

WEST ITCHENOR CONSERVATION AREA

CHARACTER APPRAISAL & MANAGEMENT PROPOSALS

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EXECUTIVE SUMMARY

This West Itchenor Conservation Area Character Appraisal with its attendant Management Proposals has been produced for Chichester District Council by The Conservation Studio. The survey and desk-top research were undertaken between December 2009 and February 2010, and included a walkabout with representatives from the local community on 3rd March 2010.

This document identifies the character and qualities of the West Itchenor Conservation Area, highlights key issues, and puts forward proposals for its management over the next five years. As part of the process, the existing conservation area boundary was reviewed and recommendations for a number of changes, most particularly a large extension to the south to encompass the 12th century church of St Nicholas, are included in Section 7.1.

Following the drafting of the appraisal and strategy, a public consultation was carried out from 23rd April 2010 for six weeks. After this, a Public Consultations Report was prepared (copies may be obtained from the District Council) and amendments to the text and mapping made as appropriate. Finally, the document was illustrated with photographs and historic maps.

This document should be read in conjunction with the West Itchenor Village Design Statement, published in 2004, which has provided useful background information including confirmation of some of the issues faced by the village. Some of the contributors to the VDS also attended the meeting on 3rd March 2010 and their help with the production of this Character Appraisal is gratefully acknowledged.

PART I – WEST ITCHENOR CHARACTER APPRAISAL

I INTRODUCTION

I.1 THE WEST ITCHENOR CONSERVATION AREA

West Itchenor is a small village on the Manhood Peninsula which overlooks Bosham Hoe across the Chichester Channel. The village lies within the Chichester Harbour Area of Outstanding Natural Beauty (AONB), designated in 1964 for its unique blend of open water and more intimate creeks, surrounded by attractive landscape, all of which provide a suitable environment for a variety of sea birds. Because of its importance to wildlife, parts of the AONB have additional nature designations, all of which seek to protect the area from disturbance or unsuitable development.

The existing conservation area is modestly sized and linear in form, stretching along The Street, a cul-de-sac which ends in the Hard, a boat storage and launching area which overlooks the water to the north. Two groups of terraced historic buildings lie to the west side of the road, with further groups or individual unlisted historic buildings which are considered to make a positive contribution to the special character of the conservation area. Whilst there has been some modern infilling it is largely in keeping with the character of the village, and there are a number of 1920s or 1930s houses of particular merit with distinctive eyebrow dormer windows and sweeping tiled roofs. The long views over the adjoining water, the presence of many boats, and the obvious emphasis on marine-based activities all add to the special interest of the area. The village is also the location for a number of businesses connected to the water – the Haines Boatyard, the Northshore Yacht Company, and the offices of the Chichester Harbour Conservancy, which are located next to the Hard. The ‘untidiness’ of some of the village, due to boats, cars, and some modern buildings associated with marine activities, is also part of the character of the conservation area.

The listed buildings within the conservation area all date to the late 18th or 19th centuries, and are mainly built from local red or blue brick with peg tiled roofs. They are in residential uses apart from the Itchenor Sailing Club, which is located in two 17th century cottages which have been somewhat altered and extended. A number of properties are used as second homes, but there is a strong sense of community and the village supports (apart from the Sailing Club) a number of businesses and a busy public house (The Ship).



View over Chichester Channel



Listed buildings in The Street



The Ship Public House

1.2 SUMMARY OF KEY CHARACTERISTICS

This Character Appraisal concludes that the most significant features of the West Itchenor Conservation Area are:

- West Itchenor is a relatively small village (population of around 500) located in a rural setting on the Manhood peninsula overlooking Chichester Harbour, which surrounds it to the north and west;
- Strong marine character - the whole village lies within the Area of Outstanding Natural Beauty (AONB) which covers Chichester Harbour – this was designated in 1964;
- Adjoining areas of special nature conservation;
- The village lies along a north-south country lane (The Street) which terminates in the Hard, an area which is used for boat launching and storage;
- Outstanding views from the Hard over the water towards Bosham Hoe;
- Long standing relationship with the sea and estuary – boat building and the Sailing Club both provide an important constituent to the local economy;



West Itchenor Sailing Club

- Constantly changing character of the coastal area as tides ebb and flow exposing areas of mudflats and salt marshes;
- In places, a pleasing but untidy mixture of boats, cars and more modern buildings;
- The sounds of the water, seabirds and the wind passing through the rigging on the boats;
- Many small jetties and piers project into the area, with a particularly high concentration of moored yachts and sailing activity, giving a busy bustling character;



Boats and the water are a vital part of the character of the West Itchenor Conservation Area

- Offices for the Chichester Harbour Conservancy are located in West Itchenor;

- This mixed economy means that the village is active during the day although some of the residential properties are used as second homes;
- Buildings closer to the Hard lie close to the pavement and are mainly arranged in groups, whilst further away there is more dispersed development with detached houses set in larger plots with boundaries to the road;
- Most of the older properties, many of which are listed, lie close to the Hard, with a mixture of mainly 20th century houses and bungalows between this area and St Nicholas' Church;

- The Itchenor Sailing Club faces the water's edge – it was originally two separate cottages possibly dating to the 17th century with a 19th century refacing;
- Two notable groups of grade II listed houses close to the Hard, forming two short terraces of varied details – these date to the 18th and 19th centuries;
- Use of red and blue brick or painted stucco with limited exposed timber framing;



Over The Way in The Street is grade II listed

- Mainly handmade clay tiles for the roofs;
- Some of the unlisted 1920s and 1930s properties were constructed by local builders; Stearns with thatched roofs in the picturesque style with eyebrow dormers;
- Flint or brick walls of varying heights, or hedges, are the traditional boundaries.

The following features of importance to the whole of West Itchenor are currently outside the conservation area:

- St Nicholas' Church is listed grade I and retains a late 12th century core with mainly 13th century walls – the font is also 13th century;
- The Old Rectory is listed grade II and dates to the 15th century – it is timber framed with brick infill and a steeply pitched tiled roof;
- A number of 1920s or 1930s houses with attractive details;
- The village pond, the River Haven, and associated trees and green spaces.

1.3 THE CONTROL OF CONSERVATION AREAS

Conservation areas are designated under the provisions of Section 69 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*. A conservation area is defined as “*an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*”.

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

In response to these statutory requirements, this document defines and records the special architectural and historic interest of the West Itchenor Conservation Area and identifies opportunities for enhancement. It is in conformity with English Heritage guidance as set out in *Guidance on conservation area appraisals* (August 2005) and *Guidance on the management of conservation areas* (August 2005). Additional government guidance regarding the management of historic buildings and conservation areas is set out within "*Planning Policy Statement 5: Planning for the Historic Environment*" (PPS5).

This document therefore seeks to:

- Define the special interest of the West Itchenor Conservation Area and identify the issues which threaten its special qualities (in the form of the ‘Character Appraisal’);
- Provide guidelines to prevent harm and also achieve the enhancement of the conservation area in the form of a proactive strategy for the conservation and enjoyment of the area (in the form of the ‘Management Proposals’).

1.4 COMMUNITY INVOLVEMENT

This document has been produced for Chichester District Council following consultation with the local community, including a walkabout with representatives from the local community on 3rd March 2010 and a six week public consultation on the draft document which took place from 23rd April 2010. After the public consultation period, a Public Consultation Report was prepared and subsequently amendments were made to the text and the final illustrated document was produced.

2 LOCATION AND LANDSCAPE SETTING

2.1 LOCATION AND ACTIVITIES

West Itchenor is located about eight miles to the south west of Chichester on the Manhood Peninsula, although the winding country lanes which provide access to the village suggest greater isolation. The village is linear, the northern part of the main street ending in a cul-de-sac which faces Bosham Hoe over the wide expanse of the Chichester Channel. This location next to water provides the village with a unique setting and contributes significantly to its local distinctiveness.

