, County Hall, and the Prebendal School all influencing the character of this part of the City. The north-west quadrant is mainly commercial offices, particularly for the County Council, and the south-west quadrant almost totally taken up with uses associated with the Cathedral. Both the north-east and the south-east quadrants contain a high proportion of residential properties, intermixed with some offices, principally the District Council’s offices in East Pallant.

For the extra-mural areas, educational uses predominate to the south-west; commercial uses to the south along Southgate and Stockbridge Road; residential and very mixed commercial uses along The Hornet and St Pancras, and leisure uses in the areas of parkland and playing fields which lie to the north-east.

NOISE AND QUIET

The conservation area is notable for the variety of the environments created by the densely developed historic City, the more open spaces around the City Walls, and the enclosed, private spaces of the Cathedral area. Throughout Chichester, the impact of the car, and the noise of traffic, is a major consideration: peace can only be truly obtained by keeping away from the major routes, particularly the ring road which encloses the City in a complete circle. However, this road passes through a number of public parks and other important open spaces, and the enjoyment of these spaces is somewhat compromised by the constant noise. On the outskirts of the conservation area, beyond the City...
Walls (‘extra-mural’), there are several areas which are sufficiently shielded from the ring road to provide a peaceful environment: the residential areas around Caledonian Road and Somerstown, and Westgate.

Within the City Walls (‘intra-mural’) the pedestrianisation of the main shopping streets provides an attractive, mainly traffic-free environment which is one of the most popular aspects of the shopping area. The provision of much inner-City car parking does create a constant stream of traffic moving around the narrow streets of the City centre, fortunately at reduced speeds.

The most notable ‘quiet’ areas are:

- The Cathedral and its associated buildings and spaces
- The core streets in The Pallants
- Little London and parts of Priory Lane
- Priory Park
- The City Walls
- Whyke Lane recreation ground
- Chichester Canal
- Parts of Oaklands park (currently outside the conservation area)

**TREES, LANDSCAPE AND OPEN SPACES**

Despite the tight urban grain of much of the City centre, parts of the conservation area are more open and well landscaped. These open spaces make a positive contribution to the character of the conservation area and the setting of the historic City. The most significant are:

**INTRA-MURAL**
- Priory Park – a public park in the north-east quadrant
- Parts of the Cathedral Close and the gardens of the Bishop’s Palace
- The City Walls and their immediate setting

**EXTRA-MURAL**
- Jubilee Gardens, New Park Road
- Part of Oaklands Park
- New Park Road public park
- Recreation Ground, New Park Road
- Whyke Lane recreation ground – the site of the Roman amphitheatre, off The Hornet
- Area around the canal basin and along the canal
- Westgate Fields, the playing fields and grassed areas to either side of the Avenue de Chartres
Trees are important in all of these spaces and the most significant are marked on the Townscape Appraisal maps. A ‘Tree Trail’ has been prepared for Chichester under the National Grid Tree Warden Scheme. Copies are available from the City Council offices in North Street.

FOCAL POINTS, VIEWS AND VISTAS

Because it is situated on a flat plain, significant views out of the City are limited to the north side of Chichester, where the South Downs create an important backdrop to the City. On a clear day, the grandstand for Goodwood Race Course can be clearly seen, with sweeping hills to either side, mostly covered in woodland. Similarly, good views over Chichester can be appreciated from several locations along the South Downs, depending on the weather conditions. Long views to the City, centred on the Cathedral spire, can be seen from the surrounding plain, Chichester Harbour and from the sea.

Within the City, views are initially focused on the spire of the Cathedral which can be seen from all directions. This provides Chichester with its most important focal point and various vistas, terminating in the spire, are shown on the Townscape Appraisal maps. Along the principal approach roads, particularly the A27 to the east and west, the spire is a dominant feature which informs the traveller that Chichester is not far away.

The Market Cross is the second most important focal point in the City, situated as it is on the crossing point of the four principal streets. Its stone walls, and Gothic design, contrasts with the red brick of much of the surrounding townscape.

Thirdly, the City Walls are another focal point in that they contain the oldest parts of the City and are clearly visible from the roads which surround Chichester. They provide both visitor and resident with an identifiable route into and out of the various sections of the historic City.

PUBLIC REALM AUDIT

Stone paving was traditionally found in Chichester but most of it has been replaced with modern concrete or clay paviors, tarmacadam or concrete slabs. The City centre was pedestrianised in the 1970s and York stone paving, clay paviors, and new street furniture (litter bins, signage, street trees, bus stops) installed. This has been damaged in places and a thorough overhaul of the street surfaces of the whole City centre is now due.
Recently, a landscaping scheme in Friary Lane has been completed using sawn York stone and modern street furniture.

Some very good quality Purbeck limestone and York stone paving remain, marked on the Townscape Appraisal maps. The limestone paving is largely a silvery grey colour, laid in courses of irregular depth. The sizes also vary from 300mm square to one metre long by about 600mm wide. The stone is riven faced (i.e. naturally uneven), with a wide joint. The best examples are:

- St Martin’s Square
- Canon Lane, St Richard’s Walk, and around the Cathedral
- East Pallant, West Pallant, North Pallant and South Pallant

Street lighting is varied but generally modern and of little merit. In the principal streets in the City centre, modern light fittings are attached directly to the buildings. In the Pallants and the Little London area reproduction 19th century-style lanterns are again fixed directly to the buildings. Otherwise, concrete or steel columns support a variety of modern light fittings. Mostly, the street lighting in the City centre is unobtrusive, and the skylines remain relatively uncluttered by wires and poles although the occasional cctv camera does intrude.

The District Council has recently commissioned Alan Baxter Associates to produce a Streetscape Design Manual. This considers a range of issues and suggests materials and details which might be appropriate for Chichester.
INTRODUCTION

The Chichester Conservation Area is notable for its Cathedral and Cathedral Close, and for the concentration of historic buildings within its boundaries, creating a townscape of very high quality. The principal four streets in the City are lined with almost continuous, good quality, 18th and 19th century buildings, commonly faced in red or grey brick and often concealing earlier, timber-framed structures. The overall character is domestic and vernacular rather than planned in a formal and comprehensive way. Additionally, there is a very small number of locally listed buildings. This appraisal has also identified a number of unlisted buildings, called ‘Buildings of Townscape Merit’, which make a positive contribution to the character of the conservation area. All of these buildings are marked on the Townscape Appraisal maps for each character area.

LISTED BUILDINGS

The most important listed buildings in Chichester are the Cathedral and the buildings associated with it; the City Walls; and the Market Cross. Further buildings built for religious uses or associated with the church in a variety of ways are also significant, such as the remaining section of the Greyfriars Church, in Priory Park (now part of the District Council Museum); St Olav’s Church, North Street; St Mary’s Hospital, St Martin’s Square; and the Vicars’ Hall and Crypt, South Street. These are also medieval in origin and listed grade I. Another grade I listed chapel, but far more modern (1813) is St John the Evangelist in St John’s Street.
There are two grade I listed houses in Chichester, both now in other uses. Pallant House in North Pallant dates to 1712 and is the finest example of an early Georgian house in the conservation area, though it is now used as a public art gallery. John Ede’s House, in West Street, is a late 17th century house now somewhat altered in connection with its use as offices for the County Council.

The conservation area also contains a very high number of grade II* listed churches, commercial, and residential buildings, some of which are medieval, but most of which are 17th or 18th century. The houses are remarkable for the completeness of their Georgian detailing, including fine quality doorcases, sashed windows, moulded cornices and other decoration. The majority are built from red brick, sometimes enlivened with the insertion of blue headers. Nearly all of the roofs are steeply pitched and covered in handmade clay tiles, providing a sense of cohesion despite the variety of form and height. There are no ‘set pieces’ of architecture in the conservation area, rather a pleasing amalgam of individually designed houses, each one carefully detailed and using good quality traditional materials. In the more commercial centre of the City, many of these have been altered by the insertion of shopfronts.
A list of the grade I, II* and the most significant grade II listed buildings is included at Appendix 1. All of these buildings are referred to in greater detail in the sections dealing with each ‘Character Area’.

**LOCALLY LISTED BUILDINGS**

Chichester District Council holds a short list of buildings of local significance which have no statutory protection. However, they are considered to be sufficiently important to be noted and the Council will resist applications for demolition or unsympathetic alterations.

These buildings are marked on the Townscape Appraisal maps for each ‘Character Area’ and a list of Locally Listed buildings within the Chichester Conservation Area is included at Appendix 1. Chapter 8 of this appraisal includes a recommendation that the Local List is reviewed.

The buildings included on the local list include a number of buildings which are historic but have been altered, such as no. 8 East Pallant, and nos. 27 and 30a East Street. Several 19th century public houses are included (e.g. The Park Tavern in Priory Road) and a number of buildings in The Hornet and St Pancras, which have some modern features but which are basically 18th century. Good quality terraces of smaller houses are also mentioned, such as nos. 43-59 (odd) Westgate. Regrettably, several locally listed buildings have been demolished since the list was drawn up.
BUILDINGS OF TOWNSCAPE MERIT

As recommended within PPG15 (para. 4.27), Buildings of Townscape Merit, which have been judged to make a positive contribution to the character and appearance of the conservation area, have been identified as part of this appraisal process and are marked on the Townscape Appraisal maps for each character area. The need to identify such buildings is reinforced by English Heritage in their written guidance on conservation area appraisals, and the ultimate aim is to preserve them and to protect them from demolition, unsympathetic alterations or inappropriate extensions.

Most good quality buildings dating to before 1840 will already be statutorily listed, but after this date, listing often fails to protect those smaller, more modest buildings which create such interesting townscape. As ‘conservation areas’ need to be protected as a whole (not just the listed buildings) the identification of Buildings of Townscape Merit, means that hopefully, the whole conservation area can be protected and enhanced, as required by the legislation.

The types of buildings which may be considered as Buildings of Townscape Merit vary, but commonly they will be good examples of relatively unaltered 18th, 19th or even 20th century buildings, where their style, detailing and materials provides the streetscape with interest and variety. Where a building has been heavily altered, and restoration would be impracticable, they are excluded.

There is therefore a general presumption in favour of the retention of any Building of Townscape Merit within the Chichester Conservation Area. Any application to demolish a Building of Townscape Merit will need to be accompanied by a reasoned justification similar to that required for a listed building. Permission should only be given for demolition if the applicant can provide proof that the building is beyond economic repair, and that an alternative use cannot be found. If permission is given for demolition, any replacement building will need to be of the highest possible design standard. Similarly, all applications for alterations and extensions will be very carefully controlled.

MATERIALS, ARCHITECTURAL DETAILS, AND BUILDING STYLES

The prevailing character of the Chichester Conservation Area is of a late 18th century Market Town, with the Cathedral Close (and its much earlier buildings) in one quadrant. The four principal streets: North Street, East Street, South Street, and West Street, contain continuous terraces of houses dating mainly to the 18th or 19th centuries, interrupted by a number of more prestigious buildings in religious or municipal uses. Heights vary and each building is different from its neighbour. The only example of a larger, classically designed building (which is currently outside the conservation area) is the early 19th century Royal West Sussex Hospital in Broyle Road, now converted into housing.

The Romans used flints and lime mortar made from the chalk quarried from the South Downs to build the City Walls, and local clay to make bricks and roof tiles.
Local building stone was also quarried including greensand and the ferruginous sandstone which outcrops near Midhurst, and these materials were used for structural work, architectural details, such as columns and lintels, and boundary walls. Another local stone was Sussex marble, a fossiliferous limestone similar to Purbeck marble. This is attractively marked and would have been used for high prestige items, such as for mortars and querns (used to grind corn).

The Saxons robbed many of the Roman’s building materials and used them for walling and foundations, but usually their chosen building material was timber, obtained from the nearby woods. Saxon buildings were therefore timber-framed, with thatched roofs, possibly using water reed from the nearby river estuaries.

The Normans also used timber for their new ‘castle’ in what is now Priory Park, as no foundations have been found on the surviving motte. However, in the late 11th century, limestone, imported from Quarr on the Isle of Wight, was used for the first phase of building the Cathedral. Roy Morgan’s book, ‘Chichester: A Documentary History’ records some of the materials and skills used by the master craftsmen who worked on the various buildings in the Cathedral Close during the medieval period: stonemasons, carpenters, thatchers, and a variety of workers with wood. From this period (11th-16th century) are some of the great buildings of Chichester, all constructed in stone or flint in the simple Gothic style which remained popular until the Dissolution: The Church of the Greyfriars, in Priory Park; St Olav’s Church in North Street; St Mary’s Hospital; and the Vicars’ Hall and Crypt in South Street. The Market Cross was built in 1501 by Bishop Storey, a complicated Caen stone structure with arched vaults and other Gothic features. Some of these early buildings, most notably the Cathedral, the Greyfriars’ church, and the Prebendal School, use ‘clunch’, a hard chalk stone which is quarried locally.

Dwellings for the poor inhabitants were still built from wood, with thatched roofs and earth floors. These were constructed on a framed system, with each bay being the maximum length of an average sized piece of timber (about 5 metres or smaller), with timber intermediate posts and wattle and daub infill. The roofs were supported on substantial almost square rafters, usually without a ridge. The earlier buildings (11th-16th century) had crown posts or king posts which supported the centre of the roof using a system of purlins. Later examples included queen posts, which braced each principal bay (see The buildings of England: St Martin’s House, 3 St Martin’s Square
Sussex, I Nairn and N Pevsner, for a detailed description of timber framed structures). Many timber-framed buildings remain in the conservation area, usually hidden by later brick frontages, such as 3 St Martin’s Square, nos. 62 and 63 North Street, and nos. 2, 3 and 4 South Pallant.

After the Civil War, which had led to the demolition of most of the eastern suburbs of Chichester, there was a gradual increase in the pace of new building. By this time, timber-framed houses were beginning to be considered old fashioned, but only the very wealthy could afford brick, such as John Ede’s House, West Street, of 1698, and St Martin’s House in St Martin’s Lane, a timber framed house refronted in blue and red brick in around 1680.

The great change came to Chichester with the improvements in brick manufacture which made brick a more affordable material after the beginning of the 18th century. Many of the older timber-framed buildings facing the main streets in Chichester were refronted, although the back and side elevations were often left as existing, or sometimes faced in clay tiles. Typical examples include nos. 92 and 93 East Street (II*), and a number of buildings in North Street (nos. 62-63, 74, and nos. 79–87). Northgate House School, 38 Northgate, contains a 16th century wall painting although its appearance is of a much later building.

Often, the overhanging eaves of the original building were cut back and new parapets put in, concealing the roof behind. Other buildings retained parts of medieval timber framed structures – The White Horse Inn (no. 61) in South Street has an 18th century frontage with a medieval timber frame wing to the rear.

