



SELSEY NEIGHBOURHOOD PLAN 2017

ANNEX B – AUDIT – BACKGROUND EVIDENCE

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INTRODUCTION

Development of Selsey

Selsey is located at the end of one of the busiest B roads in the UK, the B2145. It is within the district of Chichester and at the southern tip of the Manhood Peninsula, a flat coastal plain and one of the few undeveloped coastal strips along the south coast.

In 1899 when Selsey's population was just over 1,200, most properties were concentrated around the High Street with open fields immediately behind. Selsey was then sparsely populated, with dwellings and workshops situated on just three main streets or lanes. Ordnance Survey maps of the time show the main concentration of properties existed along the High Street, running from St Peter's Church at the northern end, south to West Street. Further settlement also existed along West Street towards the Thorney Coastguard Station and along East Street towards Fish Lane and the Selsey Coastguard Station. The rest of the area now occupied by residential development was open farmland, coastal pastures and a mixture of salt marsh and reed beds.

The pattern of the original lanes is still evident today, forming the principal routes that fed the successive waves of development that occurred through the 20th century. Since the end of the 19th century, the activity of Selsey has evolved from a fishing village into a quintessential British seaside destination and residential settlement. Today it is the second-largest conurbation in the Chichester district.

With limited local employment opportunities but a growing housing stock, Selsey today is a quiet dormitory town. It provides solace to families of working age who are keen to escape the city but still close enough to the employment centres in Portsmouth, Chichester, Bognor Regis, Worthing and Brighton. Typical of other coastal towns, Selsey is also favoured by retirees, with many of its permanent residents having previously been visitors or tourists to the area over many years. The town is popular with visitors from London and the Home Counties, who make frequent visits to the area, attracted by a mix of local amenities as well as the short travel times.

The expansion of the village into a town was due to a few significant events, which preceded large-scale developments. Most notable of these was the construction of the sea wall in the 1950s. By creating a hard defence along East and West Beaches, large swathes of land became suitable for development and over the next two decades several hundred houses were built in the land immediately behind the new defences. The largest development took place in the southeast corner of Selsey in the 1960s, creating the Kingsway/Merryfield Drive area.

Successive waves of development with different styles of design in the prevalent house-building trend of the time mean a strong architectural character is absent in Selsey. Whilst there are many older-style buildings and buildings with some degree of individuality and merit, it is not possible to identify any dominant character or local vernacular. Despite their prime location along the coastal strip, some of the developments have been poorly designed and do not take full advantage of their position or status in the town. Over the years, other developments have sought to exploit perceived weaknesses in planning policy. Some large-scale developments may have been granted permission in order to meet national targets for house building, without sufficient consideration for the impact on the town, infrastructure and amenities or its position and context. Some may say this was a case of favouring commercial expediency over context.

The changes in the planning process as part of the Localism Strategy mean that communities will have a greater say in the way their neighbourhood is developed, subject to need and what is appropriate and sustainable. This audit is aimed at capturing Selsey as it is today to inform the forthcoming Neighbourhood Plan. A comprehensive audit has been conducted to provide the basis of future developments. This information has been captured on a series of maps as follows:

- **Selsey's phases of development and growth – including the changing coastline**
- **Heritage – including key sites of interest such as listed buildings**
- **Arterial routes – the main points of access**
- **Existing land use – residential, retail, industrial, agricultural**
- **Prospective development sites and opportunities**



Housing built on the site of the Pontins holiday camp, and housing behind the sea wall