The village is mainly in residential uses with a number of second homes (about 75 out of a total of around 275 households), principally owned by people who come to the area to sail. The Ship Inn is an important constituent to local activities, and almost opposite, Lansdale Marine provides boat owners with various boat-related services, although the shop is only open during the boating season. There are three further local businesses – the Northshore Boatyard, the Haines Boatyard, and the Itchenor Sailing Club, all of which also provide some element of local employment. The offices of the Chichester Harbour Conservancy are based in the Harbour Office at the northern end of The Street, overlooking the Hard.



The public car park is a well used facility

The traffic in West Itchenor can be problematical, especially in high summer when tourists add to local vehicles and all of them have to access the village along Itchenor Road and The Street. A large public car park on the west side of the village is therefore a useful and much needed facility which is essential to the economic and cultural life of the village, and it should therefore be protected from future development.

Outside the present conservation area, the Itchenor Memorial Hall has recently been refurbished and extended and is well used by the local community, and close to the Hall is the small 12th century parish church of St Nicholas, which is listed grade I.



St Nicholas' Church

2.2 TOPOGRAPHY AND GEOLOGY

The West Itchenor Conservation Area lies on flat land which rises slightly above the line of the River Haven, which flows along the eastern edge of the village. Some of the land close to the village is extremely low lying and tends to be boggy, namely the land between Spinney Lane and the sea which since 1931 has been protected by a sea wall. Beyond the current conservation area boundary, the land undulates with a noticeable rise in level towards the Itchenor Park House and Farm. St Nicholas' Church sits on a slight ridge above the river, and in the past at spring tides the sea rose almost completely around the building. The underlying soil is clay, and this, coupled with the high water table, means that flooding can be a problem, as is confirmed by the deep drainage ditches which can be seen in many locations.

2.3 THE LANDSCAPE SETTING

The immediate setting of West Itchenor is provided by the open water of the Chichester Channel to the north, with the shoreline of Bosham Hoe beyond, and to the south and west, a landscape of small fields and patches of woodland. Itchenor Park and its associated farm lie immediately to the south west of the village centre. To the east, the River Haven is a small stream which flows into the Channel, its outlet now protected by a sluice and a sea wall to prevent the occasional flooding of the low lying land beyond. All of West Itchenor lies within the Chichester Harbour AONB.

In 2003 West Sussex County Council produced a *West Sussex Landscape Character Assessment* which divided the county into 43 areas of distinct character, West Itchenor lying within the 'Chichester Harbour' Character Area. The chief characteristics of this Character Area are:

- Enclosed natural harbours of marine water, tidal mudflats and saltmarsh with small inlets and creeks;



The edge of the Chichester Channel next to West Itchenor

- Contrast with the surrounding agricultural land;
- Localised presence of woodland, for example, Old Park Wood, Bosham and Church Norton Wood;
- Noise of birds, waves and masts;
- Distinctive historic features include oyster beds, earthworks, old sea defences, quays, and boatyards;
- Rich range of habitats at the harbour edges including mudflats, saltmarsh, grazing marsh, reedbeds, sand dunes, shingle banks;
- Areas of unimproved grassland concentrated on their edges;
- Wind-shaped trees and scrub;
- Attractive harbourside settlements and early medieval flint churches such as at Bosham and Pagham;
- Landscapes of great wildlife importance.

The management of this landscape is covered in a further document produced by the County Council in 2005, *A Strategy for the West Sussex Landscape*, which identified the areas of distinctive character and provided guidance on their future management.

In 2005 the Chichester Harbour Conservancy also commissioned a *Landscape Character Assessment* of Chichester Harbour looking at the area in more detail. West Itchenor lies within the *Itchenor Reach Character Area*. The Key Characteristics of this character area are defined as:

- Narrow inlet with a shoreline of wooded appearance;
- Mudflats and saltmarsh at low tide;
- Many small timber and concrete jetties;
- High density of moored yachts;
- Historic settlement of Itchenor, and modern harbourside.



The jetty next to the Sailing Club

Further Management Guidelines are provided in the Chichester Harbour AONB Management Plan 2009-2014.

2.4 BIODIVERSITY

A *Strategy for the West Sussex Landscape* confirms that the Chichester Harbour Character Area, on which West Itchenor stands, has the following features which add to its biodiversity:

- Chichester Harbour is a designated Area of Outstanding Natural Beauty (AONB), a Site of Special Scientific Interest (SSSI) and is also a 'Ramsar' site (designated as wetlands of international importance under the Ramsar Convention);
- A mosaic of inter-tidal mud and adjacent habitats of saltmarsh, reed bed, sand dune, shingle bank, grassland and broadleaved semi-natural woodland supports a wide range of species of limited distribution.

A Nature Reserve has been established in collaboration between the Parish Council and the (former) Countryside Agency around the village pond in Itchenor Road, which has been leased from the Woodger Trust. The pond is fed by the River Haven, and a sluice now controls the water, which previously flowed over the road. The pond is home to a variety of wild birds and other species, and the trees and vegetation are being carefully managed to produce as wide a variety of habitats as possible.

The Chichester Harbour Landscape Character Assessment identifies the following ecological features within the Itchenor Reach Character Area;

- Fringing saltmarsh – mostly small patches but with a larger area near the entrance to Furzefield Creek, and east of Chalkdock Point;
- Mudflats.

Other designations include as a Site of Special Protection (SPA) for wild birds and as a Special Area of Conservation (SAC), both designated under European directives.

East Head, a sand dune complex at the entrance to Chichester Harbour, lies close to West Itchenor and is owned by the National Trust and managed by the Chichester Harbour Conservancy in partnership with the Trust. It too forms part of the SSSI.



The village pond

3 HISTORICAL DEVELOPMENT

3.1 HISTORICAL DEVELOPMENT

There is evidence for Roman settlement in the Chichester Channel which includes the Roman villa at Fishbourne and the use of the Dell Quay area as a harbour. West Itchenor appears to have developed in the early 7th century, when a Saxon settlement (Icca-n-ora – Icca's bank) was established on the shore. The settlement is mentioned in a Saxon charter and subsequently in the Domesday Book of 1086 was the land was in the ownership of Warin, a follower of Roger Montgomery, who had supported William of Normandy's invasion in 1066.

By 1175 Hugh Esturmy is recorded as Lord of the Manor of West Itchenor, and he built a small chapel on the site of St Nicholas' Church, which was later (between 1180 and 1197) extended or perhaps rebuilt to provide a more substantial parish church. The present building therefore dates primarily to the 12th and 13th centuries and is listed grade I. A little way from the

church is The Old Rectory, also now listed, which dates to the 15th century and is the oldest secular building in the village. Agriculture and fishing continued to be the main occupations for several centuries, and by 1617 the population of the village was about 50. In 1665 the Great Plague killed most of the inhabitants of East Itchenor, which was probably located between the copse at the end of Spinney Lane and Westlands Farm.

By the early 1700s, shipbuilding had become West Itchenor's principal occupation and a thriving boatyard had been established on the site of the present Northshore premises. In 1784 the 3rd Duke of Richmond from Goodwood House to the north of Chichester built Itchenor Park and Jetty House on the Hard, which he used as his 'hot sea bath'. 19th century prosperity meant that the population rose from 161 to 232 and shipbuilding continued as the principal occupation. Jetty House was leased from the then duke and a Customs House established, which from 1852 controlled the whole of Chichester harbour.



Tithe Map of 1839



Jetty House, largely rebuilt since the 18th century

In 1873 Lord John George Lennox, of Goodwood House, died, resulting in the sale in 1876 of the Itchenor Park Estate which included Itchenor Park, the adjoining complex of farm buildings with six cottages, a 50 acre park, some 300 acres of farm land, the Customs House, and 17 cottages in West Itchenor itself, which constituted about half of the buildings in the village. The sale details describe the properties concerned in some detail, and it is interesting to note how many of the cottages in the village were thatched. Despite the date plaque on the front, the cottages at the northern end of The Street (Nos. 3, 4, 5 and 6) appear to have been completely rebuilt at about this time. From the 1870s onwards the influence of the various Dukes of Richmond over the lives of people in West Itchenor was therefore removed.