As the century progressed, Chichester became an important centre and as the wealth of the local merchants increased, new houses were built, full of richness and detail. The best examples are in the main streets and The Pallants, which was largely developed in the 18th century. The buildings are usually two or three storeys high, but as many of them actually contain earlier cores, their external shapes are very varied, with a jumble of roofs and roof profiles creating the interesting streetscape which is so important. However, none of the buildings are individually dominant.

The Georgian houses of Chichester are notable for their fine quality details, both externally and internally, where plasterwork and joinery were provided to the highest specifications. The front elevations of these buildings are varied but typical details include:

- Prominent brick chimney stacks marking party walls
- Pitched roofs covered with hand made clay tiles
- Roofs usually face the street (gables to the street were
considered old fashioned) and can be hipped
• Exposed eaves, often with brick detailing below the eaves – a saw toothed pattern is often found
• For the most prestigious buildings, modillions (large square blocks) are also found just below the eaves, sometimes with a moulded cornice
• Coved eaves cornice made from plaster on timber, or stone
• Painted stucco, lined out to replicate stone
• Red brick, often enlivened by blue headers to create a chequer-board pattern
• Arched window heads, sometimes created from rubbed red brick with very fine joints
• Some windows have stone voussoirs (key stones) set in brick
• Sash windows – usually with six or eight lights per sash
• Thicker glazing bars for the early 18th century buildings
• Thinner glazing bars with lambs tongue or ovolo mouldings for the late 18th and early 19th century buildings
• Stone or brick string course at first floor level
• Doorcases made from stucco set on brick framework – pediment entablature, fluted pilasters, stone steps, panelled reveals
• Timber front doors with four or more usually six fielded panels

In the 19th century, more mixed materials became fashionable. Knapped flint, with galletting (tiny chips of flint, set into the mortar joints) became popular and
The Rectory, in St John’s Street, is a very good example of flint used in this way, with decorative quoins to the corners of the building. Fernleigh (no. 40 North Street) is similarly built from knapped flints with galletting, in this occasion with yellow brick dressings. Another local example is the Royal Bank of Scotland, no. 44 South Street, listed grade II*.

To replicate stone, and to provide the Italianate details then popular, stuccoed buildings, usually painted a light colour, were also considered desirable. St John’s Street contains a number of houses (nos. 5, 6 and 10) demonstrating this material. However, brick continued to be used but with a much greater variety of colours—red, bluey-grey, light grey, yellow or white brick can all be found in the conservation area. The Somerstown area provides some excellent examples of these materials, in Parchment Street, Cavendish Street and Washington Street, where flint, brick, and stucco are all utilised in the terraced cottages which lie to either side
of the roads. This extra-mural area is unusual in that it was built very much as a whole in the early 19th century and is one of the few parts of the conservation area where some cohesive ‘town planning’ is evident. Until the coming of the railways in the 1840s, the roofs of Chichester were almost universally covered in hand-made clay tiles. After this date, Welsh slate became the norm, so most of the mid- to late-19th century houses in the City are covered with this material. In the 1920s and 1930s, there was a recurrence of interest in vernacular traditions. Several of the public houses in the City were built in the ‘Old English’ style (The Nag’s Head PH in St Pancras; The Old Cross PH in North Street). More modernist buildings also are evident such as the offices of the Chichester Observer in Eastgate – an exercise in modern ‘Georgian’ style, with curved brick walls and stone architraves to the large first floor sash windows. This dates to the 1930s road improvements in this area. County Hall is another important building of this period. Many new buildings were constructed in the 1960s, the most notable of which is the Chichester Festival Theatre, which is listed grade II*.
Appraisal maps, make a more negative contribution to the character of the conservation area.

SHOPFRONTS

The Chichester Conservation Area contains a high number of listed 18th and 19th century houses which were converted into commercial premises in the 19th or early 20th centuries. Some of these shopfronts remain, although often altered, commonly by the replacement of the small panes of glass with sheets of modern plate glass. This was enabled by improvements to glass manufacturing which meant that from the mid-19th century onwards larger panes of glass could be produced, so the smaller, individual panes commonly found in Georgian buildings were replaced and glazing bars removed.

These 19th century shopfronts were based on classical principles of design with moulded pilasters (shallow columns) supporting an entablature (fascia), often decorated with a moulded cornice. Glazing bars, or from the mid-19th century, mullions, defined the glazed area, usually set approximately one metre above the street level to avoid damage. This low wall or stallriser was usually built from timber, with moulded panels. Towards the end of the 19th century ceramic tiles or faience (a moulded brick) became popular, providing a decorative element.

Many of the older shopfronts in Chichester, including the ones that are listed, retain elements of the original 19th century detailing, most commonly the pilasters, corbels and parts of the fascia. Modern ‘improvements’ include the removal of the stallriser, the insertion of larger plate glass windows, the enlargement of the fascia and the provision of modern signage and lighting. All of these changes are detrimental to the original character of the shopfront.

Occasionally, as a building’s use changes, these historic shopfronts have been removed to facilitate the re-
The instatement of the ground floor walling and windows. This loss of part of Chichester’s architectural heritage should be avoided where the existing shopfront is of merit.

Detailed design advice concerning shopfront design and alteration has already been produced by the City Council and the District Council, but further general information is included in Part 2 of this appraisal. All of the listed shopfronts in the conservation area are included in a list at Appendix 2.
INTRODUCTION

The historical development of Chichester has left the City with a simple layout which can be traced back to the Roman occupation of the site. The street plan is therefore based on the intersection of two principal routes, creating four quadrants.

The enclosure of the City by walls, in a roughly circular form, was continued into the Saxon period, when the Roman walls were rebuilt and the main streets set out, roughly on the line of the earlier streets. Back streets and small alleys were also added at this time. The legacy of Norman invasion is still evident in Priory Park, where the remains of the original motte stand out from the more open grassed areas.

The survival of the two monastic establishments into the 16th century has provided Chichester with firstly, the open spaces associated with Priory Park, and secondly, the less intensively developed East Pallant, part of which was not built over until the early 19th century. Much of the land in the north-west quadrant was owned by the church until the 19th century and remained as fields and orchards until incremental development followed the purchase of John Ede’s House in West Street by West Sussex County Council in 1916. When the Council needed more space in the 1930s, County Hall was built and subsequently most of this quadrant has become developed for offices and other community or municipal uses.

Outside the City Walls, Eastgate and Westgate had medieval buildings along the old Roman road but all of the Eastgate properties along The Hornet and St Pancras were demolished during the Civil War in the mid-17th century. 18th and 19th century development later re-established these streets as an important suburb to Chichester. To the north, the proximity of Oaklands Park (then privately owned) constrained development, although in the early 19th century a number of streets of attractive houses were laid out in Somerstown area. To the south, the canal basin and the railway provided a more industrial, mixed character which survives today.

Using this analysis of the historical development, the Chichester Conservation Area can be divided into eight character areas. The principal streets, North Street, East Street, South Street and West Street are described in association with the quadrant which they have the strongest links to, both historically and physically. The Market Cross area, the centre of the City, is described under Area 3 which covers the Cathedral and its buildings in the south-west quadrant. However, it should be noted that this sub-division is purely for analytical purposes and that all four main streets have a certain natural affinity with each other, linked by the Market Cross, which acts as the City’s central feature.
The eight areas are:

**INTRA-MURAL**

1. North-east quadrant: St Martin’s Square, Priory Park, Little London and East Street
2. South-east quadrant: The Pallants and South Street
3. South-west quadrant: the Cathedral, Market Cross, and West Street
4. North-west quadrant: County Hall and North Street

**EXTRA-MURAL**

5. St Pancras and The Hornet
6. Southgate, Chichester College and the canal
7. Westgate
8. Northgate and Somerstown

Each area is described in turn, considering its historic significance, its morphology (form of development), and its most important buildings, open spaces and landscape features. Additionally, any negative features or problem areas are noted and these are further considered in *Chapter 7 Issues*. 
Area 1 The North-East Quadrant

St Martin’s Square, Priory Park, Little London, and East Street
HISTORICAL DEVELOPMENT

This area forms one of the four quadrants within the City Walls. It is bounded by the City Walls, North Street and East Street. Most of the northern section forms what was once the Norman motte and bailey castle, of which only the motte (in a somewhat denuded form) remains. The line of Priory Road marks the boundary of the bailey. Beyond this is a network of medieval streets, based on the Saxon layout, with narrow twittens connecting into North Street and East Street.

In the late medieval period, there were three parishes: St Peter The Less (demolished); St Martin’s (demolished) and St Andrew’s at Oxmarket, and before the Dissolution, much of the land was owned by the Church. The Greyfriars Franciscan monastery was located on the Priory Park but sold into private ownership in the 1550s, when a substantial new house (since demolished) was built on the north side of the Church. The church became a Guildhall or Town Hall.
and was sold to the Duke of Richmond in 1824. Eventually the site was given to the people of Chichester by the Duke in 1918. The Church of St Andrew at Oxmarket and St Mary’s Hospital date from the 13th and 14th centuries respectively. St Mary’s Hospital occupied a major site in this quadrant in the 14th century and its almshouses facing St Martin’s Square were rebuilt in a sympathetic form in 1905.

Prestigious houses were built in St Martin’s Square and Little London in the 17th, 18th and 19th century, some of which are now grade II*. Nos. 92 and 93 East Street were built as houses in the late 17th century and contain important plaster ceilings. In the 19th century, a variety of buildings for different uses were added including the Corn Exchange in East Street, with its attendant warehouse facing Baffins Lane, and warehouses in Little London and East Row.

In the early part of the 20th century, the more eastern part of the area became more industrialised, and this culminated in the construction of the Shippams Factory in two stages, the most prominent corner building in East Street being built in the 1920s. The National and Provincial Bank (now the Halifax Building Society) constructed a prominent new premises in East Street in 1929, and in 1936 Marks and Spencers provided a new store close by.

Today this is a very mixed use area: shops and other commercial premises facing East Street; community uses in the Oxmarket Arts Centre, residential properties in the back streets; leisure uses in Priory Park; and until recently, industrial uses on the Shippams site.

An 18th century drawing of East Street

Priory Park with the former Greyfriars Church in the centre and the remains of the Norman castle motte on the right

The front elevation of the former Shippams factory makes a positive contribution to the character and appearance of the conservation area
SUMMARY OF HISTORICAL SIGNIFICANCE
- Roman and Saxon City Walls on two sides (grade I and SAM)
- Survival of Norman motte and line of bailey
- Survival of Saxon and early medieval street plan
- Church of the Greyfriars (grade I)
- St Mary's Hospital (grade I)
- Church of St Andrew at Oxbow (grade II*)
- Limestone paving in St Martin's Square

MORPHOLOGY
The survival of the historic street pattern and the large number of listed buildings has provided areas of well detailed townscape, but modern development and the creation of large off-street car parks and service areas has had a negative effect by building over what were gardens and orchards until the end of the 19th century. Narrow, winding streets lie behind the main routes, East Street and North Street, and separated from them by the continuous line of terraced properties, through which occasional twittens (Crooked S, St Andrew’s Court) break through. East Street is much wider, and almost straight, with the Corn Exchange and the former Shippams factory being the most prominent buildings. Both St Martin's Square and Little London are also lined with development, but of a more varied date and form. Here, the mainly listed buildings are in domestic uses, two storeys high, and are set on the back of the pavement (or with small front gardens) with hidden gardens to the rear. To the north-east, Priory Park provides a contrast with its trees and wide open grassed area.

PRINCIPAL FEATURES
- Historic form of development still retained in parts of St Martin's Square and most of Little London
- East Street and North Street are both wide and straight with busy, commercial character, taller buildings, and no trees or open spaces of any significance
- Residential uses in backstreets with more industrial character to east
- St Martin’s Square winds and opens out to create a much wider space outside the almshouses to St Mary’s Hospital
- Use of red brick, clay roofing tiles, and flint (especially for boundary walls)
LANDSCAPE AND TREES

Priory Park is the most prominent public park within the City Walls, which surrounds it on two sides (the other park, the Bishop’s Palace Gardens, in the south-west quadrant, is far more private). It is notable for its mature trees, the remains of the Norman castle motte, and, most importantly, the surviving fragment of the Greyfriars Monastery, the former church now the Guildhall Museum. Otherwise the only other notable open space surrounds St Mary’s Hospital but this is hidden behind the flint boundary wall to the north side of Little London car park.

There are also a number of important trees on the east City Wall.

NEGATIVE FEATURES

- Gaps in the historic street frontages caused by access roads and new development
- Marks and Spencers, with a large dominant wing facing St Martin’s Street
- Little London Car Park
- Rear service areas facing the backs of buildings in North Street
- The furthest rear section of the Shippams Factory
- All of the other modern buildings marked on the Townscape Appraisal map
- Traffic congestion especially in the Little London car park
- Poor quality paving
ISSUES

- Priory Park is well used but litter, dogs and bicycles all cause problems
- The need for landscape restoration (including better interpretation of the motte) in Priory Park
- Large modern developments (M and S, Shippams, Sadlers Walk) have destroyed the historic grain of development
- The Little London car park is very popular which creates additional traffic problems in East Street and Little London
- Service vehicles (particularly to M and S) create problems for residents and pedestrians, and can cause structural damage to historic buildings
- Rear service area off St Martin’s Street generates traffic and rubbish
- Other modern housing schemes which fail to follow the historic form of development (e.g. East Walls Close; new housing on the north side of St Peter’s)
- Loss of containment along St Martin’s Street caused by modern service road
- Crooked S twitten is a popular walkway but the rear service yard through which it passes, and the route through to the Little London car park, could be improved
Area 2  The South-East Quadrant

The Pallants and South Street
HISTORICAL DEVELOPMENT

This area forms the north-eastern quarter of the Roman town. The name Pallant was first recorded as early as 1193 and is supposed to mean ‘a fenced place’. However, it may possibly be derived from ‘Palatinate’, meaning an area of property belonging to the church as the Dean and Chapter owned both land and houses in the area, particularly along the western edges. The Vicars’ Hall in South Street was built in the 14th century on a 12th century undercroft or crypt; nos. 17-23 South Street once formed part of the Vicars’ Close, facing westwards towards the Cathedral, with some of the buildings in the group dating back to the 15th century; and All Saints Church in West Pallant was built in the 13th century on the site of a late 11th century church.

Also in the late 13th century, the Blackfriars acquired the eastern portion of the area, beyond East Pallant, subsuming the medieval Pouke Lane within their site. At the Dissolution, the land was sold into private ownership and the land became a garden to a large mansion which faced East Street. This was split up and sold for building land from 1809 onwards, creating a Georgian ‘New Town’.