Flood wall on Albion Road East



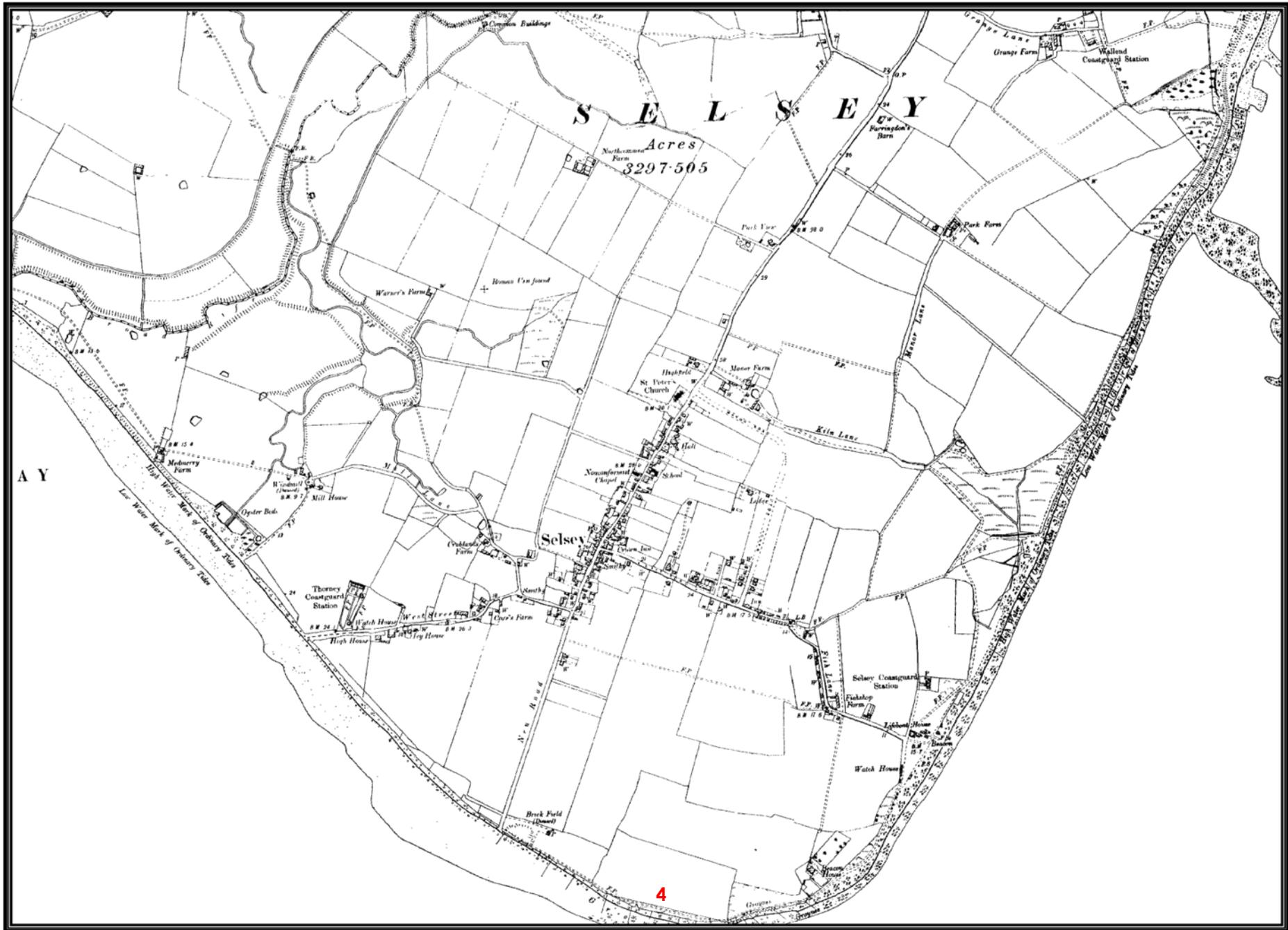
Marisfield Place



Houses on Kingsway



Merryfield Drive





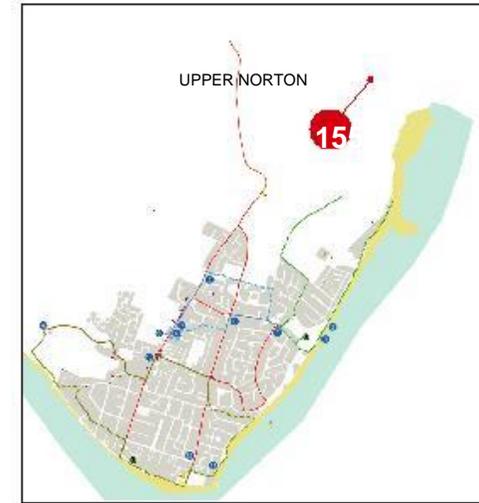
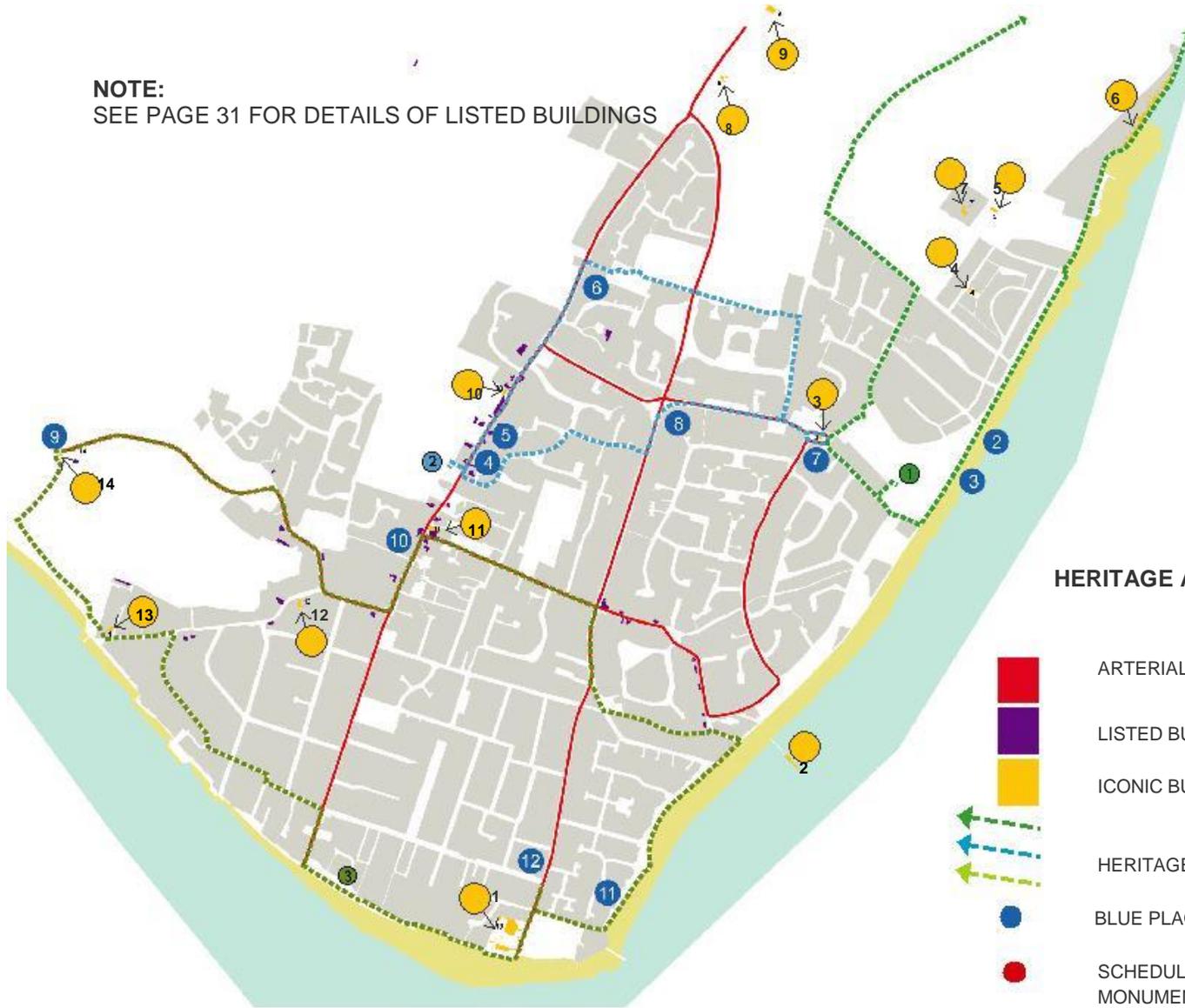
HISTORIC DEVELOPMENT

These maps are based on information taken from historic Ordnance Survey maps and show the gradual development of Selsey from 1899 to 2010 in terms of roads, housing and coastline. They are intended as a visual comparison only.

LEGEND

	Sea and previous Coastline
	Subsequent Coastline
	Previous Development/Dwellings
	Subsequent Development/Dwellings
	Previous Roads
	Subsequent Roads
	Undeveloped or Farmland

NOTE:
SEE PAGE 31 FOR DETAILS OF LISTED BUILDINGS



ICONIC BUILDINGS

- 1 BILL HOUSE
- 2 LIFEBOAT STATION
- 3 LISTENING POST
- 4 DOLPHIN (RAILWAY CARRIAGE)
- 5 ST GEORGE
- 6 PARK COPSE (QUERKY SELSEY)
- 7 RAILWAY CARRIAGES
- 8 SHOW HOUSE
- 9 FARRINGDON'S BARN
- 10 SESSIONS HOUSE
- 11 CINEMA (SELSEY HALL)
- 12 FARTHING
- 13 COAST GUARD STATION
- 14 MEDMERRY MILL (WIND MILL)
- 15 SCHEDULED ANCIENT MONUMENT

HERITAGE ASSETS

-  ARTERIAL ROUTES
-  LISTED BUILDINGS
-  ICONIC BUILDINGS
-  HERITAGE TRAILS
-  BLUE PLAQUES
-  SCHEDULED ANCIENT MONUMENT

THE SELSEY CONSERVATION AREA

The only conservation area currently designated in Selsey encompasses the historic high street, with the highest concentration of listed buildings, including the parish church of St Peter's to the north. Picturesque thatched and peg-tile cottages and the use of local Mixen stone, flint and red brick give this area its special character. To the south, more mixed development with fewer listed properties interspersed with Inter-war shops and other commercial premises. Outside the conservation area are large 20th Century housing estates and caravan parks, creating a buffer between the historic core of the settlement and the sea.

The full character Appraisal for the Conservation Area can be viewed or downloaded from the Chichester District Council website within the Conservation pages in Environment and planning.

GO TO <http://www.chichester.gov.uk/article/24659/Conservation-Area-Character-Appraisals>

NEIGHBOURHOOD AUDIT

Introduction

Guidance issued to assist with the creation of neighbourhood plans advises that parish or geography should define the area in question.