The former stables to Itchenor Park, now used as farm buildings



2nd Edition Ordnance Survey Map of 1912

Towards the end of the 19th century, shipbuilding declined in importance although the influence of car ownership from the early 20th century onwards meant that the village started to become popular as a holiday retreat as well as somewhere to live. Sailing became a recognised leisure activity and in 1927 Itchenor Sailing Club was opened. Meanwhile, in about 1912 boat building was re-established in Itchenor with the establishment of Haines' Boatyard.

In the 1920s and 1930s West Itchenor grew southwards along The Street, many of the houses being built by local builders Stearns in a picturesque style with traditional materials such as timber framing, red or blue brick, thatch or clay peg tiles. The distinctive 'eye-brow' dormers which can be seen on many of West Itchenor's houses date to this period. Some of these were built as holiday homes, a trend which has continued to the present day.



Grapnel and Rathane Cottage, The Street, 'Stearns' buildings currently outside the conservation area

To prevent occasional flooding, an improved sea wall was built in 1931 and the River Haven contained by a sluice. In 1933 the old Ship Inn was demolished and a new building provided, presumably to cope with increased demand. In 1935 the churches in West Itchenor and Birdham were united, and were subsequently added to the Parish of West Wittering as a single benefice in 1986. West Itchenor was used during World War II by the Admiralty in connection with the D-Day landings, and the Memorial Hall was built soon afterwards, in 1952, and refurbished and extended more recently with a Heritage Lottery grant. Today, the Northshore Yacht Company is the largest employer in the village, and the Chichester Harbour Conservancy also have their offices close to the Hard. A ferry connects Itchenor to Bosham Hoe in the summer months, and harbour tours are also provided for the many visitors who come to enjoy the peaceful setting and attractive views. A Village Design Statement was produced by the community in 2004.



The Memorial Hall

4 SPATIAL ANALYSIS

4.1 LAYOUT AND STREET PATTERN

The current West Itchenor Conservation Area is a very modestly sized area which stretches out along the northern end of a narrow country lane, The Street, terminating in the Hard, an area of hardstanding and beach which overlooks the Chichester Channel towards Bosham Hoe. Various minor lanes lead off The Street, all of them cul-de-sacs. To the west, a wide unadopted road provides access to the large public car park, a selection of 1930s houses, and various business premises, including the offices and workshops of the Northshore Yachts Company. Chandlers Reach, on the east side of the street, is a private road which leads to a small development of houses, built in the 1990s, which is gated. Another minor lane (Club Lane) also leads off to the east, accessing 20th century houses such as Pier Point, which lies outside the conservation area boundary. A third road (Orchard Lane) similarly leads off to the east, accessing Orchard House and other 20th century properties. Finally, a fourth road (Waterstone Close) also leads off to the east towards a slightly larger group of detached 20th century houses.



Concentrated buildings close to the Hard

Towards the Hard, the buildings are more concentrated with tightly-knit mainly listed buildings lying close to the pavement in terraced form on the west side, containing views out of the conservation area apart from over the water. Further south, development is more dispersed (and less historic) with larger detached houses set in gardens.



Dispersed development to the south end of The Street

This pattern continues along the sinuous curve of The Street southwards towards and through the proposed conservation area extension, where The Street becomes Itchenor Road. The bend in Itchenor Road close to the Memorial Hall and St Nicholas Church is a major interruption in the approaches into the village, marked by the many mature trees and the village pond. A further bend in the road, outside Old Farm Cottage, is another important landmark and marks the beginning of the proposed conservation area boundary.

4.2 OPEN SPACES AND TREES

The most important open space in the existing conservation area is the Hard, with its attractive views over the water to Bosham Hoe, but this is not a 'planned' space, being purely functional. A terrace was provided by the Itchenor Society and the Harbour Conservancy in the 1990s which provides a pleasant place to sit and appreciate the view. Otherwise, the only 'open space' in the existing conservation area is provided by The Street itself, its pavement, and (although this is private land) the forecourt to The Ship Inn, which does give a focus to this part of the village in the summer months.



A public terrace overlooks the Chichester Channel next to the Hard

Within the proposed extension to the conservation area, there is pleasant open space around the River Haven and the village pond, which is surrounded by mature trees, which are being carefully tended to achieve maximum nature conservation value, so, for instance, fallen trees have been left to provide a habitat for a variety of wildlife. The River Haven meanders down towards the Chichester Channel with trees and, more commonly, a variety of rather scrubby hedges and smaller trees, lining its banks. Further mature trees can be seen around the Memorial Hall and Black Bungalow on the opposite side of the road, these trees defining the sharp bend of Itchenor Road as it turns right towards the village. Close by, the churchyard to St Nicholas' Church is a particularly attractive space and is surrounded by a low flint wall. From the churchyard to the east and north are views across Church Farm, private gardens, and a pond, with the line of the River Haven and its trees beyond. The pond has only been created in the last few years and provides a valuable source of food and habitat for a variety of wildlife.



The village pond with St Nicholas' Church in the distance

Other significant trees and groups of trees, many protected by TPO status, are identified on the Townscape Analysis Map, including a protected band of trees along the northern boundary to Waterstone Close.

Within all conservation areas, anyone intending to carry out works to a tree greater than 75 mm diameter at 1.5 metres above the ground must give the Council six weeks written notice before starting the work. 'Work' is defined as lopping, topping, or felling. This provision provides the District Council with an opportunity of assessing the tree to see if it makes a positive contribution to the character or appearance of the conservation area, in which case

a Tree Preservation Order (TPOs) may be served. This protects the tree from felling or inappropriate lopping. Fruit trees are no longer exempt, although slightly different constraints occur where the tree forms part of a commercially managed forest or orchard.

Tree owners need to be encouraged to look after their trees, to remove any which are dangerous or diseased, and to plant replacement trees where the removal of an existing significant tree has become necessary. The Council's Tree Officer can provide free advice and guidance on which trees need any treatment.

4.3 FOCAL POINTS, FOCAL BUILDINGS, VIEWS AND VISTAS

Focal points and focal buildings:

West Itchenor's principal spatial feature is the country lane (The Street) along which the historic buildings are arranged, and because these buildings are mainly in residential uses and are modestly sized, few of them stand out to any particular degree. Moving towards the Hard, the Harbour Offices, the adjoining Jetty House, Old Haven and the Sailing Clubhouse tend to be slightly more prominent, but none particularly stand out, again because of their domestic scale.



The buildings along The Street retain a domestic scale

At the southern end of the village, within the proposed extension to the conservation area, St Nicholas' Churchyard is of great importance, as it sits on a low mound which is slightly higher than the adjoining street or former barns, which mark its northern boundary.

Views and vistas:

The West Itchenor Conservation Area tends to feel rather inward looking and although there are views along The Street, these tend to be enclosed by the buildings which lie to either side. However, on reaching the Hard, there are notable views to the north, taking in the stretches of open water, moored or beached boats, and the landscape of the Bosham Hoe area on the opposite side of the Chichester Channel.

Within the proposed conservation area, the views from the churchyard, described above, are the most important and there are also short views across the village pond and along the line of the River Haven. There are also important views westwards from Itchenor Road over undulating open fields to the grade II* listed Itchenor Park Farm buildings, which mark the skyline.



View from the Hard northwards

Further views can also be seen from the car park to the Memorial Hall, but these do not lie within the proposed conservation area.

4.4 BOUNDARIES

Within the existing conservation area, the close proximity of the historic buildings on the west side of the street means that there is no space for front boundaries, although there are small cobbled areas and low planting in front of some of the properties. On the opposite side of the road, there are either low sandstone walls with a curved clay coping, such as the three foot high wall in front of Over The Way, or, as can be seen on the adjoining property, a low planted boundary with gravel behind ((The Loft). It is likely that flint was once the predominant boundary material, but today there is little to be seen apart from the four foot high wall, with a brick coping, in front of Emmets, and a similar wall in front of the Harbour Office. Natural planting is also evident, particularly hedging (which has been either clipped or left to grow naturally) and trees – these are most obvious on the west side of The Street. Other boundaries are very varied and of no special merit, including vertical timber boarding and a cream painted timber palisade fence in front of Sunnybrow.