From the 16th century onwards, the Pallants became the most fashionable residential location in the City and several houses of this period remain, although they were refronted during the 18th century. Between the late 17th and early 19th centuries, a number of prestigious new houses were also built, of which Pallant House (1712), on the corner of North Pallant and East

SUMMARY OF PRINCIPAL FEATURES

- Southern and part of the eastern boundary defined by the City Walls
- South Street and East Street (in Area 1) define western and northern edges
- Proximity of Cathedral Close important – entrance to Canon Lane from South Street
- Roman and Saxon street pattern and City Walls
- The four Pallants create cross roads in centre of the area and were laid out by the 13th century
- South Street a busy commercial street, partially pedestrianised, and terminating in the Market Cross
- Continuous terraces of high quality mainly 18th and 19th century buildings
- Survival of 19th century stone paving in the Pallants
- Late Georgian ‘New Town’ around St John’s Street
- Pallant House, North Pallant is listed grade I
- Nos. 17-23 South Street listed II* and significant for their connections with the Cathedral
- Several other grade II* listed houses
- Mainly residential back streets with commercial uses along South Street and East Street
- East Pallant House (Council offices) with its modern additions and surrounding car park takes up large part of the area
- Three former churches or chapels: All Saints (13th century) in West Pallant; St John the Evangelist in St John’s Street (1820s); and the Presbyterian Chapel, Baffins Lane (1721)
- Historic grain adversely affected by the loss of rear gardens and the creation of four large car parks
- Public gardens to south of East Pallant House provide the only open public space with important views from the City Walls walk
Pallant, is the most impressive. East Pallant House was probably built in about 1750 for Robert Bull, a wealthy lawyer who ultimately became mayor of Chichester. A Presbyterian Chapel was built in Baffins Lane in 1721 and St John's Church in 1823. A theatre was provided for the entertainment of the populace in 1791 in South Street. However, there were also a number of more industrial uses within the Pallants, as can be demonstrated by the survival of the former warehouse in Baffins Lane, dating to the early 19th century, which provided storage for the nearby Corn Market.

Today, commercial uses are concentrated along East Street and South Street, with mainly residential properties lining the Pallants, with a few of the houses in use as offices. The offices of the District Council, based in East Pallant House, takes up a large proportion of the south-eastern quarter of the area. Pallant House, used as a museum and art gallery, is currently being extended with a large, very modern addition, principally paid for by the Heritage Lottery Fund.

**SUMMARY OF HISTORICAL SIGNIFICANCE**
- Roman and Saxon walls and street plan
- The four Pallants date to the 12th century or even earlier
- Historic links with the Cathedral and much of the land owned by the Dean and Chapter
- Vicars' Hall and Crypt, South Street, is the oldest building (12th and 14th century)
- All Saints Church, West Pallant, is 13th century
- Nos. 17-23 South Street were built as part of the Vicars' Close and date in part to the 15th century
- Prestigious 18th and early 19th century houses of which Pallant House is the most important
- St John the Evangelist Church the most significant religious building
- Limestone paving in all four Pallants

*Early 19th century development, Chichester’s ‘New Town’, in St John’s Street (nos. 11-14)*
MORPHOLOGY

This quadrant is defined by the cross pattern of the four Pallants; by the southern boundary created by the City Walls and the public gardens; and less attractively, by the insertion within the last fifty years of four large car parks which have resulted in the loss of historic boundaries and gardens.

The most coherent, complete streetscape lies along the principal streets: South Street, the Pallants, and St John’s Street. Here, rows of varied buildings sit mainly on the back of pavement without any front gardens. The buildings are generally two or three storeys high, with pitched tiled roofs in a variety of forms. Dormers are not uncommon, but fortunately are usually discreetly sized. Parapets sometimes hide the roofs (as in St John Street) but more usually the roofs and their important chimney stacks are clearly visible. The southeastern section of the Pallants, around the Council offices, is far more open with pathways, trees and the public gardens which lie just inside the City Walls.

PRINCIPAL FEATURES

- Cross pattern of the four Pallants
- East Street and South Street are both wide and straight with a busy commercial character, more prestigious buildings, and no trees or open spaces of any significance
- The four Pallants contain almost continuous rows of varied listed buildings, mainly dating to the 18th and early 19th centuries
- Use of red brick, sometimes with blue to create a chequer pattern, or painted stucco
- More occasional use of yellow brick (e.g. St John the Evangelist Church and nos. 11-14 St John Street) and sandstone (e.g. no. 4 New Town)
- Use of clay roofing tiles, slate and flint, especially for boundary walls
- Cast and wrought iron balconies and railings in St John Street
- Ornate wrought iron railings and gate, with brick gate piers surmounted by stone birds to Pallant House
- Residential character to the Pallants
- Council offices in East Pallant House have noticeable impact on the character of the area especially during office hours
LANDSCAPE AND TREES

Apart from a row of street trees outside Cawley Priory in South Pallant, the only trees and landscaped space lie to the south of East Pallant House, creating a pleasant public garden on the top of the City wall overlooking Market Avenue. This area once formed the gardens to Cawley Priory and East Pallant House and were planted in the late 19th century with a variety of specimen trees of which several remain – holm oaks, horse chestnuts, beeches, limes and Cedars of Lebanon. These are particularly important in views from Market Avenue, towering over the flint City Walls.

NEGATIVE FEATURES

- Gaps in South Pallant street frontage caused by the entrance to the car park on the west side
- Loss of gardens and early boundaries to car parking
- Four car parks the largest of which is the Friary Lane car park, outside East Pallant House
- Busy traffic in Friary Lane, Baffins Lane and southern end of St John's Street
- Post-War development in Friary Lane and the south end of St John Street
- Poor quality paving (concrete slabs) in St John Street and parts of South Street
- Bulk of rear to no. 55 South Street (former cinema now Iceland)
- Some poor quality shopfronts in South Street
- Vandalised seating and poor quality street tree outside the Vicars’ Hall
- Some evidence of neglect e.g. upper floors of the White Horse Public House in South Street
South Pallant car park

**ISSUES**

- Need for more, better quality paving
- Traffic generated by public car parks causes congestion and pollution
- Street frontages are relatively intact but provision of car parks in rear gardens has destroyed the historic grain of development
- Large, modern blocks are out of character with the smaller, domestic scale of most of the conservation area
- Location of District Council offices within the City Walls generates traffic and day time activity in a residential area, while producing no activity outside office hours
CHAPTER SIX  CHARACTER AREA 3

AREA 3  THE SOUTH-WEST QUADRANT

THE CATHEDRAL CLOSE AND WEST STREET
HISTORICAL DEVELOPMENT

There are remains of a Roman building beneath the Cathedral and a Saxon church, dedicated to St Peter, already existed on the site when, in 1075, the See (the Bishop's seat) was moved to Chichester from Selsey. The surviving early masonry and early Romanesque architectural details strongly suggest that Bishop Stigand started to construct the present Cathedral soon after the move. The material used was Quarr stone from Binstead on the Isle of Wight. It is likely that most of the church, at least to the fourth bay in the nave, was finished by the time of Ralph de Luffa, who succeeded to the see in 1091. The Cathedral was not formally dedicated until 1108. A serious fire in 1114 led to Bishop Luffa rebuilding part of the building and
it is also probable that he completed the western four bays of the nave and the two westerly towers before he died in 1123. Over the next 50 years, this building was repaired using Caen stone from France.

The Romanesque Cathedral was finally consecrated in 1184 under Bishop Seffrid II, but only three years later, in 1187, a even more serious fire gutted the Cathedral and destroyed much of Chichester, including the Bishop's Palace and the canons' houses. Between 1188 and 1199 Bishop Seffrid II instigated a rebuilding programme, using Purbeck and Sussex marble for the piers, shafts and flooring, and although not complete the Cathedral was reconsecrated in 1199. Because the see was vacant from 1207 to 1215, no further work was done, and the situation was made worse by a great storm in 1210 which brought down two towers. In 1215, when Richard Poore was consecrated Bishop of Chichester, work was restarted. The towers were repaired and in 1224 lead 'for the roof of the church' was provided. A document of 1240 records that money had been set aside to maintain the windows, so the glazing must have been complete by this time.

Further work continued throughout the 13th century with the addition of chapels and porches, but in the early 14th century it is likely that the Black Death caused some delays in further work although a tall spire, which fell down in 1861, was built during this period. Later in the 14th century, the final stages in the rebuilding of the Cathedral were carried out, principally under the control of Bishop William Reede. The cloisters were added in c.1400, and the detached sandstone bell tower dates to between 1375 and 1430. During the 15th and 16th centuries, the building was therefore complete and remained largely untouched apart from minor repairs and alterations. In the 19th century, both Pearson and Gilbert Scott carried out extensive restoration.

The Bishop's Palace and chapel were rebuilt by Bishop Seffrid II following the fire of 1187. The Palace's double height hall was floored over in the Middle Ages and given a new roof, but during the Civil War in the mid-17th century it was allowed to fall into disrepair and was eventually demolished and the space left open, creating an H-shaped building. However, the chapel has remained in use for over 800 years and remains largely unaltered since its original building in c.1200 although Bishop Ralph Nevelle did remodel the...
interior some twenty years later. Both are approached through a gatehouse facing Canon Lane, built in c.1327. The nearby kitchens, which form a wing to the Palace, have a hammer-beam roof and are also probably 13th century, with a 15th or 16th century range which links it to the gatehouse. Bishop Sherbourne remodelled the western part of the Palace in the 16th century, and much of the building was refaced or remodelled in the Georgian style in the 18th century. Most of these buildings are faced in flint with some stone.

Around the Cathedral, are several other early buildings – St Faith’s Chapel of the 13th century, now subsumed within the cloisters and St Faith’s House; the Vicars’ Hall and crypt, of the 14th and 12th centuries, facing South Street; and the houses facing Vicars’ Close, a narrow lane of mainly 15th century houses. In 1825 the eastern range of houses were turned back to front to become shops facing South Street and in 1831 the gatehouse on Canon Lane was demolished, being rebuilt in 1894. Early 19th century maps show a row of houses along the south side of West Street, and the line of a precinct wall, which were demolished in the mid-19th century to provide a more public face to the Cathedral.

Off Canon Lane are a number of prestigious houses for the clergy: The Chantry, an early 13th century building considerably altered to create two houses; the Deanery, early 18th century; and The Residentiary, an over-
thorough rebuilding of a 12th century building in the 1870s. The Treasury, on the north side of Canon Lane, was rebuilt by Canon Wagner in 1835. Returning towards the Cathedral, no. 1 St Richard’s Walk looks 18th century but is in fact the House of Wiccamlcal Prebendaries and disguises a medieval structure, including an undercroft, probably of the 14th century.

Beyond the Cathedral Close, in 1501 Bishop Storey built the Market Cross in the Market Place at the junction of West Street and North Street as a place where the poor could sell their produce. The buildings which line West Street are mainly of the 18th or 19th centuries. The exception is John Ede’s House, dated 1696, which sits back slightly from the street. St Peter’s Church, listed grade II*, dates to 1852.

SUMMARY OF HISTORIC SIGNIFICANCE
- Roman and Saxon City Walls on two sides (grade I and SAM)
- Roman and Saxon buildings lie below the Cathedral
- Site in religious use since Saxon period
- Cathedral Church of the Holy Trinity (11th century onwards) the most important building
- Other significant buildings date to the 12th to the 16th centuries, with further buildings of the 18th and 19th centuries
- Cathedral and its associated buildings mostly listed grade I or II* listed
- Limestone paving throughout the Cathedral Close

For further detailed information about the history of the Cathedral and its buildings, please see Mary Hobbs’ book ‘Chichester Cathedral’.

MORPHOLOGY

This quadrant has strong and obvious boundaries created by West Street, South Street (Area 2), and the City Walls. It is dominated by the Cathedral and its associated buildings, most of which, apart from the Cathedral and its cloisters, are on a domestic scale. Again, the buildings on both sides are very varied but usually three storeys high and located on the back of the pavement. The south side of West Street is bounded along nearly half its length by the Cathedral, set back...
from the street, and separated from it by the tall stone Bell Tower. Further west, the buildings are arranged in a terraced form, close to the pavement, and are three or sometimes four storeys high, becoming lower and more domestic in scale nearer to the site of West Gate. On the north side of the street, there is an almost continuous group of listed buildings with some further unlisted buildings of merit, the most important of which is the Post Office, a neo-Georgian building of 1937. Other significant buildings include the former Dolphin and Anchor Hotel, a substantial three storied stuccoed building close to the Market Cross and now in a retail use; part of the Army and Navy Stores (nos. 15 and 16), built as a school in 1702, and remodelled by Sir Reginald Blomfield in 1904; and St Peter’s Church, now in a commercial use, which creates a break in the almost continuous facades on this side of the street. These buildings contrast with the openness of the green area in front of the Cathedral and the long line of mature trees terminate in the Market Cross, which lies approximately at the intersection of the four principal streets in Chichester. This is somewhat blighted by the Post-War development on the corner of West Street and South Street.

The Cathedral precinct can only be entered by vehicle along Canon Lane, accessed through a narrow gateway facing South Street. Otherwise, the Close area is largely accessed by foot and provides a variety of quiet, almost private walkways through the whole site. Canon Lane has a rural quality, with large, mainly detached houses set in large gardens some distance from the street. Vicars’ Close is more constrained by the tall stone wall which lies along the eastern side of the street, although the attractive front gardens to the long terrace of listed buildings provide some softening. The area immediately around the Cathedral is paved in limestone and the long ranges of the cloisters provide a pleasant connection through to St Richard’s Walk, and thus to Canon Lane.
To the south-west, the Bishop’s Palace Garden has been divided to provide some private space and some public, with access available throughout the year. The present layout of the public gardens is 150 years old, with winding pathways, mature trees and pretty flower gardens. Some of these trees are particularly old and rare and together with the Victorian-style planting, make this garden one of Chichester’s best kept secrets.

PRINCIPAL FEATURES

- Roman and Saxon streets and City Walls provide boundaries
- Area is dominated by the Cathedral Church of the Holy Trinity with its associated buildings
- Cathedral spire and the adjoining copper roof the most important focal point
- Open green area facing West Street links Cathedral to City centre
- Market Cross another important focal point
- Mainly listed buildings dating principally to the 18th and 19th centuries
- Canon Lane notable for its mainly detached houses set in spacious, landscaped gardens
- Arched gateways to either end of Canon Lane
- Hidden twittens connect through from Canon Lane and South Street to the Cathedral Close
- Bishop’s Palace Garden provides an attractive, landscaped space
LANDSCAPE AND TREES

The most important features are the avenue of trees and the green area between West Street and the Cathedral, the private gardens to the houses in Canon Lane, and the Bishop’s Palace Gardens, which have been used as gardens since the 12th century. These are notable for their mature trees including a giant sequoia, a cedar of Lebanon, a sweet buckeye, a box, a loquat, a pittisprum, a lime and a holm oak. The gardens are now managed by Chichester District Council. There is a large, pleasant kitchen garden between the Bishop’s Palace garden and Canon Close. The Prebendal School garden is not open to the public but can be glimpsed through a gateway.