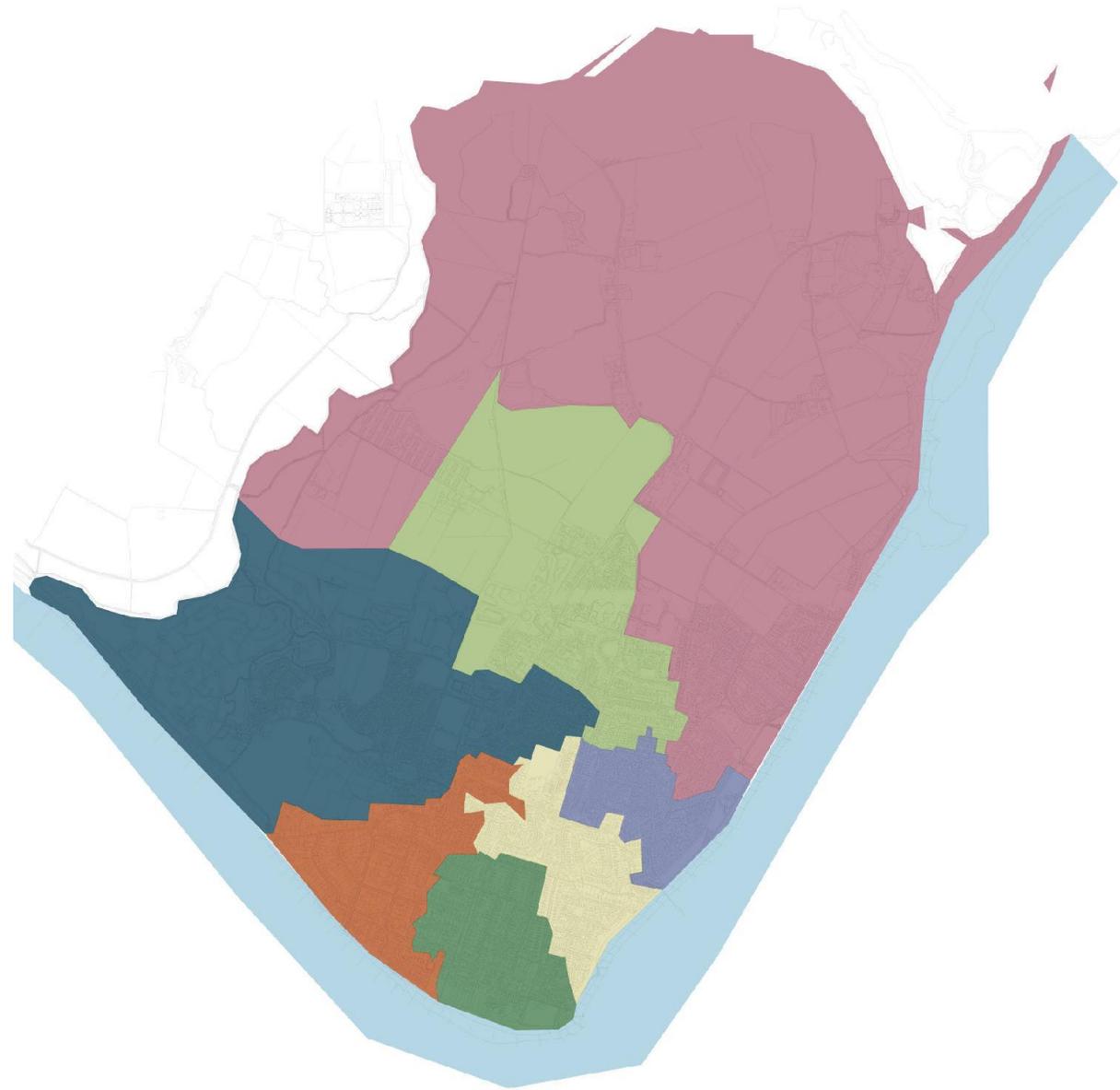
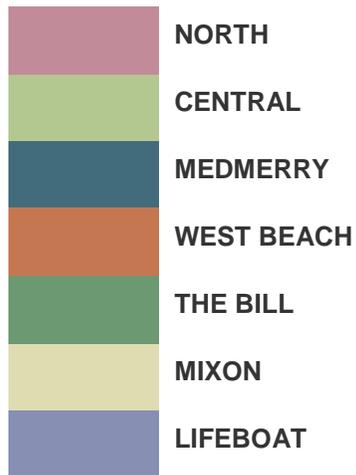
The Selsey Neighbourhood Plan covers the entire area east and west of Selsey Bill and for the purpose of identification and recording, the study area has been divided into seven districts as shown.

To provide the basis of the Neighbourhood Plan, each area has been surveyed and information captured to form a comprehensive audit. The information is in three parts:

Part 1 captures the general description, position, principle use etc.

Part 2 captures specific information street by street, listing points of interest and any notable sites or buildings.

Part 3 is supplementary information where applicable and is the same as Part 2 but refers to the key arterial routes



NORTH

GENERAL DESCRIPTION/OVERVIEW

General Description

E.g. Character, position, outlook, principle use

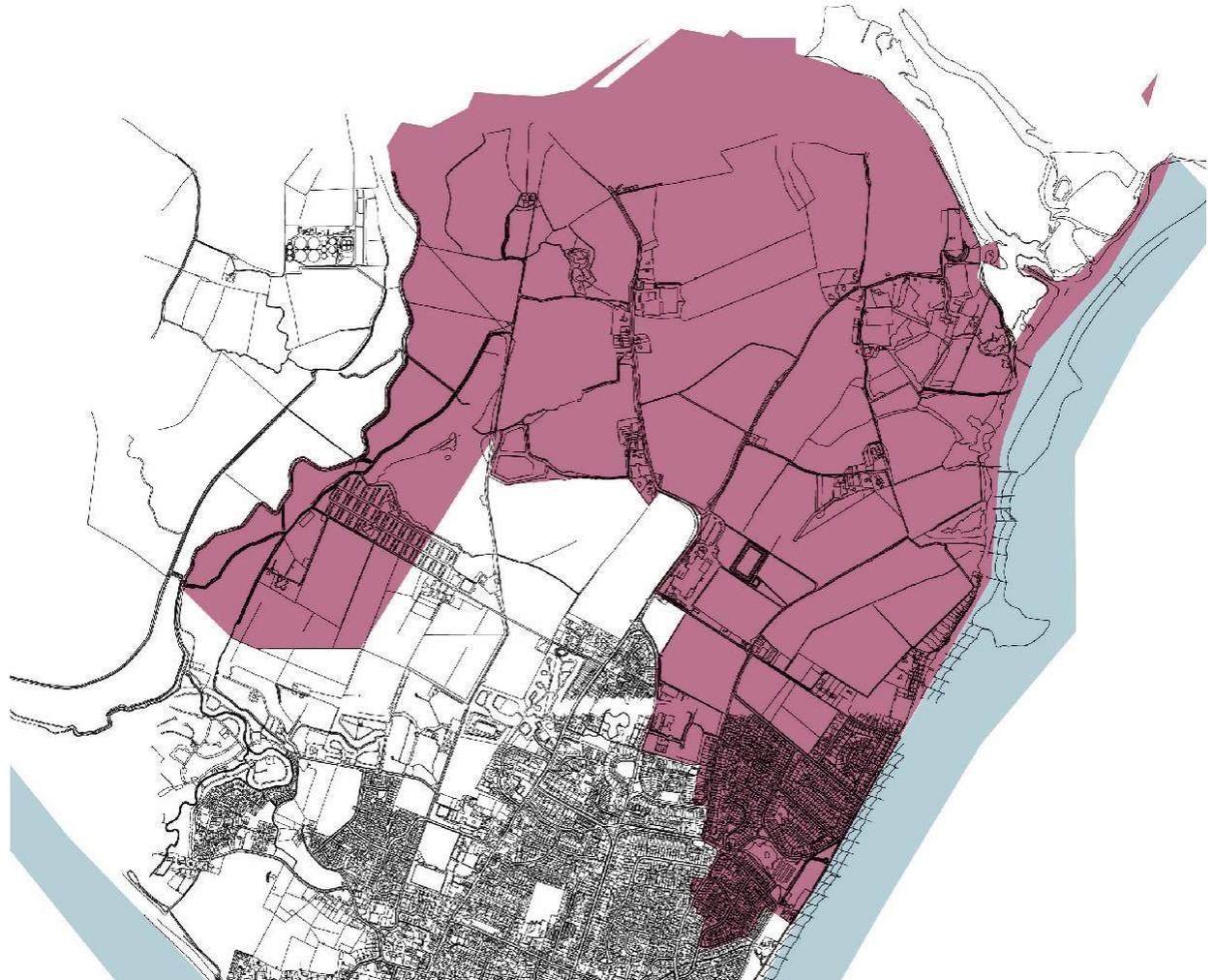
To the north of this area the land is mainly low lying, flat, very open and predominantly put to agricultural use. The fields are intensively farmed on a rotation basis.

Norton/Church Norton in the north-northeast is a collection of older, larger properties occupying substantial plots. It is widely suggested that Norton refers to North Town and may have been the original settlement for Selsey.

The northern part of East Beach features large, beachfront properties on substantial plots. Many of the properties in this area are unique and individual.