Within the proposed extension to the conservation area there are some higher, non traditional boundaries which do not contribute to the predominant character of the area, such as the high timber boarded fence outside The Sheiling. They present a hard edge to the rural character of the country lane contrasting with the opener aspect of the older, lower boundaries.



Flint and brick wall in front of Emmets

4.5 PUBLIC REALM

Originally the lane would have been an unmetalled track with just soft verges at the side, Today, the pavements and street surfaces are generally modern tarmac, apart from some natural stone setts or granite kerbs and the strip of cobbles outside the listed buildings in The Street, which help to define the edge of the pavement. These fit in well with the overall rather utilitarian character of this part of the village. There is no street lighting.

To one side of the Hard is the viewing platform, originally the foundation for a new harbour office. It was subsequently converted by the Itchenor Society and the Harbour Conservancy. Natural stone paving and traditional wooden 'park' seating are appropriate choices. There is also a variety of street clutter in this part of the village, much of it boat-orientated, such as the A-board outside the Harbour Office, but this is hardly detrimental.



'Clutter' outside the Harbour Office

5 THE BUILDINGS OF THE CONSERVATION AREA

5.1 BUILDING TYPES

The buildings in the existing conservation area were mainly built for residential uses so they retain a modest, domestic scale, being mainly two storeys high with pitched roofs which face the street. There are two long terraces of listed buildings, dating to the late 18th to the 1870s, along the west side of The Street, and, on the east side, a single flint and brick cottage (Over The Way) which is also late 18th century. The Harbour Office and Jetty House are located next to the Hard and therefore are more dominant – neither is listed. There are a number of other 19th century brick and flint houses, some of them painted, and, further south, a more scattered group of 20th century houses of no special interest which sit in larger gardens, set back from the road. Of greater significance are the 1930s houses on the west side of the conservation area (Pilgrims, Meadow Cross and Fairfield) which are detached and sit in large gardens. All of these three use traditional materials such as brick, timber and thatch.



'Over The Way', The Street

The Ship Inn is one of the only buildings in the conservation which was built for commercial purposes – even the Sailing Club is located in what was once two 17th century cottages, although it has been substantially extended since. Close by, Lansdale Marine forms part of a two storey brick and flint complex of the 1990s which sits around a courtyard with residential uses at first floor level and to the rear.



Part of Lansdale Marine, The Street

Of note are two single storey barns or stables, built from flint with brick, which provide The Street with a contrast of scale. One fairly long and thin range, at right angles to the road, is located outside The Ship Inn, and the other can be seen on the immediate opposite side of the road, now used as a garage.

Within the proposed extension are larger detached and semi-detached houses with greater variety in their styles, mostly set back from the road within their individual building plots.

5.2 LISTED BUILDINGS

The conservation area retains just twelve listed buildings, all listed at grade II. Most of them form part of the two continuous 18th or 19th century terraces on the west side of the road, and these are slightly varied in that some are brick, some flint and some rendered and painted. The most prestigious listed building is Emmets, a detached red and blue brick house of the 18th century. The Sailing Club is located in what were once 17th century cottages, and is also brick faced. These buildings are described in greater detail below.

Within the proposed extension to the conservation area are two very important listed buildings - the grade I listed St Nicholas' Church and grade II listed Old Rectory.



Old Rectory

5.3 POSITIVE BUILDINGS

In addition to the listed buildings, a further number of unlisted buildings have been identified on the Townscape Appraisal Map as being *positive* buildings of townscape merit. Buildings identified as being *positive* will vary, but commonly they will be good examples of relatively unaltered historic buildings where their style, detailing and building materials provides the streetscape with interest and variety. Most importantly, they make a *positive* contribution to the special character and interest of the conservation area. Where a building has been heavily altered, and restoration would be impractical, they are excluded. In West Itchenor, most of these buildings date to the 18th or 19th century, and some of these may be eligible for statutory listing, or local listing, in the future.

'Positive' buildings in the conservation area include:

- The harbour Office – a two storey 18th century building which has been heavily altered in the late 19th century and casement windows and a porch added; the adjoining double height boat shed is probably early 20th century but adds to the waterside character of this part of the village;
- Jetty House – a similarly very altered building which nevertheless is in keeping with its location;
- The Ship Inn – a 1931 rebuild of an earlier building in Tudorbethan style; plus the older stables/barn which is located on the site of the forecourt;
- Old Haven – a altered 19th century house which occupies a key location overlooking the Hard;



Old Haven

- Meadow Cross and Fairfield, both substantial 1930s houses.



Meadow Cross

Within the proposed conservation area extension are, in addition to the two listed buildings, a variety of unlisted 20th century buildings, the majority dating to the 1920s or 1930s. A number of these are well preserved and have attractive details such as thatched roofs and casement windows. These are considered to be 'positive' and are marked on the Townscape Appraisal Map.

The identification of these buildings follows advice provided within English Heritage's *Guidance on conservation area appraisals*, which provides a useful list of criteria in Appendix 2. A general presumption exists in favour of retaining those buildings which make a positive contribution to the character or appearance of a conservation area, so proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings. This implies therefore that all buildings marked green on the Townscape Appraisal Map will be retained in the future unless a special case can be made for demolition. Again, further information is provided in the Management Proposals.

5.4 LOCALLY LISTED BUILDINGS

Chichester District Council has recently agreed a local building list for the Chichester Conservation Area. However, currently this does not extend to other areas within the District so at present there are no locally listed buildings in the West Itchenor Conservation Area. This is a matter which is discussed in greater detail in the Management Proposals.

5.5 BUILDING STYLES, MATERIALS AND COLOURS

All of the domestic historic buildings in the conservation area are built using local materials in a simple vernacular style which can be seen across many parts of Hampshire, Sussex, Surrey and Kent. Materials used in the construction of the earliest buildings often reflect the particular character and geology of the coastal plain, through the use of flintwork. Most of the buildings are two storeys high with steeply pitched roofs, covered in thatch (one example) or, more commonly, handmade clay tiles. This produces the undulating roof forms typical of the material.

Some of the buildings, such as the back ranges to Old Haven (Wakes Way) are built using a mixture of materials (stone, brick and timber) in a deliberately 'picturesque' way which was popular in the 1920s and 1930s. However, the most common material is red brick, often enlivened by the use of blue headers, as can be seen on The Bollard, Richmond Cottage and No. 10 The Street. This early 19th century range has well ordered facades with casement windows below a modillion eaves cornice and the quality of the brickwork may reflect its construction by the Goodwood Estate, as this formed part of the holding disposed of in the 1870s and are not dissimilar to the very high quality brickwork on the Itchenor Park Farm buildings, which are listed grade II*.



Richmond Cottage and No.10, The Street

Close by to the north, Nos. 3, 4, 5 and 6 The Street form a long range of cottages. A plaque on the building records that they were built in 1700 and restored firstly by Thomas Wyatt in 1877, and then again by John Cobden in 1972. However, stylistically they clearly date to the end of the 19th century and it is likely that they were completely rebuilt in 1877. The cottages are faced in painted render with casement windows with glazing bars and shallow open porches with tiled pitched roofs. Map evidence suggests that there were more cottages which were demolished between 1875 and 1898, perhaps when the properties changed hands after the Estate sale of 1876.



Nos. 3, 4, 5 & 6, The Street

Further southwards is another row of listed properties dating to the early to mid 19th century – Red Door and Ship Cottage. These are slightly grander, with sash windows with margin lights and panelled front doors protected by simple open porches on timber posts (probably early 20th century). One of the windows in Ship Cottage has been replaced in uPVC. Again, the roof is pitched and covered in handmade clay tiles.



Ship Cottage

On the opposite side of the road, Over The Way dates to the early 19th century and is notable for its long, low profile, shallow hipped tiled roof, and large rendered chimney stacks. The building is five bays wide with an oriel window in the centre and pretty lattice porches to the front doors which sit at either end (the cottage was once divided into two). The building is faced in coursed flint with red brick dressings to the window openings and corners.