NEGATIVE FEATURES

• Post-War development on the corner of South Street and West Street
• Poor quality paving and street furniture between West Street and Cathedral
• Poor maintenance of paving and street furniture
• 1970s repaving and street surfaces to West Street are in need of improvement/replacement
• Lack of enclosure to western end of West Street, facing the modern roundabout with its busy traffic
• Busy bus stops in West Street fulfil useful public service but are detrimental to the historic environment due to noise and pollution
• Modern shopfronts in West Street (e.g. Army and Navy Stores)
AREA 4  THE NORTH-WEST QUADRANT

NORTH STREET AND COUNTY HALL
HISTORIC DEVELOPMENT

This quadrant lies within the Roman and Saxon City Walls and remains of the Roman baths and forum have been found to the north of West Street, the forum lying below the junction of the four main streets. Traces of this were discovered in 1934 when the foundations for the Post Office were being dug. In 1731, when the new Council House was being built in North Street, workmen unearthed a dedication stone to the Roman gods of Neptune and Minerva.

Tower Street and Chapel Street are at least 12th century in date, Chapel Lane marking the end of medieval plots which stretched back from North Street, the remains of which can still be seen on the 1898 map. The name is recent: it derives from the Independent Chapel which was built in 1774, and before this it was variously known as East Lane, Upper West Lane and Paris Lane.

This area was never as intensively developed as the rest of Chichester, with much of the land, particularly to the west, remaining as orchards and market gardens into the 20th century. Other uses, such as malt houses, tallow manufacturers and stables were also common in the 18th and 19th centuries, and by 1900 the wool stapling trade was centred on Tower Street. Inevitably, much of the land and buildings were owned by the

SUMMARY OF PRINCIPAL FEATURES

- Area defined by City Walls to north-west, North Street and West Street (Area 3)
- North Street contains long terraces of mainly listed buildings dating to the 18th and 19th century, with some earlier timber-framed buildings behind more recent facades
- North Street mainly shops and other commercial premises
- The Market Cross (Area 3), the Council House and Assembly Room, and the Buttermarket, all in North Street, are the most important buildings
- Chapel Street and Tower Street redeveloped from the 1930s onwards to provide new housing and offices for West Sussex County Council and other commercial organisations
- County Hall the largest single use site in Chichester
- Pleasant walks along tree-lined City Walls with good views over the north of the City and the County Hall site
- Modern buildings, service roads and car parking have intruded and destroyed the historic grain of parts of the area
Dean and Chapter. A large house, The Grange, was built on the site of an earlier mansion off Tower Street in 1837 and this remained the most important building in the quadrant throughout the 19th century.

Small houses and cottages lined Tower Street and Chapel Street until the 1930s when the expansion of County Hall started, beginning with the acquisition of John Ede's house in West Street. This was converted into offices but the Council required more accommodation and in 1936 a new, neo-Georgian office block, built in the garden of the house, was completed to the designs of the county architect, Cecil G Stillman. In 1943 enemy action demolished a number of buildings in Tower Street, North Street and St Martin's Street, and further losses occurred in the 1950s including the demolition of the National School in Chapel Street in 1958. New housing was constructed in the 1950s and 1960s off North Walls and between Tower Street and Chapel Street, fortunately retaining the 18th century chapel, but this is the only listed building which remains in the whole quadrant apart from three cottages in Providence Place, off Chapel Street, and a few listed cottages at the extreme eastern end of North Walls. The circular library in Tower Street was built in 1967, and further offices for the County Council have been added to the north-west side of Tower Street between the 1960s and 1990s. The pedestrianisation of North Street in the late 1970s required the creation of rear service yards which obliterated some of the historic gardens and boundaries to the listed buildings facing North Street. More recently, a large new Health Centre has been built off Chapel Street.

North Street was by contrast always a busy, commercial street which still retains many of its early buildings. It is likely that it was always the most important of the four radial streets, with two early churches, St Olav (11th and 13th century) and St Peter The Less (in existence in the mid-14th century and demolished in 1957). There is documentary evidence of a market at the south end of North Street in the 12th century and it is almost certain that the early market was larger than present and encapsulated nos. 1-8 North Street, which might explain the misalignment of North Street and South Street. The Market Cross was built in 1501, and there was also a larger, three bay timber-framed building, the Old Market House, which lay on the west side of North Street where the street widens outside nos. 72-80. This was open at ground level with a meeting room above.

North Street was also the centre for local government, with the City Offices being next door to St Peter's Church from the 14th century to 1541, after which they moved to the Guild Hall in Priory Park. Subsequently, they returned to the upper room of the
Old Market House until 1731 when the building was demolished and the new Council House, designed by Roger Morris, was built on the adjoining site. The Assembly Room was added in 1783. In 1773 the North Gate was demolished (along with the west and south gates), opening up the City to the surrounding area. During the 18th century, a clock was also added to the Market Cross, one of many changes to this important historic building over the centuries.

Throughout the 18th and 19th century, North Street continued as the primary commercial street and many of the listed buildings contain good quality shopfronts of this period. The Market House, known locally as the Buttermarket, was built to a design by John Nash in 1808. The upper storey was added in 1900 to provide a technical institute and art school. Also in 1808, a number of buildings were demolished on the corner of North Street and West Street to enable the easier flow of horses and carriages. To force local traders to use the new Buttermarket, railings were erected around the Market Cross which were not removed until 1872. However, the Market Cross continued to used for public proclamations and other functions.

There were also a number of prestigious town houses such as nos. 41/42 and 43, and Fernleigh (no. 40) was built in 1823. However, most of the wealthier residents preferred the relative tranquillity of The Pallants and St Martins, away from the street markets and noise.

The east side of North Street now contains almost continuous listed buildings apart from a block provided by St Peter’s House to no. 66. In 1936 the Old Cross Inn was built and following the demolition of St Peter’s Church in 1957 a shop with offices above was constructed on the site for the Portsmouth Co-Operative Society. On the west side, there are more 20th century buildings, dispersed along the street. The most significant are nos. 14-21, a group of shops and offices mainly dating to 1948. Woolworths (nos. 10-12) dates to the 1930s. North Street was pedestrianised in the late 1970s, and the Council House was recently restored and its facilities greatly improved.
SUMMARY OF HISTORICAL SIGNIFICANCE

- Roman and Saxon walls along two sides (grade I and SAM)
- Remains of Roman baths, forum and temple beneath
- Survival of Roman and medieval street plan
- St Olav Church (grade I)
- Council House and Assembly Room (18th century – grade II*)
- Further grade II* listed houses in North Street
- Providence Chapel, Chapel Street 1774

MORPHOLOGY

This is the least complete of all of the eight character areas in the Chichester Conservation Area in terms of its historic townscape. West Street (Area 3) and North Streets both contain a high number of mainly 18th and 19th century buildings, creating densely built-up street frontages. North Street is a relatively wide street and narrows in places, reflecting its antiquity and past use as a street market. The frontage is lined with continuous terraces of very mixed two, three or occasionally four storey buildings, lying on the back of the pavement. There is only one front garden, at no. 40 (Fernleigh), in need of some improvement. Most of the buildings are listed and were built as residential properties but nearly all of them are now either shops or offices. The earlier examples are usually timber-framed, although often refaced in the Georgian period in red brick.

This provides a consistency in house width, although later examples break away from this pattern, and are wider (no. 61). Rooflines are varied in form and height, although the general use of handmade clay tiles provides a consistency. Occasionally, the rhythm of these is broken by a municipal or religious building, such as the Council House, the Buttermarket or the church of St Olav.

However, to the west of North Street, within the north-west quadrant, the effect of modern development, mainly to provide office accommodation for the County Council, has resulted in the demolition of most of the historic buildings in Tower Street and Chapel Street. These modern buildings are very mixed in terms of usage and scale, with large office blocks (County Hall, Northleigh House, The Grange) contrasting with the more domestic scale of 1960s...
terraces in Tower Street. Of these buildings, County Hall does have the most coherent and attractive facade, with an ‘H’-shape plan which has remained relatively unaltered since the 1930s. The County Library is another building of some distinction. Overall, streets are more open in this quadrant, with none of the tight urban grain which characterises the rest of Chichester. However, this does provide opportunities for very good long views, especially from the City Walls.

**PRINCIPAL FEATURES**

- West Street (Area 3) and North Street provide good examples of closely packed, historic streetscape
- Both Streets are wide and relatively straight although North Street has variations in its width, reflecting its historic development
- Small cottages at western edge of City Walls provides example of previous historic character
- Council House and the Buttermarket provide North Street with its two most important focal buildings
- County Hall and the Public Library both 20th century buildings of some merit
- Tree-lined City Walls walk provide pleasant, traffic-free environment and excellent views (apart from the rear views of the County Hall site)
- Mature trees along City Walls walk and in North Walls
- Chapel Street links to Orchard Street through an opening in the City Walls, but only for pedestrians and one-way vehicular traffic
- Residential uses towards North Walls, with more commercial uses in Tower Street especially the County Council offices
- Tower Street and Chapel Street have survived but with very few historic buildings
- Large blocks, mainly in office use, predominate in some areas
- Modern buildings, service roads and car parking has intruded and destroyed the historic form of development

**NEGATIVE FEATURES**

- Modern development has obliterated tight urban form and urban gardens shown on late 19th century maps
- Few historic buildings other than those in North Street and West Street (Area 3)
- Domestic scale of the rest of Chichester is lacking
- Car parks and service yards particularly obtrusive
- Busy traffic throughout the weekdays
- Area is somewhat deserted in the evenings and weekends
- Some unsympathetic 1960s and later development in North Street
- Telephone Exchange in Chapel Street is another 1960s building of little merit
- Modern street surfaces and street lighting of no merit
- Poor quality paving along City Walls
- Some poorly maintained listed buildings along North Walls

**ISSUES**

- Dominance of County Hall and associated buildings
- Large number of car parks and service yards create traffic
- Pedestrian links not particularly good across the quadrant
- No sense of place in comparison to rest of Chichester
- A number of modern buildings require redevelopment (but only if new development adheres to the design advice in Appendix 3)
- Modern buildings are large and bulky and do not follow the more intimate, domestic scale of the rest of Chichester
- Parts of the area are deserted out of working hours
- Possible re-development of the car park in Tower Street behind the Army and Navy Stores
AREA 5  ST PANCRAS AND THE HORNET
HISTORICAL DEVELOPMENT

This area lies to the east of Eastgate along the line of the Roman road (St Pancras is Stane Street) to London. Two Roman cemeteries were located on the north side of St Pancras and just within the conservation area, under the recreation ground in Whyke Lane, lies the Roman amphitheatre. Subsequently, the area became a medieval suburb to the City, encouraged by the location on a main route out of Chichester. Much of the land was owned by the Dean and Chapter and the City corporation, and subsequently buildings were provided for the poor and sick, such as St James’ Leper Hospital. This lay on the north side of St Pancras, well outside the City Walls, and was built during the 12th century. Closer to East Gate, a graveyard (or litten) was provided in the early part of the 12th century on land given by Henry I to the Church. Three houses are recorded outside Eastgate in 1225, and there were two vast fields, called Portfield and Guildenfield. St Pancras Church is first recorded in the 13th century. In the 17th century, there were almshouses in St Pancras and The Hornet, and a House of Correction is recorded in St Pancras in 1647. At this time, the area appears to
have been populated by a variety of craftsmen and skilled labourers: bricklayers, brick makers, wheelwrights, and other trades including the many needle makers are all recorded. The River Lavant was crossed by a bridge at the junction of St Pancras and The Hornet, overlooked by the Unicorn Inn. Mills and mill houses feature in records of this period.

The area was devastated as a result of the Civil War in the mid-17th century. Many of the existing buildings close to East Gate, including St Pancras Church and the Unicorn Inn, were demolished in 1642 to create a clear line of fire for the defending troops. The area declined in status and the 1670 Hearth Tax records only 38 houses. However, during the 18th and 19th centuries pressure for new housing led to development along both principle streets, illustrated on Gardner’s map of 1769. This shows the two principle streets radiating out from Eastgate, a new Unicorn Inn (apparently constructed around 1670) with the more continuous development along St Pancras. To the north lies Michelmas Fair Field and to the east Port Field. These were only enclosed in 1849. Whyke Lane is shown, connecting to Rumboldswick, and along The Hornet are more open fields, with the Friends Burial Ground and agricultural buildings. In 1745 The Duke of Richmond erected a stone obelisk (the St James Post) at the junction of St Pancras and Spitalfield Lane when he was mayor to mark the boundary of the city to the east. Of note is the unenclosed route of the River Lavant, defining the boundaries of properties along the south side of St Pancras, and flowing along the edge of Snag Lane (modern-day Market Road). A pond appears to have existed in the middle of Eastgate Square. During the 18th century, the area became a centre for malting and brewing. A Baptist Chapel was built in Market Road (the old Snag Lane) in 1671 and rebuilt in 1725.
In the early 19th century, Dear’s Almshouses (no. 19 The Hornet) were rebuilt as the previous buildings on the site were in an advanced state of dilapidation. Further houses and industrial buildings were added, but the area never became as fashionable as The Pallants or the Little London areas and retained a more industrial character. To the north of St Pancras, a new school for the boys of Chichester was built in 1812 on the former Bishop’s Garden, just beyond the St Michael’s graveyard. From the late 1820s, the need for a connecting road around the City Walls became evident as new housing was being built and Litten Road (now New Park Road) was built to connect St Pancras with the north-east of the City.

New public parks were created between New Park Road and the City Walls in the late 19th century, and at the same time the Cattle Market site became a focal point for the commercial activities of the City, removing the difficulties caused by holding animal markets in the inner City streets. New housing was provided in the Caledonian Road area after about 1880, using a variety of materials: stone, stucco and brick. The Boys School in New Park Road was demolished in the 1880s and a new, bigger school constructed (now the Community Centre).

Eastgate Square was created in the period between the Wars. The Gaumont Cinema was built in 1937 on the north side of Eastgate and a year later the Unicorn Inn and other historic buildings in The Hornet and St Pancras were demolished as part of a road widening scheme. A replacement for the Unicorn Inn was built and is now the offices of the local newspaper. At this time, the River Lavant was covered over, disappearing into a culvert at the back of no. 19 The Hornet. In the 1970s a number of listed terraced cottages in St Pancras were demolished to allow for the construction of the Needlemakers on the Eastgate gyratory system. More recently, Eastgate Chapel on the east side of Market Road has been converted into a restaurant, having been used as a community hall for some time.