The southern part of East Beach (from Park Lane south) is a largely residential area with a mix of estates dating from 1960 to 1990.

The central part of the southern area of this Northern district was built in approximately 2000 as an extension to Manor Road. Manor Road is a wide-open thoroughfare with properties set back from the roadside and made up of contemporary properties or local authority houses from the 1960s and 1970s.



Points of particular interest and importance

- The North region is focused around the B2145, Selsey's only vehicular access/egress. This encompasses the entrance to the town at the junction of Chichester Road and Manor Road.
- Natures Way Foods and Oceanair are amongst the largest employers in the town and both occupy substantial sites at the entrance to the town or just inside the Settlement Policy Area (SPA) in Manor Road. Ferry Yard on the B2145, Trident Business Park in Norton and Ellis Square in Manor Road represent Selsey's industrial areas and a centre for employment and commerce.
- In Church Norton the presence of St Wilfrid's Chapel, Norton Rectory, the cemetery and the ancient properties and surrounding woodland represent some of the oldest assets in the town.
- The northern and western boundaries of the North region are dominated by the SSSIs (Sites of Special Scientific Interest), RAMSAR and other environmental sites of Pagham Harbour and the forthcoming Medmerry realignment. This land is managed by the RSPB.
- On the B2145 in Upper Norton, a farm shop represents the most northerly private business in the town and also reflects Selsey's rural position and agricultural activity.

Just inside the southern boundary lies the Listening Post, a listed property currently under renovation. This property demonstrates Selsey's connection with the war. The eastern boundary of this district is the sea and the extremely popular East Beach area. Regarded as one of the primary beaches for visitors and locals alike, East Beach often provides calmer waters than the Bill or West Beach and therefore makes it more popular with families.

Opportunities or location potential

- Ferry Yard and Ellis Square could both be expanded to provide further commercial or light-industrial units.
- The land off Ellis Square and between Manor Road and Manor Lane could be used for residential development or further live/work units. Ellis Square could also provide relocation sites for the household waste and recycling centre, fire/police/ambulance station and builders' merchants. This would in turn free up potential sites inside the SPA for alternative development.
- The North region offers plenty of scope for the introduction of a cycle route which may reduce road usage and also provide an alternative method of transport for commuters/tourists coming to/from the town
- Church Norton, Pagham and Medmerry offer further opportunity for an enhanced tourism product with a possible ecological bias.
- The land on Selsey's western flank in the North region may be lifted from flood risk once Medmerry realignment is completed. This may offer a large-scale development opportunity.

Within the region there are a handful of smaller open spaces within residential areas that may provide the opportunity for small-scale residential development to help meet the town's required housing need without large-scale development on or outside the SPA. These sites include Denshare Close, Holford Green/Beach Road, Fontwell/East Beach Road junction and within Mountwood Road. These sites may contribute up to 50 units. Development should be appropriate and in keeping with existing properties.

LOCATION RECORD

ADDRESS	DESCRIPTION	USE/INTEREST/IMPORTANCE
CHURCH NORTON/ ST WILFRID'S CHAPEL	Original cathedral of the district? / Significant religious building	History, religion, site of original settlement
NATURES WAY FOODS	Large industrial open land and manufacturing site	Employment (major), Entrance to Selsey, Significant landmark
NORTON PRIORY	Listed private residence in large grounds	History and links to St Wilfrid's Chapel
PARK ROAD (NE side Drift Road)	Converted railway carriage and Nissen huts/prefabs installed for residential use post WW2	Heritage, history, preservation, unique and quirky
PARK ROAD	Large, low-rise properties in substantial plots	Land use Preservation of style
PARK LANE	Nissen huts/prefabs installed for residential use post WW2 Private road	Heritage, history, preservation, unique and quirky Northern boundary of town?
EAST BEACH ROAD	Large, unique houses with sea views and an open aspect	Unique, individual style and preservation of style
PARK CRESCENT	Nissen huts/prefabs installed for residential use post WW2	Heritage, history, preservation, unique and quirky
MERRYFIELD/ CONSTABLE DRIVE (estate)	Large open development of 1960's and 1970's housing	Uniform development of its time, supporting mixed demographic of town
HOME FARM TO UPPER NORTON	Collection of period/listed cottages including Coles Farmhouse, original farm hand and Manor properties	Heritage, history, preservation, unique and quirky
NORTON – UPPER RECTORY LANE & GRANGE LANE	Variety of large, period/listed residential properties	Heritage, land use, preservation of style
DRIFT ROAD	1960's and 1970's low rise residential/bungalows, open aspect, well proportioned to plots	Uniform development of its time, supporting mixed demographic of town

ADDRESS	DESCRIPTION	USE/INTEREST/IMPORTANCE
PARK LANE	Riding stables	Employment and recreational
KINGSWAY	Mixed properties from 1960s, 70s and 80s with town houses and chalet bungalows, some designed with living space on first floor to accept overtopping by occasional large waves and make most of their views	Uniform development of its time, supporting mixed demographic of town, designed for their location
LISTENING POST	Sound mirror inside building used in WW2	Heritage, history
ELLIS SQUARE	Collection of light-industrial units and commercial buildings	Commercial, employment, industrial Opportunity for extension or other land use
MOUNTWOOD ROAD/MANOR ROAD	1970's local authority housing stock, mixed styles, open aspect	Uniform development of its time, supporting mixed demographic of town

ARTERIAL ROUTES

ADDRESS	DESCRIPTION	USE/INTEREST/IMPORTANCE
B2145	Winding, narrow, minimal passing places, limited pedestrian or cycle access	Used heavily by cars, HGVs, buses and agricultural traffic. Only route into town, Bus route. Acts as a regulator
RECTORY LANE	Very narrow overgrown country lane with restricted views and no pedestrian access	Infrequent use by cars and agricultural Some HGV movement due to access to Natures Way Foods
BEACH ROAD	Open road with development set back from highway. Key access route to eastern part of town and beaches. Part of the bus route	East/west link Bus route Beach access
MANOR ROAD	Unique bungalows of varying ages and styles	Used heavily by cars and HGVs Secondary north-south arterial route in town
CONSTABLE ROAD/ MERRYFIELD	Large, low rise properties in substantial plots	Bus route
CHURCH ROAD	Slightly restricted access due to on street parking, Development up to edge of highway	Bus route and east-west link road

CENTRAL

GENERAL DESCRIPTION/OVERVIEW

General Description

E.g. Character, position, outlook, principle use

The northwest section of the central district is mainly open agricultural land.

The south and central sections of the district are predominantly set to residential use. The entrance to the town is dominated by 2000s development whilst the other areas see a mix of 1960s, 1970s and 1980s properties of varying styles, but mainly all developed with a specific demographic in mind and reflective of their time. Some small pockets of development date back to the 1920s and 30s

Points of particular interest and importance

- Selsey Centre acts as the town community centre.
- The central district plays host to two of the town's primary religious sites in St Peter's Church and Our Lady of Mount Carmel and St Wilfred Catholic Church.
- Manor Green Park is one of the town's largest open spaces for recreational use.
- The original Selsey Tramway entered the town in this district and crossed the area laterally.
- To the west of the district are Selsey Golf and Country Clubs, which provide recreational pursuits and also tourist/commercial trade.
- The central district also includes the northern access to Bunn Leisure, the town's largest single employer and primary source of tourism.

Opportunities or location potential

- At the junction of Manor Road and Church Road – redevelopment of junction would provide potential development plots.
- Manor Farm Court – existing development sites for two to three three-bed units.
- Manor Farm Close – potential development site for four to five units of similar design to existing terraced properties.
- Buildbase, Church Road– relocation of this business to a commercial site such as Ellis Square would provide a sizeable plot.