The Sailing Club is formed from a row of possibly 17th century cottages which were extended with an angled wing to the north in 1927 and again more recently with the addition of a terrace. They retain three over three sash windows, possibly replacing casements, with three brick chimney stacks in the steeply pitched peg-tiled roof. There are two enclosed porches, both probably 20th century. The whole building has been rendered and painted but a brick modillion eaves cornice can just about still be seen.



The Sailing Club's recent extension

Two substantial 1920s or 1930s houses lie just within the conservation area – Fairfield has a steeply pitched tiled roof and painted elevations with casement windows, and, close by, Meadow Cross is thatched with eyebrow dormers and a central porch. It is built from brick which has been painted white and the slightly lower front wing is weather-boarded. Both of these were probably built by Stearns. An adjoining house, Pilgrims, is similar but is currently outside the conservation area.

6 NEGATIVE FEATURES AND ISSUES

6.1 NEGATIVE FEATURES

The following negative features were noted during the survey work for the conservation area appraisal:

Site specific:

- There has been a certain amount of modern development in the village, some of it of poor quality and some visually obtrusive;
- A 'gated' development of the mid 1990s (Chandlers Reach);
- A certain amount of street clutter including the Southern Water box next to the Hard, opposite the CHC offices.

General:

- Visitor numbers can be very high at certain times of the year, drawn to the Ship, the Sailing Club, the marine-based workshop and its adjoining showroom, and the boats on the Hard – all of these are very popular, and this can cause conflict and congestion;
- Busy traffic in the summer months, sometimes travelling too fast;
- Lack of pavements along Itchenor Road – currently outside the CA;
- The economic need to promote the maritime industries in the area whilst balancing their needs against the constraints of the surrounding high quality environment.

6.2 ISSUES

The principal issues which it is considered need to be addressed by the Management Proposals are:

- Major changes are needed to the existing conservation area boundary;
- The protection of views into and out of the conservation area;
- The protection and enhancement of the maritime and rural qualities of the conservation area;
- The threat of further development including infilling between existing properties and the intensification of existing sites through over-development;
- The need to control the traffic through the conservation area, including improved pedestrian and bicycle provision;
- The control of minor alterations on the unlisted houses and cottages;
- A review is needed of the statutory and local list.

Conservation area boundary review

- A substantial extension to the existing conservation area is proposed to link the existing conservation area with St Nicholas' Church (grade I) – this will encompass a number of well detailed 1920s and 1930s houses considered to be 'positive' (some of these were built by Stearns) as well as The Old Rectory (grade II), and would also include areas of high landscape value including part of the River Haven.

PART 2 – WEST ITCHENOR MANAGEMENT PROPOSALS

I INTRODUCTION

I.1 FORMAT OF THE MANAGEMENT PROPOSALS

Part 1 of this document, the *Character Appraisal*, has identified the special positive qualities of the West Itchenor Conservation Area which make the conservation area unique. Part 2 of this document, the *Management Proposals*, builds upon the positive features and addresses the negative features and issues which have been identified, to provide a series of Issues and Recommendations for improvement and change, including major changes to the existing conservation area boundary, most of which are the responsibility of Chichester District Council.

The structure and scope of this document is based on the suggested framework published by English Heritage in *Guidance on the management of conservation areas* (2005). Both the Conservation Area Character Appraisal and the Management Proposals will be subject to monitoring and reviews on a five yearly basis, as set out in Section 4.

I.2 THE PURPOSE OF THE MANAGEMENT PROPOSALS

These Management Proposals have been drawn up following the production of a detailed Character Appraisal for the West Itchenor Conservation Area. It provides a framework for future actions which are primarily the responsibility of the District Council, although their successful implementation will also depend on the co-operation and enthusiasm of the Parish Council, West Sussex County Council, and local people.

Government policy, as recently set out in PPS5, has made it clear that conservation areas are not necessarily 'preservation' areas. Change is an inevitable facet of modern life and the challenge is to manage change in a manner that does not lose sight of the special historic qualities of a place. These Management Proposals seek to provide a framework for 'managed' change which will ensure that the special architectural and historic interest of the West Itchenor Conservation Area is both preserved and enhanced for future generations.

Local authorities are required by law to periodically review their conservation areas and the preparation of Character Appraisals and Management Proposals is part of this obligation. Indeed, in the past keeping Character Appraisals and Management Proposals up to date has been a Key Performance Indicator in the Best Value assessment of local authorities, and as a result, a five year review cycle is now considered to be best practice.

The involvement and approval of the local community in the formulation and delivery of these documents helps to strengthen their status and will hopefully mean that the various actions identified in the Management Proposals will have greater impact and longevity. For West Itchenor, this has been achieved by early consultation with some members of the community before these documents were drafted. Additionally, the documents were subject to six weeks of full public consultation, commencing with a public exhibition at the Memorial Hall, West Itchenor on 23rd April 2010. Following this, a Public Consultations Report was prepared (copies are available on request from the District Council), the text amended, and the documents illustrated and put on the Council's website.

The proactive management of conservation areas gives clarity and robustness to decision making, which means that issues may be more defensible in, for instance, planning appeals. The Character Appraisal and these Management Proposals will therefore be of use to the District Council when determining applications for change within or on the edges of the conservation area, and for property owners and their agents when considering schemes for refurbishment, alteration or new development. The documents will also be of interest to visitors and to West Itchenor's residents and business community, all of whom value the buildings and spaces of the village so highly.

2 LEGISLATIVE BACKGROUND

2.1 THE IMPLICATIONS OF CONSERVATION AREA DESIGNATION

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

- The local authority is under a statutory duty to review designations ‘from time to time’ and to ensure the preservation and enhancement of the conservation area; There is a particular duty to prepare proposals (such as conservation area appraisals, grant schemes or enhancement proposals) to that end;
- In the exercise of any powers under the Planning Acts, with respect to any buildings or other land in a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area;
- Extra publicity must be given to planning applications affecting conservation areas – this is usually achieved through the use of advertising in the local newspaper;
- Conservation Area Consent is required for the demolition of any unlisted building in a conservation area, subject to minor exceptions, and the local authority or the Secretary of State may take enforcement action or institute a criminal prosecution if consent is not obtained;
- Written notice must be given to the Council before works are carried out to any tree in the area, subject to minor exceptions;
- The display of advertisements may be more restricted than elsewhere;
- The Council or the Secretary of State may be able to take steps to ensure that a building in a conservation area is kept in good repair through the use of Urgent Works Notices and Amenity Notices;
- The energy conservation expectations of the Building Regulations (Part L) do not necessarily apply to buildings within a conservation area;

- Powers exist for local authorities, English Heritage or the Heritage Lottery Fund to provide financial grant schemes to assist with the upkeep of buildings in conservation areas, although funds are usually targeted to areas of economic deprivation.

2.2 THE CONTROL OF DEVELOPMENT AND CHANGE

The requirements for planning permission

Certain works to dwellings within a conservation area, which are normally considered to be ‘permitted development,’ will require planning approval from the District Council. The overall effect of these additional controls is that the amount of building work which can be carried out to a family house or within its grounds without a planning application is substantially less in a conservation area than elsewhere.

These are:

- Extensions to buildings in conservation areas almost always require planning permission. Therefore, if you are considering carrying out any work, please contact the District Council;
- Planning permission is needed for external cladding to dwellings in conservation areas, for instance using stone, artificial stone, timber, plastic or tiles;
- Planning permission is needed for any alteration to the roof of a dwelling resulting in a material alteration to its shape, most notably the addition of dormer windows;
- Planning permission is needed for the erection of any structure within the curtilage of a dwelling in a conservation area if the cubic capacity exceeds 10 cubic metres. This is especially important for sheds, garages, and other outbuildings in gardens.

Recent changes to the General Permitted Development Order may have provided some changes to the constraints mentioned above, so it is always wise to check with the Council first before commencing any work.