**SUMMARY OF HISTORICAL SIGNIFICANCE**

- Extra-mural suburb dating to Roman occupation
- Roman cemeteries lie to the north of St Pancras
- Roman road (Stane Street) runs through the area
- Roman amphitheatre lies underneath southern part of this section
- Much of the land given to the Church by Henry I in the early 12th century
- Medieval almshouses, cemeteries, leper hospitals in the area
- St Pancras Church first recorded in the 13th century
- Buildings in Eastgate Square area demolished in 1642
- 18th and 19th century rebuilding provided very mixed use area: residential, community (schools, almshouses) and industrial (mills, warehouses, breweries, maltings)
19th century landscape improvements: Jubilee Park, Recreation Ground and Litten Gardens
• Road building in the late 1930s and 1970s resulted in demolition of buildings and the loss of parts of the medieval street layout
• The most important building is St Pancras Church, rebuilt in 1751

MORPHOLOGY

The morphology of the St Pancras area is defined by the two radiating streets (St Pancras and The Hornet); by the open public parks to the north, facing New Park Road and the City Walls; and by the late 19th century housing, somewhat hidden behind the Cattle Market site, which is now a public car park.

St Pancras and The Hornet are the principal built-up streets and both are lined with a mixture of historic and more modern buildings, largely two or three storeys high, set on the back of the pavement. The buildings are very varied, usually with tiled pitched roofs facing the street, and most of them were built as houses but now have ground floor shops or other commercial premises. This creates an enclosed, urban character, reinforced by the busy traffic. There are no front gardens in this part, but further along St Pancras, going out of the City, the character changes form urban to suburban, with a more open townscape created by terraced cottages and modest houses facing the street and set behind small front gardens. No. 25 St Pancras is the only example of an (almost) detached mid-19th century villa with some pretensions.

PRINCIPAL FEATURES
• St Pancras Church in Eastgate Square is the most notable listed building
• Good quality townscape along St Pancras and The Hornet, interrupted by modern development and road widening of the 1930s and 1970s
• Poor quality street surfaces in Eastgate Square
• Openness of the parkland areas to either side of New Park Road
• Cattle Market car park (this area is also regularly used as a market)
• Terraced late 19th century housing in the Caledonian Road area
• Historic flint walls and paving

Jubilee Park

18th and early 19th century buildings on the south side of St Pancras
LANDSCAPE AND TREES

The St Pancras area is notable for the parks and gardens which lie to the north: the Litten War Memorial Gardens, the adjoining recreation ground, and Jubilee Park, laid out in the late 19th century to commemorate Queen Victoria’s Jubilee. Lines of trees were planted on either side of New Park Road to create formal avenues, and in Jubilee Park are a variety of specimen trees such as cedars and other evergreens which have now reached their prime. Soft planting, in the late 19th century Romantic style, complements these trees. Views across these recreational areas, especially towards the City Walls and the Cathedral spire beyond, are very important.

Elsewhere there are few trees of any note apart from three mature trees on the eastern boundary of the Cattle Market car park, and the further group of trees on the north side of the Whyke Lane Recreation Ground. This provides a children’s play area and some good views to the Cathedral.

NEGATIVE FEATURES

- Intrusion of poor quality modern buildings: The old clubhouse and Shippams Social Club, off New Park Road; the former swimming pool and the adjoining depository, Eastgate Square; no. 12 St Pancras; the Kwikfit building (no. 161 St Pancras); recent housing in Peter Weston Place; Bishops Courtyard, The Hornet
- The New Park Road car park
- Buildings in need of repair in St Pancras and The Hornet
- Busy traffic in Eastgate Square, St Pancras and The Hornet
- Little pedestrian priority
- Street surfaces, street lighting and street furniture all need improvement

ISSUES

- Redevelopment of swimming pool site needed but any new development should ensure that the views of the City Walls and the Cathedral are enhanced
- Community Centre – future needs to be assured
- Shippams Club and adjoining clubhouse need to be demolished but views of the City Walls and the Cathedral must be retained as well as the open, landscaped character of the area
- Traffic management scheme for Eastgate, St Pancras and The Hornet needed, especially to provide greater pedestrian priority
- Possible grant scheme for poorly maintained buildings in St Pancras and The Hornet
- Tree Management programme for Jubilee Park required
- Changes to conservation area boundary – delete Peter Weston Place
HISTORIC DEVELOPMENT

The River Lavant flows through the northern edge of this extra mural area, a Roman deviation of the original course which originally passed to the east of the City to the sea at Pagham. Southgate was one of the main Roman roads out of the City, but is first recorded in AD 930 when it was called Fore Street. Stockbridge, a small hamlet south of Chichester, was referred to in 1376. This was the principal route out of the City southwards to the sea and ribbon development along Southgate was a feature from the late medieval period or even earlier. To the west of Southgate, all of the land around to Westgate was the Deanery Farm, although during the Civil War in the mid-17th century most of the buildings associated with the farm were demolished. The principal influences on this area have been provided by the various changes to modes of transport which happened in the 18th and 19th centuries, starting with the turnpiking of the road in the late 18th century, and followed by the building of the canal from Chichester to Hunston (which connected to the main Portsmouth to Arundel Canal) in 1823. In 1846 a railway line was completed, connecting Chichester to Brighton, and in 1847, to Portsmouth. This effectively took over from the canal and in 1855 the Arundel to

SUMMARY OF PRINCIPAL FEATURES

- Extra mural area to south of Chichester
- Route of Roman road to the coast
- Railway and canal development of the 19th century have left their mark
- Historic street plan and buildings largely lost as a result of Interwar and 1960s development
- Commercial and transport uses (railway and buses) predominate
- Very few listed or other historic buildings
- Canal basin and the canal itself an important public open space and nature reserve
- Open green spaces in Westgate Fields and in front of Chichester College Campus, particularly significant for their recreational uses and also as an attractive setting for the City Walls beyond
- Southgate is an important entrance into Chichester

Nos. 39-42 Southgate
Hunston section of the canal was abandoned, although the canal was used into the late 19th century to bring coal into Chichester. The last commercial load (of shingle) was brought by barge along the canal in 1906.

An 1877 map shows Southgate lined with terraces of houses to either side, backing onto water meadows, the eastern boundary being created by Canal Road. This was built in the 1820s to link Eastgate to the newly constructed Canal Basin, and then extended in the 1860s to link through to the new cattle market in Market Road following the route of an old track, Snag Lane. The western boundary is created by a drainage ditch, running parallel to Southgate, and marking the edge of the Deanery Farm. The railway line crosses over the road, with sidings and storage buildings (one of which still remains) to the rear of the station. To the south, the canal basin is surrounded by timber yards, the gas works (of 1822), and fields.

In the 1930s road improvements resulted in the demolition of many of the older properties facing Southgate and in their place a variety of new buildings were provided the most important of which are the Law Courts on the east side of the street. In 1956 the Southdown Bus Station, next to the Law Courts, was built, and a bus depot of a similar date, with a notable curved roof, sits back from Basin Road. The original 1846 Italianate railway station was demolished in 1958 and a new station built. At about the same time, Wadham’s car showrooms and the Green Parrot café to the north of the station were demolished and replaced by the MVC building. The area was further altered in 1965 when even more buildings were demolished to make way for the new ring road, including the Avenue de Chartres. In the 1970s the Magistrates Court (now the Chichester Crown Court), which turns the corner into Basin Road, and the City Gates building, were both constructed.

Since the 1980s a number of large commercial buildings have been built on the edges of the conservation area, and the development of Chichester College on a campus immediately to the west of the conservation area boundary, has had a substantial impact in terms of land usage, activity and character. Two blocks of flats (Brampton Court and Byron Court) have been built opposite the station. A large multi-storey car park was built to the south of the Avenue de Chartres in the 1990s as a result of an architectural competition, which links via a pedestrian bridge directly into Deanery Farm Lane and thence to Southgate. Development is
currently taking place around the eastern side of the Canal Basin on the site of a former ice-works. The canal is now used for a variety of recreational purposes and the Chichester Canal Society has been formed to preserve and exploit the canal’s leisure potential.

SUMMARY OF HISTORIC SIGNIFICANCE
- Line of historic main route from Chichester to the sea
- Late medieval or earlier suburb to the City
- Deanery Farm lay to west
- Canal and canal basin of 1823
- Railway station and railway line of 1846
- 20th century redevelopment including ring road
MORPHOLOGY

The historic form of development, common to the rest of Chichester Conservation Area, is largely lacking in Area 6 because of the insertion of the railway in 1846 and 20th century development and road building. The only part of the area where this remains is in the northern part of Southgate where there are three groups of listed buildings which help to define and enclose the street. 1930s development towards the railway line, and the creation of the ring road in the 1960s, have also contributed to a somewhat discordant street frontage along Southgate. To the west, the Avenue de Chartres carries heavy traffic across the old fields of Deanery Farm, now used for sports and recreation.

The canal basin has a pleasant, rural quality which may change when the present residential development is complete. Trees, views to open fields, and the presence of water make this an area unique within the City.

PRINCIPAL FEATURES

- Historic streetscape only evident in northern part of Southgate
- Railway line cuts across Southgate
- Road improvements of the 1930s and 1960s have opened up the area
- Area has been adversely affected since the 1930s by the insertion of a number of large buildings, completely out of scale with the rest of Chichester
- Canal Basin and canal provide rural contrast to busy streets

LANDSCAPE AND TREES

There are few trees in the northern part of this area around Southgate. The pavements and roads are wide, without any dedicated public open space. To the south, the canal basin and the canal itself provide leafy walkways and pleasant views across the flat countryside.
To the west, the playing fields of Chichester College are well used although somewhat adversely affected by the busy traffic along the Avenue de Chartres. There are significant trees lining the route of the River Lavant, creating a very attractive walk along the edges of the City wall which links Westgate to Eastgate.

**NEGATIVE FEATURES**

- Northern end of Southgate is the only area which retains any historic streetscape
- Bedford Hotel, nos. 36 and 37 Southgate, has been boarded up and empty for two years although a scheme has been approved for its conversion
- Poor quality 20th century development, particularly Chichester Gate
- Effect of road improvements of the 1930s and 1960s resulting in a loss of enclosure
- Traffic congestion around railway crossing and along main roads
- Car parking areas predominate
- Cycle route between the railway station and Terminus Road create some conflict between cyclists and pedestrians
- General poor quality of the pedestrian environment
- Traffic noise along canal from by-pass

**ISSUES**

- Domination by traffic, including buses
- Station building and forecourt need improving
- Car parking areas need improving
- Traffic and pedestrian management scheme required
- Poor quality pavements and street furniture generally
- Large modern buildings out-of-scale with rest of historic Chichester
- Extend conservation area boundary to include Cawley Road
- Delete Westgate Leisure Centre and open car park immediately to the east from the conservation area
- An integrated plan is required, updating the District Council’s Southern Gateway Planning Framework, published in 1999
HISTORICAL DEVELOPMENT

Westgate is one of the four main Roman roads which lead out of Chichester and connected the City to Fishbourne and Winchester. A suburb is recorded in the 13th century, with much of the surrounding land, which was owned by the Dean and Chapter, being used as orchards and farmland. During the Civil War in the mid-17th century, many buildings were demolished, including St Sepulchre’s Church.

Like Eastgate the area was comprehensively redeveloped in the 18th century with large houses such as Westgate House, which is dated 1737, being built. Only one property, no. 19 Westgate, knowingly dates to before the 18th century as it retains elements of a timber-frame. The West Gate was demolished in 1773, opening up the entrance to the City.

Maps of the 18th and 19th centuries confirm that the River Lavant at this stage flowed northwards past West Gate, turning westwards where the Pentecostal Church in Orchard Street is now located, and then continued

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SUMMARY OF PRINCIPAL FEATURES

- Presence of City Walls with excellent views across them into City and to Cathedral
- Westgate lined with long terraces of varied 18th and 19th century buildings, mostly listed and many still in residential use
- Westgate is historic main route now downgraded to local traffic only
- Traffic calming in Westgate has provided pedestrian-friendly environment
- Mount Lane is popular walkway for the students of Chichester College
- Busy ring road traffic along Orchard Street and Avenue de Chartres
- St Bartholomew’s Church (grade II*) and Westgate House (no. 52) the most important buildings
- Orchard Street is lined with good quality 19th century houses, some of them listed

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in a south-westerly direction towards Westgate House. The river then passed under Westgate and beneath what is now nos. 31-35 Westgate, owned in the mid-18th century by Shipston Shippam, an ex-soldier who had set up a business selling butter, cheese and bacon. On Shippam’s death in 1778 his son Charles took over but the site proved too small and the business was moved first to North Street, and then in 1873, to the present site next to East Gate.

In the early 19th century Westgate was still a fashionable suburb although in very mixed uses. St Bartholomew’s Church was built in 1832 on the site of the earlier church to the east of Shippam’s House, but a map of 1812 shows a pair of large buildings, probably maltings, behind Westgate House and clearly the area was becoming increasingly industrialised, helped by the presence of the River Lavant. By 1846 the brewery had grown to a substantial size, with brew houses, maltings, and a cellar. The brew master lived in Westgate House. Further west, a tannery was established on the other side of the street, also utilising water from the river. However, by 1877 the River had been diverted along its present course, presumably to improve its flow. An 1877 map shows development concentrated along the eastern end of Westgate, with Broyle Farm (owned by the Bishop) to the north.

Orchard Street was called Scuttery Lane until the 19th century, and follows the line of a lane which connected Westgate to Northgate from the 12th century or even earlier. Early 19th century maps show scattered development as far as the turn of the River Lavant, after which a narrow track continues up to Northgate. The name was changed in the early 19th century when this lane was widened and long terraces of well detailed houses were built. As the population expanded, more houses were added in the mid to late-19th century, but the less cohesive, more scattered development of the lower section of Orchard Street is explained by this part of the street being developed in the late 18th century before this 19th century expansion.

A bottleneck remained at the western end of West Street until the 1970s when road improvements resulted in the demolition of further houses in Westgate to create a new roundabout. Subsequently, the Swan Public House was built in a neo-Georgian style, set back from the historic building line to provide better sight lines.

**SUMMARY OF HISTORICAL SIGNIFICANCE**

- Westgate is a Roman route, connecting to Fishbourne and Winchester
- St Sepulchre’s Church mentioned in 1227 and demolished in Civil War
- Westgate contains a number of good quality 18th and 19th century houses, mostly listed
- St Bartholomew’s Church dates to 1832 (listed grade II*)
- Orchard Street is largely a 19th century creation with terraces of well detailed houses
- Southern end of the twitten by the Pentecostal Church is shown on early 19th century maps and marks site of Squitry Bridge, where the River Lavant turned westwards.
MORPHOLOGY

Westgate is an historic route which winds gently away from the site of West Gate. The road is lined with mainly two storied 18th and 19th century houses, with the variety of pitched roofs providing the special interest in views along the street. Towards the westerly end, Westgate House breaks the rhythm of terraced properties and sits back from the pavement with a spacious front and side garden, with some notable trees. On the south side, the former graveyard to St Bartholomew’s Church provides the only interruption to continuous terraced houses apart from one front garden, hidden behind a high brick wall, to no. 15 Westgate.