LOCATION RECORD

ADDRESS	DESCRIPTION	USE/INTEREST/IMPORTANCE
PYE AND SWAN HILL DEVELOPMENT	Mixed style contemporary developments	Uniform development of its time, supporting mixed demographic of town
ST PETER'S CRESCENT	Low-rise developments in an open aspect	Developed for a specific demographic
MARJORIE COBBY HOUSE	1970's local authority housing stock, mixed styles, open aspect	Uniform development of its time, supporting mixed demographic of town
MANOR FARM COURT	Unique bungalows of varying ages and styles	Unique, individual style to be preserved
MANOR FARM COURT	Low-rise open aspect developments in a quiet cul-de-sac	Developed for a specific demographic
MANOR FARM CLOSE	Uniform 1970's terraced housing	Development reflects mixed demographic
GAINSBOROUGH	Mainly low-rise development set in wide open aspect	Developed for a specific demographic
WHITE HORSE/GREEN LAWNS CARAVAN PARK	Holiday park used for tourists/holiday makers	Tourism, commercial
ST PETER'S CHURCH	Original church from Norton moved to the town in 18th century	Religious, historic, heritage
SELSEY CENTRE	Developed in 2007 to support adjacent residential area	Varied community use

ARTERIAL ROUTES

ADDRESS	DESCRIPTION	USE/INTEREST/IMPORTANCE
B2145	Winding, narrow, minimal passing places, limited pedestrian or cycle access	Used heavily by cars, HGVs, buses and agricultural traffic. Only route into town, Bus route. Acts as a regulator
BEACH ROAD	Open road with development set back from highway. Key access route to eastern part of town and beaches. Part of the bus route	East/west link Bus route Beach access

ADDRESS	DESCRIPTION	USE/INTEREST/IMPORTANCE
CHURCH ROAD	Slightly restricted access due to on street parking, Development up to edge of highway	Bus route and east-west link road

MEDMERRY

GENERAL DESCRIPTION/OVERVIEW

General Description

E.g. Character, position, outlook, principle use

Mostly residential and mostly 1990s or later. Relatively dense development with small back gardens. Some of the older properties have larger gardens.

Points of particular interest and importance

- Some larger properties with large gardens

Opportunities or location potential

- Main potential exists within land owned by Bunn Leisure west of Old Farm Road



LOCATION RECORD

ADDRESS	DESCRIPTION	USE/INTEREST/IMPORTANCE
HIGH STREET	From East Street to School Lane includes mostly retail units. Fire station, parish hall, Methodist church and Medmerry Primary Academy. Access to Warner's Yard is off the High Street controlled by traffic lights. Access to Selsey Football Club ground. Opposite side of the road to the parish hall is a row of older mixed vernacular houses (including The Whyte House). Beside the parish hall are four older terraced houses. Next is a new development of two houses and a bungalow on what was the Milne's Builders site. Next is the Old School House with a couple of older houses in the back yard of the cottage.	Main route out of Selsey Access to secondary school Not a bus route
SCHOOL LANE	Access to the holiday park via Paddock Lane. Access to builders' merchant, Landerry Industrial Estate, library and academy site on northern side of road. Medmerry Academy on south side with scout hut (old Selsey water tank) and staff access to medical centre. Remainder of road has recreation field separated by hawthorn hedge. Access to Thawscroft development	Access to Bunn Leisure Thawscroft Estate, library, scout hut, recreation ground, school - (Academy)
PADDOCK LANE	Very narrow metalled lane suitable for one vehicle at a time. Access to cricket club pavilion and link between School Lane and Crablands to the south and via an unmade track/footpath to Golf Links Lane. North end has access to Green Lawns holiday park and south to White Horse caravan site. Crablands end has a few established houses on Large Acres side with three new detached opposite. Views to lawn tennis club courts	Used by motorists as 'rat run'
WARNER LANE	Access road to Bunn Leisure holiday park on north side (West Mount and The Nook holiday park) and rugby field opposite. Blocked-off access to Old Farm Road, access to Thawscroft development then open fields to Bunn Leisure	Access only
CRABLANDS	On the north side are bungalows built in the 1970s with a few established houses opposite including a thatched detached house. Main access to Bunn Leisure via Mill Lane to Medmerry Mill	Access only
LARGE ACRES	Cul-de-sac. A 1970s development of mixed bungalows, detached and semi-detached dwellings on the site of Large Acres (the house owned by Edward Heron-Allen)	Cul-de-sac
COPPICE ROAD	Dense housing development of semi-detached 1970s/80s houses	Cul-de-sac
HORSEFIELD ROAD	Accessed from Paddock Land. A 1980s bungalow development to the north with semi-detached houses to the south. Blocked by bollards from Horsefield Road	Cul-de-sac

ADDRESS	DESCRIPTION	USE/INTEREST/IMPORTANCE
SADDLE LANE	1980's bungalows	Cul-de-sac off a Cul-de-sac
COLT STREET	1980's development of semi-detached dwellings	Link between Horsefield Road and Old Farm Road.
ACORN CLOSE	1980's development bungalows and semi-detached dwellings	Cul-de-sac
THE HORSESHOE	Accessed from Paddock Land a 1980s bungalow development to the north with semi-detached houses to the south. Blocked by bollards from Horsefield Road	Access only
BLACKBERRY LANE	A 1970's development of mixed bungalows, detached and semi-detached dwellings on the site of Large Acres (the house owned by Edward Heron-Allen)	Cul-de-sac
HONEYSUCKLE LANE	Dense 1990's semi-detached dwellings	Cul-de-sac
McNAIR CLOSE	Dense 1990's semi-detached dwellings	Cul-de-sac
GRANARY LANE	Dense 1990's semi-detached dwellings	Cul-de-sac
SPINNEY CLOSE	Dense 1990's semi-detached dwellings	Cul-de-sac
DONALDSON LANE	Dense 1990's semi-detached dwellings	Cul-de-sac
DRIFT LANE	Dense 1990's semi-detached dwellings	Cul-de-sac
BIRCHES CLOSE	Dense 1990's semi-detached dwellings	Cul-de-sac
MILL LANE	Access to Bunn Leisure. Open fields either side towards the holiday park after passing some established dwellings to the east side.	Access only
BUNN LEISURE	Huge holiday park, with full amenities, leisure centre etc.	Access only Green open space for residents
WESTERN ROAD	Un-adopted road. Cul-de-sac. No pavements. Grass frontages	Access only

WESTBEACH

GENERAL DESCRIPTION/OVERVIEW

General Description

E.g. Character, position, outlook, principle use

Residential area. Low lying with easy walking distance to the sea. High water table. Different types of properties built in different eras with many bungalows and reasonably sized gardens. Typical of a seaside town. Many un-adopted roads.

Points of particular interest and importance

- Many larger properties with large gardens.

Opportunities or location potential

- Main potential is 88 West Street and a derelict barn
- Development land available only by subdividing large gardens into potential development plots



LOCATION RECORD

ADDRESS	DESCRIPTION	USE/INTEREST/IMPORTANCE
HILLFIELD ROAD	Continuation of High Street. Shops mostly converted into residential except for cycle shop. Victorian three-storey terrace on east side. Mixed older properties down to sea. Newish development for retired people at the end close to seafront	Terminus of bus route and turning place Some business use of garage premises at sea end. Public toilets closed Hillfield Road play area
CLAYTON ROAD	Larger private residential. Mostly established but some new-build infill	Residential Some houses built as part of Selsey by Sea plan 1911 The Wishing Well is a thatched house but with the potential for back-garden development
VINCENT ROAD	Mixed residential. Older but some new houses, mixed bungalows and two storeys	Access only Larger gardens some at risk of 'back garden' development in future
WARNER ROAD	Established residential. Some grassed verges. Large gardens for many houses. Retirement care home on corner with Vincent Road	Residential
BONNAR ROAD	Established residential. Some grassed verges. Large gardens for many houses	Residential
MURRAY ROAD	Cul-de-sac. Detached residential	Access only
COXES ROAD	Established residential mixed bungalows and two-storey detached. Grass verges in front of houses	Residential Selsey Club
WEST STREET	A few grass verges. Mostly established residential. New development of terraced homes at Crablands junction. High Street end has retail units, mostly charity outlets part of New Parade. Service road to shops in very poor condition (hazardous). Derelict barn	Link road between High Street and Crablands access to Bunn Leisure. The Farthings has a very large garden at risk of back-garden development. 88 West Street is a prime plot for redevelopment. Derelict barn needs a developer
DANEFIELD ROAD	No access to the sea but ends at the sea defences. Three bungalows at the end with gardens regularly covered in shingle	Access only