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

2.3 NATIONAL POLICY AND GUIDANCE

Central government policy on conservation areas, historic buildings and archaeology is contained in PPS5, published in March 2010. Additional guidance is provided in the accompanying *Historic Environment Planning Practice Guide*, prepared by English Heritage. This covers the designation of areas and the responsibilities that stem from designation, including the appraisal of the special interest of conservation areas and the control of development affecting them. These expectations are further developed in separate English Heritage guidance on the appraisal and management of conservation areas.¹

Further government advice, providing local authorities with the power to reject any development that does not positively contribute to the improvement and regeneration of its setting, is set out in Planning Policy Statement no. 1 (PPS1). Whilst not specifically concerned with conservation areas, it does provide broad support for improving standards of design and sustainability.

The draft Heritage Protection Bill, which seeks to re-designate the country's 'heritage assets', and introduce new procedures for dealing with applications to change them, has been delayed. More information can be obtained from the Department of Culture, Media and Sport (DCMS) or English Heritage.

2.4 THE LOCAL PLAN AND THE EMERGING LOCAL DEVELOPMENT FRAMEWORK

At present, the Chichester District Local Plan 1999, the Chichester District Local Plan *Supplementary Information 2000*, and the Regional Spatial Strategy, as set out in the South East Plan adopted May 2009, form the Development Plan for Chichester District. They will eventually be replaced by the new Local Development Framework (LDF), which is the responsibility of the District Council.

The Local Plan 1999 contains several relevant policies. Chapter 2 *Environmental Strategy* contains a description of the Council's aims and objectives relating to historic buildings and conservation areas. The policies relating to these specialist topics are set out in a separate section under *Built Environment: Policies BE4 and BE5 (historic buildings) and BE6 (conservation areas)*. Archaeology is dealt with under Policy BE3.

Some of the policies from the 1999 Local Plan have been 'saved' and are still relevant, pending the production of a Core Strategy for the LDF which will seek to ensure that locally distinctive policies, not already covered by Planning Policy Statements and the Regional Spatial Strategy, are in place.

The West Itchenor Conservation Area was designated on 4th February 1976. The Local Plan insert map which is still relevant is map no. 57C. This confirms the following designations:

- A conservation area is based on part of The Street (Policy BE6 applies);
- The whole village and the surrounding area lies within the Chichester Harbour AONB (Policy RE4 applies);
- A Coastal Path runs along the shoreline (Policy CI2 applies).

Copies of the relevant policies are included at Appendix I.

¹ English Heritage - Guidance on Conservation Area appraisals - 2005
English Heritage - Guidance on Management Proposals for Conservation Areas - 2005

3 RECOMMENDED ACTIONS

3.1 CONSERVATION AREA BOUNDARY REVIEW

The existing conservation area boundary was drawn up some time ago and in the last ten years or so it has become common practice to expand existing conservation areas to include areas beyond the core of historic buildings, perhaps to include more dispersed historic development or landscape or archaeological features. Boundary reviews also now tend to include recommendations that the designated area is defined by boundaries which follow established legal boundaries, rather than cutting across gardens or through buildings. The following changes are therefore proposed to the West Itchenor Conservation Area boundary:

3.1.1 Add Pilgrims and the whole of its garden

Add Pilgrims, a thatched 1920s or 1930s house which sits on the western edge of the existing conservation area, and its garden. This may have been built by Stearns.

Reason:

- *This will encompass a well built and attractively detailed house of the 1920s or 1930s, which although it has been recently extended, retains its well detailed frontage and its thatched roofs. It is therefore considered to be 'positive'. A 1960s outbuilding, with an eyebrow dormer window, will also be included. Pilgrims also forms a group with two other buildings of a similar age, Fairfield and Meadow Cross, which already within the conservation area.*



Pilgrims

3.1.2 Add properties along Itchenor Road, from Walnut Tree Cottage as far as Goose Barn.

Add the continuation of The Street (Itchenor Road) and the landscape setting to the eastern side of West Itchenor as far as Spinney Lane. This will take in the grade II Old Rectory, the grade I listed St Nicholas' Church, and a number of 1920s or 1930s houses which are considered to be positive including Lower Field, Grapnel/Rathane Cottage, and Pink Cottage on the west side of the road; Wayside Cottage/Fosse Cottage; Church Farm Cottage; Limpet/Rosiane; Old Farm Cottage; and The Studio. The proposal will also include the village pond and the wooded Nature Reserve (discussions have already taken place about how this would affect the management of the trees in this area).



St Nicholas' Church



Pink Cottage

Reason:

- The addition of this southern part of the village appears justified given the attractive streetscape, with mainly 1920s or 1930s houses set back from the road with large plots and a variety of mature trees. Whilst some of these properties have been altered, these changes are not considered to be so detrimental that the character of the area has been adversely affected. The inclusion of St Nicholas' Church is extremely important given its grade I listed status and obvious contribution to the streetscape in this part of West Itchenor. The Old Rectory is a 15th century timber framed building which is listed grade II. Views over the gardens of the properties on the east side of Itchenor Road are also attractive and the green open spaces and the River Haven all contribute to the special interest of the area.*



Add this part of The Street to the conservation area

RECOMMENDED ACTION 1:

- Designate the two additional parts of West Itchenor as part of the conservation area.

3.2 THE PROTECTION OF VIEWS INTO AND OUT OF THE CONSERVATION AREA

Views both into and out of the conservation area are important although only those views which are within the conservation area boundary (as existing and as proposed) have been mapped. The siting of West Itchenor on the shore of the Chichester Channel provides the village with a unique location with particularly notable views across this area of water. As important, from the point of view of the residents and visitors in Bosham Hoe, are views of West Itchenor from the opposite direction.

In addition, there are views from within the village which take in the various areas of fields and woodland which surround the village on three sides. These 'gaps' need to be protected from future development and, in addition, the openness of the landscape maintained. The future control of new development must ensure that views are not blocked or compromised.



View westwards from The Street

Further information about important views is provided in the Chichester Harbour Conservancy's document: *Chichester Harbour AONB Landscape Character Assessment 2005*.

RECOMMENDED ACTION 2:

- The District Council will endeavour to ensure that all proposals for new development in or around the West Itchenor Conservation Area (as amended) protect or enhance existing views.

3.3 THE PROTECTION AND ENHANCEMENT OF THE MARITIME AND RURAL QUALITIES OF THE CONSERVATION AREA

West Itchenor benefits from its water-side location and from the attractive landscape which surrounds it. However, the impact of leisure related activities needs to be controlled so that they do not detract from the tranquillity and general ambiance of the area, including the enjoyment of the footpaths which pass around or across the conservation area. Visitors, residents and business owners need to respect the special qualities of the village and work together to ensure that these are not adversely affected.



The peaceful rural setting to the conservation area needs to be protected

Further information on these topics is provided in the Chichester Harbour Conservancy's document: *Chichester Harbour AONB Landscape Character Assessment 2005*.

RECOMMENDED ACTION 3:

- The District and Parish Councils will work with the local community to preserve and enhance the special maritime and rural qualities of the conservation area.

3.4 THE THREAT OF FURTHER DEVELOPMENT INCLUDING INFILLING BETWEEN EXISTING PROPERTIES AND THE INTENSIFICATION OF EXISTING SITES THROUGH OVER-DEVELOPMENT

The District Council already has policies in the Local Plan which apply to the West Itchenor Conservation Area, most importantly Policy BE6 which seeks to protect conservation areas from unsuitable development or change. In addition, and applying to the whole of the settlement, new development in an AONB is covered by Policy RE4, and listed buildings are protected by Policies BE4 and BE5. However, the attractive location and pressure for sailing-related activities means that there is pressure for new houses, or, more commonly, for the replacement of an existing house with a much larger and more imposing building. Examples of this type of development can already be seen in Spinney Lane.