Orchard Street contains more dispersed properties along the southern stretch, reflecting its earlier development. The houses are generally paired, with a mixture of listed and unlisted properties, all on a domestic scale. The Maltings and the new County Record Office are both large, modern buildings, fortunately set back from the street. On the east side, the existence of a car park does at least provide excellent views of the City Walls.

Further north along Orchard Street, are long terraces of houses dating to the 1880s with the pre-1840, listed houses being located closer to Northgate. These sit back slightly from the street, are two storeys high, with symmetrical late Georgian fronts and pitched slated roofs. The use of painted stucco for many of the buildings, interspersed with red brick or flint, provides a cohesive, attractive townscape.
PRINCIPAL FEATURES

- 18th and 19th century houses along Westgate, set on the back of the pavement.
- Domestic scale of the historic buildings
- Mainly two storeys, with a variety of clay tiled pitched roofs facing the streets
- Use of red brick and painted stucco for the front elevations
- Flint and brick boundary walls
- St Bartholomew’s Church almost hidden from the street due to the trees in front of it
- Orchard Street notable for its long terraces of early to mid-19th century houses, two storeys high, set back slightly from the pavement
- Use of varied colours for stucco
- 20th century development facing roundabout has tried to reflect historic forms of development

LANDSCAPE AND TREES

To the south of Westgate are the playing fields and open spaces between Chichester College and the City Walls. Mount Lane is a pedestrian-only link for the college students, with the trees on either side providing a pleasant environment. Marriott House is an old peoples’ home and is surrounded by well tended gardens, visible, but not open to, the public. Further trees in the garden of Westgate House and the triangle of land at the bottom of Parklands Road are very important in views along Westgate, and the triangle also provides a public seat with pleasant views along Westgate. There are no significant trees in Orchard Street apart from one in the car park by North Walls.
NEGATIVE FEATURES

- Poor quality paving including use of modern red brick paviors for carriageway in Westgate and concrete slabs for the pavement
- Paviors replaced with black tarmacadam in patches
- Poor quality street furniture especially litter bins
- Modern street lighting especially in Westgate
- Modern wide entrance gates to Westgate House and concrete paviors
- Landscaping around roundabout is not well maintained
- Site to north-east of Westgate roundabout requires enhancement
- Busy traffic along Orchard Street and Avenue de Chartres creates barrier in linkages between Westgate and City

ISSUES

- Traffic and pedestrian management, particularly around the Westgate roundabout
- Street surfaces
- Out of scale modern development
- St Bartholomew’s Churchyard requires improvement
HISTORICAL DEVELOPMENT

This area, unlike the other three extra-mural suburbs outside each of the other gates, remained largely undeveloped until the 19th century. In the 13th century much of area was a forest, and the name broyle means a forest enclosure, which contained animals for hunting and was enclosed by a wall or hedge. This land was granted by Henry III in 1229 to the Bishop of Chichester and subsequently was divided up and let out as separate farms.

The early development of this area is allied to the provision of facilities for the poor and sick. In 1625...
William Cawley, the regicide, built some almshouses on the east side of Broyle Road which were converted into a workhouse in 1681. In 1753 it became the poor house for eight united parishes, and by the mid-19th century over 124 paupers were registered. A Pest House (a kind of isolation hospital) was built in 1665 in College Lane, and was in use until 1920. A Dispensary for the Sick Poor was provided in 1784 off Broyle Road and in 1825 this was replaced by the Royal Sussex Hospital. Bishop Otter, then Bishop of Chichester, founded a new teacher-training college off College Lane in the mid-1850s, which has since expanded and is now called University College, Chichester. At this time, the only house of any substance was Northgate House, located on what is now the centre of the gyratory system.

In the 19th century the Somerstown area was developed with new housing being provided on land owned by the City between St Paul’s Road and Broyle Road. By 1835 Parchment Street, Cavendish Street, and Washington Street on the west side of St Paul’s Road had also been completed. St Paul’s Church was built in 1836 to provide for the rapidly increasing population. Franklin Terrace, closer to the City Walls, is dated 1849.

There was rapid change in the 20th century. In the 1930s Oaklands Park was established, and in 1962 the Chichester Festival Theatre was completed in the park to the designs of Powell and Moya. In 1965 the Council demolished the eastern side of Somerstown, an act which many still regret, and built new housing. Metro House and the Fire Station, opposite Northgate, were built in the early 1970s, and at about the same time the northern ring road and Northgate gyratory…
system were created, cutting through St Paul’s Churchyard and isolating several listed buildings on the newly-created traffic island.

To the east of College Road, University College, Chichester (formerly Bishop Otter Memorial College) has greatly grown over the last twenty years. Oaklands Park is now a major centre for various leisure activities – the theatres, football, tennis and a fitness centre. A large car park serves shoppers and visitors to the City and more recently, William Cawley’s almshouses and their surrounding area have been redeveloped for housing, retaining parts of the earlier buildings including the chapel.

**SUMMARY OF HISTORICAL SIGNIFICANCE**
- Area used for agriculture well into the 19th century
- Various buildings provided for the sick and poor in the 17th and 18th centuries
- Old Somerstown dates to the period 1830-40
- St Paul’s Church of 1836 (grade II) the most important building

**MORPHOLOGY**

This area has been adversely affected by road improvements of the 1930s and 1960s which have resulted in the demolition of historic buildings facing Northgate and the creation of the gyratory system. Modern blocks (the Fire Station and Metro House) dominate Northgate, much to the detriment of the character of the area. On the south side of Northgate, a greater variety of historic buildings provides almost continuous, built-up frontages of varied heights and widths, although still to a domestic scale. Most of these buildings are listed. Alderman’s Walk is a modern development, adjacent to some 19th century warehouses which have been sympathetically converted. To the north, St Paul’s Church is surrounded by trees and a churchyard which helps to shield the building from the busy traffic.

The best townscape is along Franklin Place, which is separated from Oaklands Way by mature trees and verges. This is a long, two storey terrace of painted stucco houses, simply detailed, with slate roofs facing the street. The three streets which make up historic Somerstown are also most attractive, with a variety of narrow-fronted mainly two storey late Georgian houses, faced in red or yellow brick, flint or painted stucco.
To the north of Oaklands Way, the wide open spaces of the car park and Oaklands Park contrast with the more enclosed streets within the City Walls. However, good views of the Chichester Festival Theatre, and the hill that rises to the north, can be obtained. College Lane still retains a strong rural quality, with its flint walls, mature trees and winding pathways.

**PRINCIPAL FEATURES**
- Northgate has been adversely affected by the gyratory system
- Modern buildings on north side are negative
- Franklin Place and Somerstown both good examples of late Georgian development
- St Paul’s Church the most dominant building
- Bishop Otter College is a large complex of modern buildings centred on the grade II listed main building, but is hidden from view
- Rural quality to College Lane

**LANDSCAPE AND TREES**

There are a number of significant tree groups in the centre of the gyratory system and around St Paul’s Church. Further, less mature trees encircle the Oaklands Park car park. To the east, a number of large willows face Oaklands Way. Trees are a particular feature of College Lane, with a strong rural quality. Oaklands Park, currently outside the conservation area, provides a well maintained landscape feature, with the Chichester Festival Theatre as its centrepiece.
NEGATIVE FEATURES

- Loss of historic street layout
- Busy traffic around gyratory system
- Poor pedestrian movement across Oaklands Way, Spitalfield Lane, Orchard Street and Northgate
- Buildings-at-Risk to either side of North Lodge in centre of gyratory system
- Poor quality modern buildings

ISSUES

- Need for improved pedestrian movement
- Traffic management scheme required around Northgate
- Possible redevelopment of land in centre of gyratory system
- Buildings in need of repairs around North Lodge
- Proposed inclusion of Oaklands Park and some of the surrounding buildings in the conservation area
A number of ‘Issues’ have been identified as part of the appraisal process. These are as follows:

7.1 OVERALL VISION FOR CHICHESTER

- An overall vision of the way in which the City will develop over the next 50 years is needed
- There is a need to balance the conflicting needs of City’s status as a sub-regional shopping centre and the conservation of the historic City

7.2 TRAFFIC RELATED ISSUES

- The effect of 20th century traffic management schemes (ring road and gyratory systems) with noisy traffic around City Walls
- Creation of rear service yards and large extensions and the subsequential loss of historic buildings and their gardens
- Service vehicles create problems, particularly in Little London area
- The creation of public car parks within the City Walls, leading to traffic congestion and pollution
- Gyratory systems all require some improvements

7.3 BUILT FORM RELATED ISSUES

- Some gaps in historic street frontages
- Poor quality modern development in some parts of the City
- Failure of some modern schemes to reflect historic form of development
- North-West quarter has lost most of its historic plan form and early buildings
- County Hall and Chichester District Council offices create large areas in a single use
- Pressure for the over-development of some vacant sites

7.4 PUBLIC REALM ISSUES

- Poor quality pedestrian environment in places, particularly paving and street lighting
- Pedestrianisation scheme of the late 1970s now needs some improvements
- Some of the green spaces within the City require some improvements
- Some of the trees in the public parks are in need of tree surgery or replacement
- Tree Management Plan required
- City Walls require improvements (Conservation Plan being drafted first)

7.5 ADMINISTRATIVE ISSUES

- Conservation area boundary needs amending in various locations
The following recommendations have been drawn up after consultation with Chichester District Council, Chichester City Council, and local organisations, and build on some of the ‘Issues’ raised in the previous chapter. They are provided as a basis for future action, principally by the District Council in collaboration with West Sussex County Council. Many of them depend on additional funding being made available and it is hoped that a phased programme of improvements can be agreed between the various interested parties as part of an overall vision for the Chichester Conservation Area.

8.1 SETTING OF THE CONSERVATION AREA

The conservation area is surrounded by housing and other development for about three quarters of its boundary. The green corridors which are left must be protected and enhanced. These include the entrance along Broyle Road and the green areas to either side of the Avenue de Chartres.

8.2 DISTANT VIEWS OF CHICHESTER

Long distance views of the City, especially from the sea, the South Downs and the principal entrance routes into Chichester, must be preserved and enhanced. New development should also protect the setting of the City Walls and where possible new buildings should not be allowed which would hide existing views of the City Walls.

8.3 ARRIVING IN CHICHESTER

Most of the visitors to the City arrive by car and park either in Northgate car park, to the north, the Cattle Market car park, to the south-east, or the multi-storey car park off Avenue de Chartres, to the west. These are the three most convenient long-term car parks. Currently the Northgate car park is devoid of trees and it has already been noted that the pedestrian route below Oaklands Way into the City is disappointingly mundane and uses modern materials. These are definitely areas for improvement.

Other short stay shoppers and visitors park mainly within the City Walls, generating traffic congestion and pollution. The Little London car park is particularly over subscribed, with car owners queuing in the surrounding streets while they wait for spaces. A controlled parking system, with information being provided for visitors as they enter the City area, could
be considered as long as the required signage was carefully sited and well designed. The Local Authorities are also seeking suitable sites for a Park and Ride system for commuters and visitors, as well as considering a shared car scheme and cycling incentives for their employees, all of which will help to alleviate some of these problems.

8.4 SITE SPECIFIC PROPOSALS

All new development should follow the general advice contained within Appendix 3 ‘Design guidance for new development’. More detailed design advice might be appropriate on a number of sites where development is planned or is likely to occur. It is important that where Development Briefs are drawn up by the District Council, or proposals put forward by either the District Council or the County Council, that full public consultation is built in to the process.

NORTHGATE

A comprehensive scheme to improve this area is required. Traffic movement is too far fast and pedestrians feel isolated from the town centre despite the provision of a pedestrian underpass. Crossing Oaklands Way is dangerous and at times impossible, especially around the roundabout with Spitalfield Lane. Landscaping and surface materials are poor. The condition of some of the listed buildings on the centre of the Northgate gyratory system is also so bad that they qualify as ‘Buildings at Risk’, being boarded up and or in need of urgent repairs.

SHIPPAMS, EAST STREET

Any redevelopment scheme should retain the existing façade of the 1920s building with its 1950s extension facing East Street and East Walls, identified as making a positive contribution to the character of the conservation area, and marked in green on the Townscape Appraisal map. The new development should adhere to the advice contained later in this document, with careful attention being given to the height, bulk, scale and density of the new buildings, especially when viewed from the City Walls. This site is suitable for a mixed use scheme, with both commercial and residential elements. Service vehicles, of a maximum size, will need to be restricted to certain times of the day.

EASTGATE GYRATORY SYSTEM

A variety of schemes to improve the gyratory system and therefore the appearance of this part of Chichester have been prepared by West Sussex County Council, and currently there are two preferred schemes. Ideally, any scheme should improve the setting of St Pancras Church, reduce traffic speeds, improve pedestrian flows, provide improved cycling facilities, and widen pavements. Improvements to building condition and shopfronts should be sought at the same time. New street furniture and paving should be installed, with stone paving being specified as far as possible.

EASTGATE

An Eastgate Development Brief was prepared in 1999 by the District Council and is still relevant. An Archaeological Assessment of the site has also already been carried out but further evaluation may be necessary. A comprehensive scheme involving the demolition and rebuilding of all of the negative buildings marked in blue on the Townscape Appraisal map should be sought. As specified in the Brief, a mixed development, with commercial uses facing St Pancras and some housing behind, might be appropriate. The setting of St Pancras Church and the City Walls should be enhanced. The future of the New...
Park Community Centre in New Park Road, as a good example of a Victorian school, should also be safeguarded. Additional tree planting in the car parking areas would improve the appearance of the area. Any new buildings should adhere to the design advice contained later within this document and the presence of large bulky modern buildings should not imply that any replacement buildings are of the same scale or height – rather, this should be seen as an opportunity to reduce the amount of out-of-scale building on the site and to provide a scheme more in tune with the more domestic scale of St Pancras and The Hornet.

KWIKFIT, ST PANCRAS
The District Council should consider commissioning a Design Brief in anticipation of redevelopment. A small scale, mixed use scheme could be appropriate. Any new buildings should adhere to the guidance contained later within this document.

ST MARTIN’S STREET/CROOKED S T WITTEN
This is a popular pedestrian route currently poorly maintained and detailed. The District Council has prepared a Development Brief for this area and a scheme is currently under discussion. This will include the provision of new paving and new street furniture, as well as a new retail unit.

WESTGATE
The Westgate roundabout and its surrounding area would benefit from better quality paving, more trees, and improvements to the car park off Orchard Street. An area of modern garages is another potential area for enhancement. Along Westgate, the improvement of the existing clay paviors, where they have been badly repaired, would be welcome.