ADDRESS	DESCRIPTION	USE/INTEREST/IMPORTANCE
HIGH STREET	Main shopping area for the town. Retail and service units along the length from East Street to Hillfield Road	Main retail area Large thatched detached house on west side Three High Street banks
BRIDLE WAY	Very narrow 'lane' with a few residential bungalows and access to business units behind High Street	Very narrow 'rat run' Access to High Street hazardous
LEWIS ROAD	Road cut in half by bollards preventing vehicular access to the High Street. Mixed residential cul-de-sac with a variety of bungalows and a new development of flats at East Street end. From High Street there is access to the rear of three shop units including the old Co-Op site. New three-storey residential units from High Street to bollards	Access only Red Cross hut (where Auntie Ro's Playgroup meet) on the bend, at risk of being sold by the Red Cross. The playgroup (full) would then have to close
EAST STREET	Mixed residential. Mostly older but new houses infilling along the whole length	Main bus route Seal Primary Academy Car park towards High Street Two business units, both hairdressers Public toilets closed but site to be sold by CDC
OTARD CLOSE	Cul-de-sac Two-storey development at end and one large bungalow	Access only
MARINE GARDENS	New development on sea front. Detached houses in cul-de-sac	Cul-de-sac
SEAL SQUARE	Remainder of Selsey by Sea development 1911. Large detached houses some converted into retirement homes. Centre strip of what was to be the boulevard now infilled	Access only Cottages are listed
COAST GUARD COTTAGES	Off a side road from the sea end of West Street. Coastguard tower still exists but is redundant	Access only
THORNEY DRIVE	Newer residential. Larger detached houses.	Access only
HERSEY WAY	Un-adopted road. Cul-de-sac Grass frontages to a mixed development of bungalows.	Access only
ST WILFREDS WAY	New development on sea frontage. Detached in cul-de-sac	Residential only
PEACHY ROAD	Mixed established residential. Grass verge along un-adopted road	Cul-de-sac Thatched cottage
SEA GROVE	New detached dwellings	Cul-de-sac

THE BILL

GENERAL DESCRIPTION/OVERVIEW

General Description

E.g. Character, position, outlook, principle use

Residential area.

Low lying and bordered by the sea to the east and south, with high water table.

Different types of properties built in different eras with many bungalows and reasonably sized gardens. Typical of a seaside town.

Many un-adopted roads. Several nursing/care homes.

Points of particular interest and importance

- The sea and shore.
- Oval Field with MUGA pitch, open space, and play area ending at the beach.
- Green Lane Park with open area, dog exercise enclosure and play area.

Opportunities or location potential

- Not further building potential, but potential to enhance area by planting trees etc.



LOCATION RECORD

ADDRESS	DESCRIPTION	USE/INTEREST/IMPORTANCE
BEACH GARDENS	Un-adopted, narrow road with no pavements, some grass frontages	Access only Dead end road
BEAUFIELD CLOSE	Un-adopted shingle-laid road. Cul-de-sac with no pavements	Access only
BYEWAYS	Narrow road with pavements	Mainly access
CANADIAN CRESENT	Dead end for vehicles. Narrow road with pavements	Access only
CHERRY GARDENS	Un-adopted, small road way for housing only - Dead end	Access only
GRAFTON ROAD (southern end)	Un-adopted, reasonable-width road, some grass frontages, pavements, ends at sea front	Very busy road as it takes traffic avoiding the High Street
GREEN LANE	Un-adopted, narrow road with grass verges and pavements	Residents' access but also used as a cut-through by those using Manor Road to avoid traffic signals in High Street Park area at end with children's play area and dog-walking area as well as open green space
GROVE ROAD	Grass verges and pavements, narrow road with severe parking problems at east end due to crammed-in houses	Residents' access but also used as a cut-through by those using Manor Road to avoid traffic signals in High Street
LONGACRE (southern end)	Un-adopted, narrow road with grass verges and pavements	Access only
LONGACRE LANE	Un-adopted road with grass verges and no pavements	Mainly access
MEADOWLAND	Un-adopted road with grass verges and no pavements	Access only
ORCHARD AVENUE	Narrow road with grass verges and pavements	Mainly access or cut through from Grove Road to Green Lane
OVAL LANE	Believed to be un-adopted but not on list. Dead end for vehicles, very narrow	Vehicle access, but is part of the shoreline walkway for pedestrians, where it has to come inland and then return to shoreline

ADDRESS	DESCRIPTION	USE/INTEREST/IMPORTANCE
		Oval Field: open grass area with MUGA pitch and children's play area
PEACHY ROAD	Un-adopted, narrow road with grass verges and no pavements	Access only Dead-end road
SEAL ROAD	Un-adopted road with grass verges and no pavements	Access plus heavily used by vehicles avoiding the High Street traffic signals. This means it is used by all vehicle types including HGVs
SOLENT WAY	Dead end for vehicles. Narrow road with pavements	Vehicle access, but is the inland section of the shoreline walkway for pedestrians.
SOUTHERN ROAD	Un-adopted, narrow road with grass verges and pavements	Mainly access but also used to cut through to Woodlands, Longacre Lane and York
SPARSHOTT ROAD	Dead end for vehicles. Narrow road with pavements	Access only
ST HILDAS CLOSE	Small road to residential enclave only	Access only
THE BRIDGEWAY	Un-adopted, narrow road with grass verges and no pavements	Access only Dead-end road
TYTHE BARN ROAD	Narrow road with grass verges and pavements	Mainly access
URSULA AVENUE	Un-adopted narrow road with central garden space owned by the individual properties	Access only
URSULA SQUARE	Un-adopted road with grass verges and no pavements	Residential
WINDSOR ROAD	Narrow road with grass verges and pavements	Mainly access or cut-through from Grove Road to Green Lane
WOODANDS ROAD	Narrow road with grass verges and pavements (southern end is un-adopted)	Mainly access or cut through from Green Lane to Seal Road
YORK ROAD	Un-adopted, narrow road with grass verges and pavements	Mainly access

ARTERIAL ROUTES

ADDRESS	DESCRIPTION	USE/INTEREST/IMPORTANCE
GRAFTON ROAD (southern end)	Un-adopted, reasonable-width road with pavements and some grass frontages. Dead end at sea	Very busy road as it takes traffic which is avoiding the High Street

MIXON

GENERAL DESCRIPTION/OVERVIEW

General Description

E.g. Character, position, outlook, principle use

Residential area.

Low lying within easy walking distance to the sea. High water table.

Different types of properties built in different eras with many bungalows and reasonably sized gardens. Typical of a seaside town. Many un-adopted roads.

Points of particular interest and importance

- Albion Road and the eastern end of East Street have 12 listed buildings, and these are believed to be two of the original roads of Selsey.

Opportunities or location potential

- Only building potential is one derelict building in Elm Grove, but potential to enhance area by planting trees etc.