The District Council, assisted by advice from the Parish Council and the Itchenor Society, needs to constantly vigilant to ensure that new development is to an appropriate scale and height, and uses materials which blend in with the surrounding buildings. Whilst in some locations a modernist approach might be acceptable, in most of the conservation area this means that two storey buildings, using traditional materials such as brick and clay roof tiles, will be required. Extensions will need to be sympathetically detailed and should not overwhelm the garden in which the building sits. Existing plot ratios should be maintained or at least only slightly increased. Any applications to demolish buildings which are considered to be 'positive' are unlikely to be approved. Overall, new buildings or extensions to existing buildings will also need to conform to the guidance contained within the *AONB Design Guidance for New Dwellings and Extensions 2007* which is currently being updated.



A new house on the edge of the conservation area

RECOMMENDED ACTION 4:

- The District Council will endeavour to ensure that all new development within or on the edges of the conservation area is carefully designed and sympathetic to its surroundings.

3.5 THE NEED TO CONTROL THE TRAFFIC THROUGH THE CONSERVATION AREA, INCLUDING IMPROVED PEDESTRIAN AND BICYCLE PROVISION

A traffic count in August 2001 recorded over 250 traffic movements a day in each direction along Shipton Green Lane (source: West Itchenor VDS). This will increase at peak times over the weekend and at bank holidays. The provision of the large public car park on the west side of The Street has helped to reduce on-street parking although it does inevitably draw more visitors in. In places, there is no pavement, particularly around St Nicholas' Church, which can be hazardous for pedestrians. The cutting back of trees and hedges between the church and The Street would widen the available road area and help to increase road safety. In the past, the imposition of a 30 mph speed limit within the village has also helped to a degree, but further limits might be advisable, especially during the summer and at weekends. However, the local community is keen to protect the informal nature of the lane leading into the village, which still retains the character of a 'country lane' and does not have street lighting, or, in places, pavements. All future traffic measures must be carefully designed, using traditional materials and low key details with the minimum of signage, so that the character of the conservation area is not adversely affected.



Untidy car parking on the Hard is a problem

.RECOMMENDED ACTION 5:

- As opportunities arise and subject to funding, West Sussex County Council, the District Council, the Chichester Harbour Conservancy, the Parish Council and the Itchenor Society will work together to improve safety for all road users in West Itchenor, while maintaining the rural qualities of the conservation area.

3.6 THE CONTROL OF MINOR ALTERATIONS ON THE UNLISTED HOUSES AND COTTAGES

It has been noted that some of the unlisted 'positive' cottages and houses in the conservation area have been adversely affected by the insertion of uPVC windows or doors. These changes are 'permitted development' which can be controlled by the Council through the imposition of an Article 4 Direction. This is usually used to control minor changes to unlisted family dwellings in conservation areas. It does not mean that development, such as changes to windows or doors, will necessarily be impossible. It does, however, mean that planning permission has to be sought and this allows for the merits of a proposal to be considered against the conservation interests.



Protect these 'positive' unlisted properties from unsympathetic alterations (Wayside Cottage and Fosse Cottage)

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

Under an Article 4 Direction, planning permission can be required for the following, depending on the permitted development right removed:

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

PAINTING OF DWELLING HOUSES – Planning permission will be required for the painting of a dwelling house.

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

CHIMNEYS – The removal of a chimney or its partial demolition will require planning permission.

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

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

There are many unlisted family dwellings in the West Itchenor Conservation Area which would benefit from these additional constraints. Whilst an Article 4 Direction cannot be retrospective, the serving of one would incrementally improve the character and appearance of the conservation area. An Article 4

Direction can also be focused on groups of buildings, rather than the whole conservation area, such as locally listed buildings or positive buildings. Any Direction will require a photographic survey to record the present condition of the buildings concerned, and written guidance will need to be provided to householders. The provision of grants to help with the additional costs associated with traditional materials or the reinstatement of lost architectural features (such as the replacement of uPVC windows with windows to a traditional design) would be helpful. If this Action is taken, the Chichester Harbour Conservancy has asked to be involved in its implementation.

RECOMMENDED ACTION 6:

- The District Council will consider serving an Article 4 Direction on the West Itchenor Conservation Area, to cover all unlisted dwelling houses.

3.7 LOCAL AND STATUTORY LIST

The statutory list for West Itchenor was drawn up in the 1980s and has not been reviewed since in any systematic way. A number of buildings or structures in the conservation area may therefore be eligible for statutory listing.

The District Council has recently compiled a list of locally significant buildings in Chichester City. There are proposals to extend this to other areas in the District starting with Midhurst and Petworth and eventually more widely. ‘Locally listed’ buildings are buildings or other features of local significance which, although not statutorily listed, are nonetheless important to the history, appearance, character, and cultural value of the District.

However, there is an increasing interest in local listing nationally, and local listing is given some prominence in the recent PPS5. It is therefore recommended that the District Council should roll out its Local List across the District in order to give better recognition and, where necessary, control, of the historic environment in the whole District. The first step is to agree criteria for the selection of buildings and structures for the Local List, and proposed criteria are set out in Appendix 3. Buildings can then be added to the

list as circumstances allow, for instance through the conservation area appraisal process, or by a systematic survey of the whole District. Community involvement in the selection process will add weight to the list as a planning tool. It will also be necessary to acknowledge the Local List in planning policy and state the circumstances in which it will affect planning decisions. The Chichester Harbour Conservancy has asked to be involved in drawing up the new Local List.

Whilst a detailed survey has not been carried out as part of the appraisal process, a number of buildings have been identified which might qualify for local or even statutory listing:

- The Harbour Office
- The White House
- The 1920s/1930s houses built by Stearns (e.g. Pilgrims)



Shieling in The Street might be eligible for ‘Local Listing’

RECOMMENDED ACTION 7:

- The District Council, in association with the Parish Council, will consider drawing up a Local List for West Itchenor Conservation Area.

4 MONITORING AND REVIEW

The efficient delivery of a conservation service requires regular monitoring of change and the agents of change. The District Council is expected to undertake:

- Periodic reviews of the effectiveness with which the service addresses pressures for change;
- Updating of the baseline photographic survey of the West Itchenor Conservation Area on a four-yearly basis;
- Review the West Itchenor Conservation Area Character Appraisal on a five-year basis;
- Annual review and updating of the West Itchenor Conservation Area Management Proposals.

5 ACTION PLAN

The actions below, most of which are the responsibility of the District Council, are based on the Recommended Actions in Chapter 3 of the Management Proposals, and include further actions which are considered necessary to ensure that the West Itchenor Conservation Area continues to be 'preserved and enhanced' by the relevant authorities.

Immediate project (6-18 months) are generally those that can be adopted without reference to other programmes including resource planning. They will be capable of being completed within the next year:

- Formal adoption of the Conservation Area Character Appraisal as a material consideration in determining planning applications and to inform future historic environment policies;
- Formal adoption of the Management Proposals as a supporting document to a potential future Historic Environment Supplementary Planning Document (SPD);
- Make amendments to the West Itchenor Conservation Area boundary as proposed in the boundary review (Recommended Action 1);
- Establish a policy and updated criteria for Local Listing (Recommended Action 7);
- Use community involvement to select buildings and structures for the Local List in West Itchenor (Recommended Action 7).

Medium-term projects (18 months – 3 years) are those that require preparation but should be completed within three years:

- Serve an Article 4 Direction on the West Itchenor Conservation Area (Recommended Action 6);
- The Parish Council, District Council and County Council will consider ways of improving pedestrian safety and reducing the speed of through traffic in the West Itchenor Conservation Area (Recommended Action 5);

Continuous tasks require regularly revisiting:

- Preserve 'positive' buildings in the West Itchenor Conservation Area from unsuitable alterations, extensions or demolition through the usual development control procedures.
- Ensure that development control practice:
 - Requires planning applications for 'material' changes such as new windows or roof materials on unlisted commercial properties;
 - Endeavours to ensure that all new development in the West Itchenor Conservation Area is of the highest quality, with particular reference to rooflines, height, bulk, materials and details;
- Monitor changes in the West Itchenor Conservation Area, including producing and the regularly updating a photographic baseline for the conservation area, which should never be more than four years old;
- Review of the West Itchenor Conservation Area Appraisal on a five year basis;
- Carry out a review of these Management Proposals on an annual basis.