SOUTHGATE
This area has been blighted by out of scale modern development. The District Council prepared a Southern Gateway Planning Framework in 1999. This includes some detailed design guidance for those sites which are yet to come forward. Some updating of this document would be welcome, and should include the provision of a bus/rail interchange and proposed improvements to traffic and pedestrian circulation.
CITY WALLS

Part of the walls are poorly paved and repairs have not always been sympathetic. Views into the County Hall site are, in places, marred by modern sheds and skips where rubbish is collected. A Conservation Plan for the City Walls is about to be prepared to provide a basis for a bid to the Heritage Lottery Fund for improvements including interpretation and repairs. Health and safety issues, whilst important, should not result in the installation of over dominant railings or other barriers.

8.5 CONSERVATION AREA BOUNDARY REVIEW

A number of changes are proposed to the conservation area boundary, following a careful review of the existing boundaries (see map page 90).

PROPOSED ADDITIONS ARE AS FOLLOWS:

1. Add all of Oaklands Park to include the houses on the north side of Wellington Road, the former Royal West Sussex Hospital, and Buildings of Townscape Merit on the west side of Broyle Road. This will also encompass the former William Cawley almshouses on the east side of Broyle Road, and most importantly, the grade II* listed Chichester Festival Theatre.

2. Add three Buildings of Townscape Merit at the western end of Westgate.

3. Add the Central Primary school in Orchard Street, a well detailed building of 1910.

4. Add further houses in Cawley Road.

5. Consider designating a separate Chichester Canal Conservation Area.

PROPOSED DELETIONS ARE AS FOLLOWS:

1. Delete Peter Weston Place and a small area to the north of The Hornet (all now modern housing)

2. Delete the Westgate Leisure Centre and the car park area on the south side of the Avenue de Chartres.
The Chichester Conservation Area showing proposed amendments.
8.6 BUILDINGS OF LOCAL SIGNIFICANCE

Buildings of Local Significance are important because they provide an opportunity of identifying locally important buildings which might not quite meet the national criteria for statutory listing. This means that when proposals to alter or demolish them are received by the Council, the significance of these buildings can be taken into consideration, although of course they have no statutory protection.

The existing list, which was drawn up in the 1970s and contains what was originally called ‘Grade III’ listed buildings, needs to be comprehensively resurveyed and suggestions put forward for new additions. A copy of the old list is included at Appendix 1.

8.7 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. 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.

In Chichester there is a high survival of original detailing such as the original slate roofs, finely detailed timber windows, and panelled timber front doors which make a significant contribution to the individual character of buildings in the conservation area. It is therefore proposed that permitted development rights are withdrawn for some of the unlisted family dwelling houses in the conservation area which have not already been adversely affected by unsympathetic alterations, and which form notable groups within the townscape. This will ensure the preservation of unique architectural features and traditional materials by requiring an application for planning permission before carrying out any work. These buildings are identified on the Townscape Appraisal maps.
The kinds of work which it is proposed to control include:

- Installation of new windows and doors
- Alterations to the roof, including changing the roof materials and installing rooflights.
- Building a porch.
- The erection of sheds and other outbuildings
- Creating an access onto the road.
- Building a hard standing
- The erection or alteration of gates, fences or walls.
- Painting the exterior of a building.

It is proposed that the restrictions will only relate to development visible from a public highway (this includes a footpath). It will not affect residential property which is in use as flats (i.e. in ‘multiple occupation’) which are already controlled more rigorously as they have far fewer permitted development rights than family houses.

8.8 SHOPFRONTS

Chichester City Council and Chichester District Council have already provided written guidance on the design of shopfronts within the conservation area which should be followed. Further detailed advice on the design of shopfronts is included in Appendix 2 of this document.

8.9 IMPROVEMENTS TO THE PUBLIC REALM

The Chichester Conservation Area contains a number of stone flagged streets, which must be protected. This appraisal has identified the most important examples of these surfaces and the Council should ensure that all of these surfaces are protected and repaired as necessary, using traditional techniques and materials. Further areas of natural stone paving might be considered, as funds permit, for the City centre, particularly for The Pallants, Westgate, Northgate, Southgate and Eastgate Square.

8.10 TREE MANAGEMENT PROGRAMME

A Tree Trail has already been prepared for the Chichester City Centre under the auspices of the National Grid Tree Warden Scheme. This is extremely useful in identifying the area’s most significant trees and in drawing visitors around the City. Examples include many trees which were planted in the 19th century which are typical of this period: giant sequoia, limes, holm oaks and wellingtonia.

However, many of the more mature trees in the area are now reaching the end of their life and will need to be replaced in due course. The preparation of a Tree Management Programme, involving the identification of all mature trees within the conservation area (privately as well as publically owned), would ensure that priorities are agreed and funding set aside for the costs involved. Further written guidance to the public, detailing how trees are controlled within the conservation area, would be helpful.

8.11 MONITORING

Once the conservation team is expanded, it is recommended that the Council instigates the regular production of a number of advisory booklets to expand upon its existing Supplementary Planning Guidance documents.

These could include:

- Site specific development briefs
- Shopfronts
- Listed building control
- Development within conservation areas
- The use of materials
- Article 4 Direction guidance

Additionally, the condition of the fabric (buildings and spaces) of the historic City should be constantly monitored to ensure that no further losses are sustained.
LIST OF SCHEDULED ANCIENT MONUMENTS, THE PRINCIPAL LISTED BUILDINGS AND THE LOCALLY LISTED BUILDINGS IN THE CHICHESTER CONSERVATION AREA

1.1 SCHEDULED ANCIENT MONUMENTS

There are 14 Scheduled Ancient Monuments within the Chichester Conservation Area. These are:

The Market Cross
The City Walls (nine sections)
Priory Park
Greyfriars Chapel, Priory Park
Little London car park
Amphitheatre off Whyke Lane
1.2 LIST OF GRADE I, II* AND THE PRINCIPAL GRADE II LISTED BUILDINGS IN THE CHICHESTER CONSERVATION AREA

GRADE I

City Walls
Erected probably before the end of the 2nd century. Bastions added by the mid-4th century. Traces of Roman work remain at base of existing walls and in earth ramparts. Rampart promenade added in the 18th century. Four City gates dismantled between 1772 and 1783. Also SAM

Market Cross
1501. Also SAM Belfrey and clock added in 1724

Cathedral Church of the Holy Trinity
11th and 12th century. Tower rebuilt by Sir George Gilbert Scott in 1861. Cloisters 15th century

THE BUILDINGS OF THE CATHEDRAL AND ITS CLOSE (individual listings noted)

Bell Tower grade I
Late 14th or early 15th century. Sandstone. The only detached bell tower of a Cathedral in England

No. 2 St Faith's, The Close grade II
Early 18th century red and grey brick

St Faiths (formerly St Faith's Chapel),
The Close grade II
13th century buildings converted into a house in the 16th century

The Chantry, Canon Lane grade II
Late 13th century hall with 15th century crown post, heavily gone over in the 19th century and now converted into flats

The Palace, Canon Lane grade I
13th century kitchen with main building dating to between 14th and 18th century. Largely rebuilt in 1724-1731. Gatehouse of c.1327

The Deanery, Canon Lane grade II*.
1725 red brick with stone dressings

The Deanery gates and gateway, grade II

The Close, no. 4 Canon Lane grade II
Flint and brick Victorian Gothic house rebuilt between 1870-1880 but incorporating a 12th century doorway and a 14th century window

The Residency and garage, Canon Lane grade II
15th and early 16th century with 18th century alterations

The Treasury, Canon Lane grade II
Tudor Gothic – built in 1834

The Royal Chantry, The Close grade I
Originally the house of the Royal Chaplains of Mortimer’s Chantry – 13th century hall and undercroft

No. 6 Canon Lane grade II
Early 16th century building of flint and brick

Blackman House grade II
18th century with modern rendered front

Garden wall of Treasury grade II

Wall separating Palace Gardens and Kitchen Gardens grade II

No. 1 St Richard’s Walk (The House of Wiccamical Prebendaries) grade II
Early 14th century building altered in the 16th and 18th centuries

No. 2 St Richard’s Walk grade II
18th century

Garden wall of no. 2 St Richard’s Walk grade II

Nos. 1-4 (consec.) Vicars’ Close (west range of 17-23 South Street) grade II*

Nos. 17-23 South Street grade II*
15th century with 18th and 19th century alterations – from the western section of nos. 17-23 South Street

Canon Gate South Street grade I
16th century rebuilt in 1894

OTHER GRADE I CHURCHES / RELIGIOUS BUILDINGS

Chancel of the Church of the Greyfriars, Priory Park. Originally built between 1270 and 1280 for the Greyfriars. Converted to City Guildhall in 1541. Now part of the Chichester City museum. Also SAM
Church of St Olav, North Street Nave is 11th century, and chancel 13th century

Church of St John the Evangelist, St John's Street 1812-13 Architect: James Elmes

St Mary's Hospital, St Martin's Square. Almshouses for men and women. Gatehouse and 14th century hall and chapel. Chimneys and small dwelling houses inserted into the open hall in 1680. Very fine open timber roof of the 14th century

Vicars’ Hall and Crypt, South Street. Late 12th century undercroft, with late 14th century hall above, with an open roof. 18th c. red brick front

GRADE I HOUSES

Pallant House, no. 9 North Pallant. Also called Dodo House. 1712, Front walls, railings and gateway also listed grade II*

John Ede's House, West Street 1696 Victoria County History says this is not by Wren. Front entrance altered in 20th century

GRADE II* CHURCHES

Church of St Andrew, Oxmarket, off East Street 13th century onwards

Church of St Bartholomew, Westgate 1832 Architect G Draper

Church of St Peter The Great, West Street. Built in 1852 in the 14th century Gothic style Architect Richard Carpenter

GRADE II* MUNICIPAL/COMMERCIAL BUILDINGS

Corn Exchange, East Street, built in 1830. Rear warehouse section facing Baffins Lane is of a similar date and listed grade II

No. 92 East Street (Royal Arms PH), 18th century front to 16th century building – note 18th century shopfront

Ship Hotel, North Street, possibly 1780 (between 56 and 57)

Council House, North Street 1731 and 1783

The Buttermarket, North Street, 1807, Architect T Nash

Chichester Festival Theatre, 1960s, Architects Powell and Moya

GRADE II* HOUSES

No. 5 East Pallant, late 18th century

No. 93 East Street, early 19th century front to 16th century building (part of no. 92) – both have fine plaster ceilings of late 16th century

No. 11 Eastgate Square, 18th century – note Keats connection

Friars Gate House, Priory Rd 18th century – includes listed boundary walls (II)

No. 31 North Street, 18th century

No. 40 North Street (Fernleigh), early 19th century

Nos. 41 and 42 North Street, early 18th century

No. 43 North Street, early 18th century

Nos. 86 and 87 North Street, 18th and 19th century front to timber frame building – fine plaster to 1st floor ceilings

St Martin’s House, no. 3 St Martin’s Square 17th century timber framed house refaced in red and blue brick in about 1680

No. 8 St Martin’s Square, early 18th century

No. 20 St Martin’s Square, 18th century

No. 21 St Martin’s Square, 18th century

No. 44 South Street, early 19th century

No. 45 (Regnum Club and Victoria League), early 19th century front to early 18th century building (built originally as the Chichester Mechanics Institute)

No. 47 (Richmond House) South Street, 18th century
Summary of the most significant grade II listed buildings in the Chichester Conservation Area. These are considered to be especially noteworthy because of their impact on their surroundings, their use of materials or detailing, or because they retain special features of interest.

**GRADE II CHURCHES / OTHER RELIGIOUS BUILDINGS**

- **Church of St Pancras, St Pancras** Built in 1750 in the 15th century style, and altered in the 19th century
- **Baffins Hall, Baffins Lane**, was Presbyterian Church 1721
- **Providence Chapel, Chapel Street** 1809
- **Eastgate Chapel, Market Road** 1728 (original building of 1671) Chichester’s oldest Non-Conformist chapel
- **St Martin’s Hall** (former Congregational Chapel), late 18th to early 19th century
- **St Mary’s Hospital Almshouses, St Martin’s Square** Rebuilt 1905 Possibly 16th century stone doorway
- **No. 79 (Lion House), St Pancras**, dated 1783 but appears to be late 17th century
- **Ruined walls of the former St Martin’s Church, St Martin’s Square.** Medieval flint walls of the former church now enclosing part of a garden
- **Church of St Paul, St Paul’s Road**, 1836 Architect J Butler
- **Former Church of All Saints in the Pallant, West Pallant** 13th and 19th century
- **Toc H Meeting House, West Pallant** (next to church) Small 19th century building

**GRADE II HOUSES**

- **21 East Street**, 1927 good Neo-Georgian house of the 1930s
- **No. 4 Guildhall Street**, 18th century front to older timber framed house
- **Nos. 62 and 63 North Street**, 16th century timber frame with later front
- **Nos. 74, 75 and 75a North Street**, possible 16th century timber frame with very steep roofs
- **Nos. 78, 79 and 80 North Street**, early 19th century fronts to older buildings
- **No. 81 North Street** 19th century front to 17th century building
- **Nos. 83, 84 and 85 North Street**, 18th and 19th century fronts to timber frame buildings
- **Toll Cottage, no. 105 St Paul’s Road** ‘cottage orne’ style
- **No. 24 Southgate**, timber frame with 18th century front
- **Nos. 2, 3 and 4 South Pallant**, 17th century or earlier timber frame refronted in 18th century and later
- **Cawley Priory South Pallant**, early 18th century. core II
- **Nos. 24-25 South Street**, 17th century or earlier timber framed building
- **The Old Theatre, no. 43 South Street** 1791
- **No. 61 (The White Horse) South Street II** 18th century with medieval timber framed wing, back part in West Pallant, range of cottages with plaster fronts and 1st floor overhang

**GRADE II EDUCATIONAL BUILDINGS**

- **Bishop Otter Memorial College, College Lane**, Architect J Butler 1849-50
- **St Richards Catholic Social Centre and schoolhouse, St Paul’s Road**, was school mid-19th century
- **Gillett House, Chichester Theological College** 1963-65
- **Nos. 15 and 16 West Street**, formerly Oliver Whitby school founded in 1702, rebuilt 1904, Architect Sir Reginald Blomfield
- **No. 52 (Prebendal School)**, gothic building renovated in 1830 – school founded in 1497 some medieval features remain
- **No. 53 (Prebendal School House)** 18th century
St Pancras Rectory, St John’s Street, Gothic flint building of the mid-19th century

Nos. 11 and 12 St Martin’s Square, 17th century cottages refaced subsequently

Nos. 70 and 71 South Street, modern front rebuild of 1947 – 17th century timber frame core behind

Marriot House, no. 7 Westgate, 18th century – very good building with its stables