LOCATION RECORD

ADDRESS	DESCRIPTION	USE/INTEREST/IMPORTANCE
ALBION ROAD	Mix of styles and ages of houses and bungalows	Residential Historic with five listed buildings, public house, flint walls and an original tide wall Some large houses at end with grass frontages to sea wall
ARNELL WAY	Large detached properties, mainly pre-1950s bungalows and chalet bungalows	Residential
BEACON DRIVE	Part of recently built estate known as Broadreeds or Pontins (built end of 1990s/early 2000s). Mix of houses and bungalows with fairly small gardens	Residential with green open space to sea wall (flood relief area?) and vegetated shingle
CHAYLE GARDENS	All bungalows	Residential
COTLAND ROAD	Bungalows and chalet bungalows	Residential
CROFT ROAD	Mix of styles, but mainly bungalows	Residential
EAST STREET (up to Lewis Road)	Mix of styles and ages of houses and bungalows and flats. Includes five shops, one school, family centre and a public house	Residential Historic with seven listed buildings Public house
ELM GROVE	Mix of styles, one derelict building. Historic buildings list shows one listed building, but it could not be found – assumed to have been demolished	Residential
GRAFTON ROAD (northern end)	Mix of house styles and ages with mainly bungalows to east side and house to west side	Residential
JAMES STREET	Mix of house styles and ages with two-storey block of flats called Grafton Court	Residential
JONES SQUARE	Part of recently built estate known as Broadreeds or Pontins (built end of 1990s/early 2000s). Mix of houses and bungalows with fairly small gardens	Residential Central green open space
LAWRENCE CLOSE	Part of recently built estate known as Broadreeds or Pontins (built end of 1990s/early 2000s). Mix of houses and bungalows with fairly small gardens	Residential
LEWIS ROAD (part only)	Mix of styles, but mainly bungalows	Residential
LIFEBOAT WAY	Part of recently built estate known as Broadreeds or Pontins (built end of 1990s/early 2000s). Mix of houses and bungalows with fairly small gardens	Residential

ADDRESS	DESCRIPTION	USE/INTEREST/IMPORTANCE
MIXON CLOSE	Part of recently built estate known as Broadreeds or Pontins (built end of 1990s/early 2000s). Mix of houses and bungalows with fairly small gardens	Residential
NETHERTON CLOSE	Mainly bungalows	Residential
NORTH ROAD	Mix of styles (thought to be council housing previously)	Residential
PACIFIC WAY	Part of recently built estate known as Broadreeds or Pontins (built end of 1990s/early 2000s). Mix of houses and bungalows with fairly small gardens	Residential
ST ITHA CLOSE	All bungalows	Residential
ST ITHA ROAD	Mix of styles, but mainly bungalows	Residential
SUNNYMEAD CLOSE	All bungalows. Open-plan front gardens (1930s possibly)	Residential
SUNNYMEAD DRIVE	All bungalows. Open-plan front gardens (1930s possibly)	Residential Central open green space in middle
URSULA AVENUE NORTH	Mix of styles, both houses and bungalows	Residential Central garden area owned by individual homeowners
WESTERN ROAD	Mainly bungalows	Residential
WIGHT WAY	Part of recently built estate known as Broadreeds or Pontins (built end of 1990s/early 2000s). Mix of houses and bungalows with fairly small gardens	Residential

LIFEBOAT

GENERAL DESCRIPTION/OVERVIEW

General Description

E.g. Character, position, outlook, principle use

The major part of this area is the Merryfield Drive development, which sits at the centre of the area. This is a very large development of 1960s buildings, mainly bungalows and low rise. It has wide-open roads with properties set back from road. Inner development is all low rise, while the periphery is more two-storey.

There is very little development opportunity in this area, but the potential lies on the greens and beachfront, which could be developed to provide more tourist/commercial enterprises and a better offering for locals in terms of food and activity.

A key site is Albion Road for its historic listed properties and flood-wall design which is an early indication of building by the sea. Another key site is the iconic lifeboat station and onshore amenities which are well recognised and form part of the intrinsic history of the town.

Points of particular interest and importance

- Kingsway has a direct view of the sea and faces southeast, attracting early-morning sun for the whole year and up to late afternoon on the grassed areas in the summer.
- The lifeboat house provides an attraction for visitors and has a museum as an addition to the lifeboat house itself.

Opportunities or location potential

- The cut grassed area between Kingsway and the sea wall is a major asset. It is in two plots: the lifeboat green and the patch before the fishermen's ramp. Both of these are well used for recreational purposes.
- The kiosk at East Beach has great potential to fulfil some of the needs of residents and visitors alike. Divers and recreational swimmers would benefit from a shower external to the toilets.
- There should be great potential to develop this into an asset that meets the needs of divers, swimmers and parents with children using the playground.



Threats

- The lobster-processing plant creates a smell that will undoubtedly deter visitors.
- The area is scruffy and does not inspire confidence in the would-be shopper for quality fish and related products.
- There is a lack of parking for divers who choose to dive under the lifeboat slipway and along the western end of the beach. When fully equipped in wetsuits and with heavy tanks, divers find it difficult to walk from East Beach Car Park.
- Divers have little choice but to change by their cars – with the obvious unsightly exposure.
- Busses are often obstructed by parked cars along the seaward side of Kingsway as this spot is favoured by divers.
- Lack of control on the dumping of boats on the foreshore and the lack of control over engines to recover these from the sea creates an unacceptable obstacle for potential bathers and casual walkers. Boats left in a reasonable state can be seen as part of the coastal scene but rotting plywood boxes and rusting winches that have become litterbins are not much of a selling point.
- There is also the usual conflict between maintaining a working beach and enabling recreational use.
- Buses are often obstructed by parked cars along the seaward side of Kingsway as this spot is favoured by the divers.

LOCATION RECORD

ADDRESS	DESCRIPTION	USE/INTEREST/IMPORTANCE
KINGSWAY	Lifeboat green and East Beach green	Leisure area Amenity space
KINGSWAY	Beachfront, sea wall, sea walk, sea views	Leisure area Amenity space, aesthetics, tourism
KINGSWAY	Fisheries	Historic, heritage, culture, employment, tourism, commerce
KINGSWAY/ALBION ROAD	Lifeboat house, walkway and onshore amenities	History, leisure, employment, tourism, heritage, iconic building
KINGSWAY – between Fisheries and Lifeboat House	Beach houses, railway carriages (these houses are restricted in planning, cannot be redeveloped and have height restrictions)	History, heritage, tourism, design
EAST STREET from Junction with MANOR ROAD to ALBION ROAD and ALBION ROAD	Narrow road, fishermen's cottages, flood walls, stone cottages	Heritage, history, traditional building styles, listed properties
FISHERMANS WALK	Long access to beach from East Street, off-street pedestrian access	Residential Historic with seven listed buildings Public house
MERRYFIELD DRIVE (estate)	Very large development of 1960s buildings, mainly bungalows and low rise. Wide open roads with properties set back from road. Inner development all low rise, periphery is more two-storey	Development styles, heritage. Selsey by Sea reference perhaps?

ARTERIAL ROUTES

ADDRESS	DESCRIPTION
KINGSWAY	Seafront drive. Mainly houses to west and beach to east. Main access to Selsey's main beach-walk
MERRYFIELD	Wide-open road with properties set back from the kerb. Main bus route to east Selsey. Centre of Selsey's largest residential area.
MANOR ROAD	Narrowest part of Manor Road, which in the north is much more open with properties set back from the road. In this section properties are close to the road with minimal front garden/amenity area. Quite a few unique/individual properties.

LISTED BUILDINGS

INTRODUCTION

Selsey is blessed with some truly beautiful buildings that for reason of their architecture, age or place in local life have been officially listed by English Heritage. Listing provides protection to the building and places a requirement on the freeholder to maintain the building. As part of the neighbourhood planning process we have documented all of the listed buildings in the parish for future reference. It is worthy of note that with the exception of St Wilfred's Chapel (Grade 1) all of the listed properties in Selsey carry a Grade 2 listing.