6 CONTACT DETAILS

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APPENDICES

- APPENDIX 1 RELEVANT LOCAL PLAN POLICIES

- APPENDIX 2 MAP 1 TOWNSCAPE APPRAISAL MAP
 MAP 2 CONSERVATION AREA BOUNDARY REVIEW

- APPENDIX 3 DRAFT LOCAL LIST CRITERIA

APPENDIX I RELEVANT LOCAL PLAN POLICIES

Policy BE6, Policy BE1, and Policy RE4

Policy BE6 Conservation Areas

‘Within designated conservation areas and their settings the District Council will seek to preserve or enhance the special architectural or historic character or appearance of the area and will refuse applications where:

- (i) They include new buildings or extensions or alterations to existing buildings (including shopfronts) which are of inappropriate height, scale, materials or design, to accord with the character of the conservation area;
- (ii) The proposals by reason of their bulk and height would obstruct or adversely affect views of buildings which are effective in helping to maintain the historic character of the conservation area;
- (iii) The proposals fail to respect the existing historic layout and street pattern of the conservation area and the surrounding settlement (including passageways, alleys and public open spaces);
- (iv) The proposals would result in the loss of trees, walls or other means of enclosure which are important to the character of the conservation area.

There will be a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of conservation areas’.

Policy BE1 Settlement Boundary

This policy concerns the Settlement Policy Area boundaries which are shown around some of the settlements in the District, including West Itchenor.

This Policy states:

‘Development will be permitted within these areas providing it is in accordance with the Built Environment Policies and Policies RE7, RE8, C10 to C12, TR1, TR6 to TR8, HI to H8, H10, H11, B1 to B3, B7, B8, S7, R1, R3, T1 and T2’.

Policy RE4: Areas of Outstanding Natural Beauty – Chichester Harbour and Sussex Downs: Protection of Landscape and Character

‘Areas of Outstanding Natural Beauty will be conserved and enhanced. Any development which would be harmful to their visual quality or distinctive character will not be permitted except in compelling circumstance:

- Need for development essential for agriculture or forestry or for quiet informal recreation, for roads, the extraction of minerals or the deposit of waste may exceptionally be regarded as compelling provided that the proposal cannot be located or designed so as to meet these needs without giving rise to such harm;
- Applications for roads, mineral working or waste disposal will be subject to the most rigorous examination because of the possible impact of such development on natural beauty. Major developments for any purpose are likely to be inconsistent with the designation of areas of outstanding natural Beauty and any applications will need to be accompanied by environmental assessment; they will be permitted only if there is an overriding national interest and no acceptable alternative location is available;
- Any development permitted will be required to be in sympathy with the landscape and designed and sited so as to enhance visual quality and minimise noise disturbance; particular attention will be given to the setting and to the off-site impact to any traffic generated and any consequential highway improvements on the character, appearance and amenity of villages or the countryside;
- Development outside but near to a designated Area of Outstanding Natural Beauty will not be permitted if it would be unduly prominent in, or detract from, views into or out of the Area of Outstanding Natural Beauty (particularly from roads, Rights of Way or other public places), or would otherwise threaten public enjoyment of the Area of Outstanding Natural Beauty’.

Policy BE3 Archaeology

The destruction of or damage to scheduled ancient monuments and other features and sites of archaeological interest by development will be prevented wherever possible. There is a presumption in favour of the preservation in situ of important monuments. Where proposed development is likely to affect a known or suspected site of archaeological interest, one or more of the following requirements will be imposed.

Archaeological assessment and field evaluation

- (i) Applicants will be required to include, as part of their research into the development potential of a site a desk-based archaeological assessment and where appropriate a field evaluation of the archaeological remains. A statement of the findings will be required to accompany the planning application.

Preservation in situ

- (ii) In order to secure the preservation in situ of important archaeological features and their settings, the district planning authority may require developers to modify their proposals. In appropriate cases, the use of conditions or the completion of an agreement under section 106 of the town and country planning act 1990 may be required to secure a modification. Planning applications must indicate how preservation in situ will be secured.

Arrangements for excavation, recording and publication

- (iii) If the district planning authority decides that the preservation in situ of archaeological remains is not justified and that development resulting in their destruction should proceed, it will satisfy itself before granting planning permission that the developer has made satisfactory provision for the excavation, recording and publication of the remains before development commences. Such work will be carried out to a specification approved by the district planning authority. In appropriate cases, an agreement under section 106 of the town and country planning act 1990 will be required to secure the investigation.

Conditions to secure excavation and recording

- (iv) Where the district planning authority has decided that preservation in situ is not justified, it may

impose a condition prohibiting the carrying out of development until excavation and recording have been carried out in accordance with a written scheme of investigation submitted by the applicant and approved by the district planning authority, such schemes shall include proposals for the publication of any findings.

Watching brief

- (v) The developer will be required to give notice to the district planning authority of an intention to commence development and to satisfy the district planning authority that adequate provision has been made for access and subsequent observation and recording of any finds and other evidence which may be revealed during the development works. The developer will also be required to notify an archaeologist approved by or appointed by the district planning authority of any items unearthed during development which he knows or suspects to be of interest, and to allow adequate time for records to be made by the archaeologist.

Field monuments

- (vi) Where development is likely to affect adversely the setting of a nationally important field monument whether scheduled or not, permission will be refused.

Policy BE4 Buildings of Architectural or Historic Merit

The district planning authority will place a high priority on protecting the character and appearance of all buildings of architectural or historic interest.

The district planning authority will have special regard to the desirability of preserving listed buildings and their settings. There will be a presumption in favour of the preservation of such buildings, including their settings and any features of architectural or historic interest, unless a convincing case can be made for demolition or alteration.

Development affecting a listed building which would result in the loss of character of an area will similarly be resisted.

Policy BE5 Alterations to Listed Buildings

Where listed buildings are to be altered or extended the design, detailing and materials must be appropriate to the character of the listed building.

APPENDIX 2 MAPS

MAP 1 TOWNSCAPE APPRAISAL MAP

MAP 2 CONSERVATION AREA BOUNDARY REVIEW

APPENDIX 3 DRAFT LOCAL LIST CRITERIA

1 PURPOSE OF A LOCAL LIST

Buildings that are listed nationally are protected by law. They tend to be buildings of higher quality and generally date from before 1840. The purpose of a Local List is to identify locally significant buildings and other features which may not be considered eligible for statutory listing.

2 THE EFFECT OF LOCAL LISTING

The protection of buildings or other features which are Locally Listed can be achieved through policies in the Local Plan, or in a Supplementary Planning Document in the emerging LDF for Chichester District. The identification of these special buildings or features is also best achieved through consultation with local communities, giving them 'ownership' of the Local List and helping to inform and enlighten local knowledge.

Although there is no statutory protection for such buildings, local listing can be a material consideration to be taken into account in determining planning applications.

3 PRINCIPLES OF SELECTION

Locally listed buildings or structures are those which make a special contribution to the history, appearance, character, and cultural value of Chichester District. They include the following:

- Buildings which have qualities of age, style, materials and detailing;
- Buildings which relate to the industrial development of an area, including transport;
- Well detailed historic shopfronts;
- Groups of farm buildings where they retain their historic layout, materials and details;
- Examples of late 19th or 20th century social housing, including estate workers' cottages;

- Historic street furniture including seats, signage, post boxes, bollards, or street lighting;
- Historic structures such as horse troughs, pumps, or wells;
- Notable walls, railings or street surfaces;
- Historic sites, where scheduling as an 'Ancient Monument' is not appropriate;
- Other features which have historical or cultural significance, perhaps by association with a famous person or event.

They should all survive in a clearly recognisable form, with their historic features and layouts still present. Some selection of the better examples of these buildings or structures will be necessary, so in some cases the most authentic and interesting of a group of buildings may be locally listed, rather than the whole group. It is likely that most of the entries will date from the mid-19th to the mid-20th century, but recent buildings of outstanding quality could be considered.