No. 19 Westgate, 18th century front on timber framed core

No. 52 (Westgate House) Westgate, probably 1737

No. 9 West Pallant, early 17th century

GRADE II COMMERCIAL

Fountain Inn, no. 29 Southgate, late 17th/early 18th century

Former Dolphin and Anchor Hotel, West Street, 18th century

GRADE II AGRICULTURAL / INDUSTRIAL

The Thatched Barn, The Hornet, late 17th/early 18th century timber framed ailed barn with king post roof, covered in thatch

Chichester District Museum, no. 29 Little London (Sadler’s Warehouse)

Warehouse adjoining no. 208 Orchard St c.1800

No. 112a St Pancras, malt kiln dated 1803

No. 65 (Grarary) South Street, 18th century with 19th century front – 17th century building to rear probably once used as a granary timber frame visible, sack hoist

GRADE II LISTINGS – MISCELLANEOUS

St James’s Post, St Pancras (North-west side), stone obelisk in 1745 to mark the then eastern boundary of the City

K6 telephone box, Westgate, 1935 Sir Giles Gilbert Scott

LOCAL LIST OF BUILDINGS IN THE EXISTING AND PROPOSED CHICHESTER CONSERVATION AREA

No. 30 and the Duke of Wellington (now called ‘Comme Ca’), Broyle Road

No. 8 East Pallant

Nos. 27 and 30a East Street

No. 20, 22, and 24 The Hornet

Remains of the Friends Meeting House, Priory Road

Park Tavern, no. 11 Priory Road

Nos. 46, 47-51 (consec.), 52-55 (consec.), 86-88 (consec.). Star and Garter Public House and the Coach and Horses Public House, St Pancras

Nos. 45-59 (odd) Westgate
The Chichester Conservation Area contains a large number of shops, some of which retain good examples of historic shopfronts and are located within listed buildings. These have been identified earlier in this document. However, many have been altered or are completely modern and these often display a variety of poorly designed details. The most common problems are:

- Over deep fascias, hiding original features such as string courses, windows, and window cills
- Use of garish colours
- Use of plastic lettering and over dominant lighting

When considering replacing a shopfront, the following guidelines should be followed:

- New shopfronts should be built from timber and painted
- New shopfronts should follow the traditional relationship of pilaster, fascia, and moulded cornice above a stallriser and glass window
- The use of uPVC or other modern materials should be avoided

Occasionally, a simple modern shopfront may be more appropriate than a reproduction 19th century design. However, these should still follow the basic principles governing the historic relationship between the fascia, glazing, pilasters and stallriser, as well as the use of colour, materials, and signage.

Security is another difficult issue which needs to be resolved. Roller shutters are generally undesirable, as they give a ‘dead’ appearance to the street when in use. However, if roller shutters must be provided, they should fit neatly between existing features, with open lattice grilles rather than solid shutters. Ideally, these shutters should be positioned internally, to avoid the flat, feature-less appearance of external shutters. Another alternative is a concertina type of shutter, which slides sideways rather than vertically. These can be used to protect recessed doorways. All such shutters should be painted or colour finished to match the decoration of the rest of the shopfront.

Simple fabric roller blinds are another traditional feature which should be encouraged, as opposed to the modern plastic canopies, which too reflective and detract from the historic character of the building.

Grade II listed shopfronts in the Chichester Conservation Area

- No. 29 East Street – 19th century shop window
- Nos. 34 and 35 East Street – 19th century jewellers shop front
- No. 87 East Street – small plate glass shop window flanked by narrow pilasters
- No. 15 Eastgate Square – parts of 19th century shopfront remain (pilasters and fascia)
- No. 30 North Street – good early 19th century projecting shopfront
- No. 46 North Street – late 19th century shopfront
- No. 47 North Street – small early 19th century shopfront
- No. 54 North Street – late 19th century shopfront
- Nos. 74 and 75 South Street – 18th century fronts
- No. 75 dated 1709 and has late 19th century shopfront pilasters, cast iron columns and entablature similar to no. 74
- No. 1 West Street – early 19th century shopfront
- Nos. 39-41 West Street – 19th century plate glass shopfront
- No. 71 North Street – early 19th century shopfront
- Nos. 74, 75 and 75a North Street – 19th century shopfronts
- Nos. 5 and 5 St Pancras – 19th century shopfronts flanked by pilasters with fascias over
- No. 14 St Pancras – 19th century shopfront
- Nos. 13, 14 and 15 Southgate – remnants of 19th century shopfronts – pilasters, dentilled moulded wooden cornice above the shopfront and carriage-way
- No. 14 South Street – late 19th or early 20th century plate glass shopfront
- No. 21 South Street – plate glass shopfront flanked by pilasters
- No. 23 South Street – early 19th century oriel shopfront, glazing bars, 19th century fascia
- No. 48 South Street – small 19th century 3 light canted oriel shop window on ground floor, boxed in below and with modern facing to fascia
- No. 75 South Street – mid-19th century shopfront
- No. 16 Westgate – early 19th century shopfront
3.1 INTRODUCTION

It has already been noted that there are a number of development opportunities within the Chichester Conservation Area, mainly on extra-mural sites. However, some improvement or enlargement of the existing intra-mural buildings may be possible subject to very rigorous controls and there may occasionally be sites where completely new development is acceptable. However, in the conservation area, where the quality of the general environment is already acknowledged by designation, the community expects the Council to insist on good quality schemes which respond positively to their historic setting.

The following guidance will apply to most schemes, including the creation of parking areas, extensions to existing properties and new houses or commercial buildings. It is based on central government advice, contained in PPG 1 and PPG 15, policies contained within the Chichester Local Plan (soon to be the Local Development Framework), and Supplementary Planning Guidance, also produced by the District Council.

3.2 THE NEED FOR CONTEXTUAL DESIGN

In Thomas Sharp’s book about Chichester, ‘Georgian City’, he commented that the City was remarkable for its ‘diversity in harmony’. He says:

“…by virtue of the variety which is the city’s architectural essence, (bad and indifferent buildings) are less obtrusive than they would be in a more formal town, for the varied can absorb the non-conforming far more easily than can the place whose whole character depends on conformity. There is a danger in that, of course, if it is accepted too simply. Such bad buildings as there are now, and as may be proposed in the future, cannot be defended on this or any other ground. Variety in itself is not necessarily good. It may produce nothing but discord. It is not variety itself that is good, but variety in harmony….In the extent of all this variety in harmony, pervading all its parts, disturbed so little by discordances, Chichester has no rival in England”.

Sharp’s words can be interpreted as supporting a more traditional approach where new buildings respect and to a degree mimic the existing historic townscape. However, there will be some sites where a well designed, modern building is likely to be acceptable, but only where the new building responds to its immediate environment, in terms of scale, density, and general form. Materials and detailing must also be carefully considered. All applicants for planning permission must also provide a ‘Design Statement’, to justify the design decisions that have been made as the scheme was developed and to show how the building relates to its context.

Most development opportunities within the Chichester Conservation Area will be on small, enclosed sites where the ‘context’ – the surrounding positive buildings and the form of historic plot development – may be obvious but still needs to be acknowledged. The following are general principles which should be adopted for all development in all parts of the conservation area.

3.3 URBAN GRAIN

The ‘urban grain’, or form, of historic development, is particularly important in Chichester on intra-mural sites where the tight urban grain, including the remaining urban gardens, provides a townscape of great individuality, characterised by a mixture of narrow and wide streets, with long terraces of varied brick or stuccoed properties on either side. Sadly, this has already been compromised on a number of sites, particularly where modern service yards, car parks and new development has intruded. The roofscape is also particularly important, with handmade clay tiles, laid on steeply pitched roofs, being an important local feature.

This ‘urban grain’ is an important part of the character of the conservation area and should be protected. Proposals for new development must include a detailed analysis of the locality and demonstrate that there is a full appreciation of the local townscape and how it has developed, including prevailing building forms, materials and plot ratios. This is particularly important on ‘backland’ sites where new development potential is very limited and must always be secondary in character to the more important primary buildings facing the main street. Large, bulky buildings are unlikely to be appropriate in the centre of the City, where a smaller, more domestic scale predominates.
3.4 SCALE AND DENSITY

Scale is the combination of a building’s height and bulk when related to its surroundings. The scale of any development should respect surrounding development, so, for instance, three storey office buildings may not be considered appropriate in a conservation area where most of the buildings are two storeys and in residential use. However, some modest changes in scale may actually be advantageous, as this reflects the variety of form in the town centre of Chichester where the buildings have developed individually for a variety of functions over a long period of time. For such schemes, the applicant must provide accurate elevations of the surrounding buildings, showing how the new development will relate to them.

Density is the amount of development (measured in terms of floor space or number of housing units) related to the site area it occupies. In practice, it is the combination of density with layout, landscaping and other factors which determines the quality and ‘feel’ of new developments. As set out in recent government guidance in PPG 3, high density development, if carefully chosen and sensitively sited, can make good use of land and in principle the Council supports such schemes, where appropriate, in existing settlements. However, where the proposal lies within a conservation area such as Chichester, the requirements of the developer need to be more than usually sensitive to the environment. In taking account of existing densities within the conservation area, care must be taken to ensure sites are not overdeveloped. Developments which have a detrimental effect on the character of the conservation area will be resisted. It is especially important to consider how the area has developed over time and to recognise the differences in building form which can be attributed to different periods.

3.5 HEIGHT AND MASSING

Within the conservation area, a number of buildings are already prominent because of their height and massing, particularly the Cathedral with its tall spire. Other noticeable buildings include the Bell Tower in West Street, St Peter’s Church in West Street, the Corn Exchange in East Street, and the Council House and Assembly Room in North Street. Domestic and commercial buildings are historically of lesser importance within the townscape and new development should reflect this hierarchy. Generally, the height of new development should match the adjoining buildings, although allowing for the inevitable variations in height and bulk which are natural to historic towns. For Chichester, this generally means two or three storeys, with lower heights in backland sites, and it may be, therefore, that no further large or bulky development should be allowed within the conservation area.

Massing is the combination of the scale of the development, its layout and its site coverage. For larger schemes, poor massing and over-intensive development leads to the creation of over-shadowed areas, with poor quality spaces between the buildings. These create a threatening environment for pedestrians and reduce the opportunities for good quality landscaping. However, the majority of redevelopment sites in the Chichester Conservation Area will be modest in size, perhaps only large enough to accommodate one or two buildings at the most and the issue of massing is less relevant than scale, density and height.

3.6 APPEARANCE, MATERIALS AND DETAILING

The emphasis in any new development or alterations must always be on the need to provide a high quality of design. This might be an innovative modern design, providing a dramatic contemporary statement, or more usually, a traditional design in the local vernacular which fits less obtrusively into the existing historic townscape. However, all new development in the Chichester Conservation Area, whether modern or traditional, should carefully consider the prevailing form of existing development, taking into account scale, density, height and massing. These elements may be used to set out the basic form of the new building(s), including roof shape, roof pitch, height, depth of plan and, most importantly, the relationship of the new buildings to existing surrounding buildings and to the street. These elements are all controlled by the existing surrounding historic environment. Once this basic framework has been established and the general form and siting of the building agreed, the actual appearance of any new building may be either traditional or modern, providing some opportunities for a good designer to experiment with new materials and details. In all cases, a design statement should be submitted.

Where a more traditional approach is appropriate, the Council will expect new buildings which are designed in a traditional form within the conservation area to be detailed in a manner appropriate to the historic setting. Roofs should be pitched and covered in handmade clay tiles, or natural slate. Local features such as full or half hips may be suitable. Dormers and rooflights should usually be avoided, unless modestly sized and away from the public viewpoint. Chimneys may sometimes be required in certain locations where they add to the existing variety of rooflines.
Walls will usually be brick, tile-hung or weather-boarded. Occasionally, traditional feather-edged boarding (not modern ship-lap) might be appropriate, especially on rear elevations. This can be painted or stained an appropriate colour. Painted brick or render are more modern alternatives which are rarely appropriate. The inclusion of small decorative details, such as string courses, shaped cills or lintels, recessed panels and other features can add interest and a sense of place but must be based on local precedent and used correctly.

Windows should be timber, painted not stained. Their design should reflect local styles, usually simple side-hung casements or vertically sliding sashes. If windows are to be double glazed, then these must be carefully designed. Avoidance of glazing bars can assist in achieving a satisfactory solution. Consideration should be given to alternative ways of complying with Building Regulations if traditional windows are to be used. In all cases joinery details must be submitted with planning applications. Modern top-hung lights and modern materials, such as uPVC or aluminium, are generally unacceptable in the Chichester Conservation Area, particularly where the new building abuts a listed building or faces a principal street. Front doors should also be painted timber, again reflecting local historic styles.

3.7 EXTENSIONS TO EXISTING BUILDINGS

Extensions to existing buildings require a similar approach to more major schemes in that they must take into account the prevailing forms of development, complement the form and character of the original house and use high quality materials and detailing. For listed buildings this is particularly important. Design should be of high quality, whether modern or traditional. Roof lines, roof shape, eaves details, verge details and the creation of new chimneys are important considerations. Extensions should not overlook neighbouring properties, lead to an unacceptable loss of garden space, or result in the loss of historic plot boundaries. Extensions should not dominate the original building.

3.8 BOUNDARY TREATMENTS

Traditionally, most boundaries in the conservation area are defined by brick or flint walls, with trees, soft hedging and timber fencing being more prevalent in the residential areas outside the town centre. For new development in Chichester, it is important that local materials and detailing are used and new boundaries following the historic precedent of brick and flint will help development to fit in to its context. Modern alternatives, such as concrete blocks, ranch-style timber fencing, or post-and-rail type fencing are not acceptable. Simple, close-boarded fencing, with timber posts, may be an alternative to brick in certain locations away from the public viewpoint but such fencing should be simply detailed, without any decoration such as a curved top or trellis.
APPENDIX 4

SOURCES OF FURTHER INFORMATION AND BIBLIOGRAPHY

For more information about the Chichester Conservation Area, please contact:

Chichester District Council
East Pallant House
East Pallant
Chichester
West Sussex PO19 1TY
Tel: 01243 785166
www.chichester.gov.uk

For further information relating to listed buildings and conservation areas, contact:

English Heritage
23 Savile Row
London W1X 1AB
General telephone inquiries:
020 7973 3000
Customer Services:
020 7973 4916

For the ‘Care for Victorian Houses’ leaflet, contact:

The Victorian Society
1 Priory Gardens
Bedford Park
London W4 1TT
Tel: 020 8994 1019

For an excellent range of technical advice leaflets, contact:

The Society for the Protection of Ancient Buildings (SPAB)
37 Spital Square
Spitalfields
London E1 6DY
Tel: 020 7377 1644

The Garden History Society
70 Cowcross Street
London EC1M 6EJ
Tel: 020 7608 2409

The Georgian Group
6 Fitzroy Square
London W1T 5DX
Tel: 020 7529 8920

The 20th Century Society
70 Cowcross Street
London EC1M 6EJ
Tel: 020 7250 3857

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