More details on the specific listings for Selsey along with further information about the listing process and levels of protection afforded by the different grades can be found on the English Heritage website here:

<http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/>

**ALBION ROAD
No. 8 LAMBOURNES**

Early 19th century. Two storeys. Two windows. Coursed stone with dressings, quoins and modillion eaves cornice of red brick. Hipped tiled roof. Glazing bars missing



**ALBION ROAD
No. 22 FISHER COTTAGE**

Early 19th century. Two storeys. Two windows. Faced with cobbles with dressings, quoins, two flush horizontal courses and eaves cornice of red brick. Tiled roof. Glazing bars intact. Modern gabled porch



**ALBION ROAD
No. 10**

Early 19th century. Two storeys. Two windows. Coursed stone with dressings, quoins and vertical strips of red brick. Tiled roof. Glazing bars intact. Modern matching addition of two window bays to north



**ALBION ROAD
No. 6 FULLICK'S COTTAGE**

Early 19th century. Two storeys. Two windows. Coursed stone with dressings, quoins, vertical strips and modillion eaves cornice of red brick. Hipped tiled roof. Glazing bars intact on first floor only



**ALBION ROAD
No. 18 ROSE COTTAGE**

18th century. Two storeys. Two windows. Stuccoed. Hipped thatched roof. Casement windows. Doorway with pediment-shaped hood.



**BEACH ROAD
THE LISTENING POST**

Sound mirror, now incorporated within house. 1916, converted into house by late 1930s. Sound mirror built of reinforced concrete, the shuttered lifts to the exterior clearly visible. House has slate-clad stud walls and corrugated asbestos roof, with two-window front and window inserted into left-side wall; extensions to rear and right.

INTERIOR: curved profile to mirror wall.

HISTORY: This house incorporates a complete example of a sound mirror, built in 1916 (recorded as under construction in March of that year) and one of a series of listening posts built for the Admiralty along the southeast and northeast coasts.

The attacks by the German Fleet on east-coast ports in December 1914 had alerted the Admiralty to the need to provide early warning of future raids, soon underlined by the threat posed by Zeppelins to British ports and urban areas.

The sound signal was reflected by the dish, via a duty observer armed with a stethoscope, to a microphone which enabled the course of the intruder to be plotted. These signal stations thus formed a precursor to the development of radar from 1936. Due to the obsolescence of the technology from the late 1930s, and later coastal clearance work and urbanisation, very few examples (such as Fulwell in Sunderland and the Hythe/Dungeness group in Kent) have survived. It also bears a very direct relationship, through its form and design, to its intended use and thus its technological and historical context. Source: (Chichester Observer, March 1916).

**CHICHESTER ROAD
COLES FARM HOUSE**

Handsome 18th century house. Two storeys and attic. Five windows. Two dormers. Red brick largely covered with ivy. Modillion eaves cornice. Hipped tiled roof. Glazing bars intact. Doorway at the head of four steps with Doric pilasters, triglyph frieze, pediment and door of six fielded panels.



**CHICHESTER ROAD
DIBDI AND MEADOW COTTAGE**

One building. 18th century. Two storeys. Four windows. Painted brick. Stringcourse. Hipped thatched roof. Casement windows



**CHICHESTER ROAD
ROOKERY COTTAGE**

One building. 18th century. Two storeys. Four windows and one window space. Coursed stone with red brick dressings, quoins and modillion eaves cornice, the northern-most window bay wholly red brick and probably added. Hipped tiled roof. Glazing bars intact. Two gabled porches.



**CRABLANDS
IVY COTTAGE**

L-shaped building. The back or southeast wing is a 17th century or earlier timber-framed building with infilling of flints.

The front or main wing is 17th century. Two storeys. Three windows. Stone rubble with red brick dressings, quoins and stringcourse. Hipped thatched roof. Casement windows. Modern gabled porch.



**DRIFT LANE
CRABLANDS COTTAGE**

18th century. Two storeys. Three windows. Coursed sandstone with dressings, quoins and vertical strips of red brick. Thatched roof with two “eyebrows”. Casement windows.



**CRABLANDS
BARN AT CRABLANDS FARM TO SOUTHEAST
OF CRABLANDS HOUSE**

18th century. Coursed stone with red brick dressings and quoins. The west end of the roof is thatched, but the main portion is now slates.



**EAST STREET
No 77**

Early 19th century. Two storeys. Three windows. Stuccoed. Tiled roof. Glazing bars missing. Doorway with pilasters and pediment.



**CRABLANDS
CRABLANDS HOUSE**

18th century. Two storeys. Three windows. Red brick. Modillion eaves cornice. Tiled roof. Glazing bars intact. Doorway with flat hood on brackets and door of six panels



**GRAFTON ROAD
THE BILL HOUSE**

HOUSE: 1907 by M H Baillie Scott in an Arts and Crafts vernacular revival style. L-plan with service wing to north and main wing to south. Pebble-dashed and painted with exposed stone dressings, some stone and flint chequer work and exposed timber-framing to tower gallery. Graded slate roofs.

ENTRANCE FRONT: One-and-a-half to two storeys with projecting wings to left and right and in centre, with the roof sweeping down between to form buttresses catslide and further projecting half-hipped wing to extreme right. Diamond stone and flint chequer in central gable. Various mullion and mullion-and-transom stone windows with iron casements. Central low round-arched doorway with recessed boarded and ribbed door.

SEA FRONT: One storey and attic. Almost symmetrical with low gabled cross-wing projections towards each end of block, that to left glazed with mullion-and-transom multi-light window flanked by similar window to right and that to right with five-light mullion window on ground floor and three-light window in gable above. Triple arch centre glazed with French casements, and brick and flint chequer above with four-light window to right.

SERVICE WING COURT SIDE: Central yard entrance with two two-light mullion windows to right and various one and two-light windows to left with pair of cart-doors and smaller door beyond. Tower to left with timber-framed gallery arch on brackets and pyramidal bellcast roof with weathervane.

EXTERIOR SIDE: Gable to left projecting the east end of the main block. Central flat-headed dormer with two semi-dormers to left and gabled dormer to right. Deep catslide to right of courtyard entrance.

INTERIOR: Chalk-vaulted loggia with groin-vaults. Framing displayed at end of living hall, which also contains very large tiled inglenook with wood surround to opening. Some Arts and Crafts-style plasterwork of leaves and grapes survives.



**GRANGE LANE
BARN AT GREEN LEASE FARM ADJOINING
THE FARMHOUSE IN THE SOUTHWEST**

18th century. Faced with tarred weather-boarding. Hipped thatched roof with arched traces inside.

**GRANGE LANE
GRANGE FARM HOUSE**

18th century. Two storeys and attic. Seven windows. Two dormers. Sandstone with dressings, quoins, vertical strips and modillion eaves cornice of red brick. Tiled roof. Glazing bars intact. C19 porch of red brick and flints



**GRANGE LANE
GREENLEASE FARM HOUSE**

Early 19th century. Two storeys. Five windows. Faced with cobbles with dressings and quoins of red brick and grey headers. Hipped slate roof. Glazing bars intact. Small porch with slender columns.



**THE HIGH STREET
THE PARISH CHURCH OF ST PETERS**

Chancel, nave with aisles, east porch and shingled bell-turret with small spire at south end of nave. The original parish church was at Church Norton to the northeast of the village. In 1865 the nave of that building was demolished and the parish church was established in High Street. The new building incorporates the late 12th-century arcades of three bays of that original building. The remainder was designed in 13th-century style by J P St Aubyn.



**THE HIGH STREET
THE METHODIST CHURCH**

Erected as the Bible Christian Church in 1867. The east front is faced with squared knapped flints, the south front with coursed stone rubble. Both have white brick dressings and quoins. Narrow pointed lancet windows, five on the south front and two plus one smaller triple one on the east front. Gable ends to east with later gabled flint porch. Good example of the 13th-century Gothic manner.



**THE HIGH STREET
THE HOMESTEAD**

Restored 17th century. Two storeys. Five windows. Red brick and grey headers. Hipped thatched roof. Modern casement windows. Doorway with pilasters, pediment and door of six moulded panels.



**THE HIGH STREET
THE OLD MALT HOUSE**

Probably 18th century, very much altered and restored. Two storeys and attic. Five windows. Two dormers and gable in the centre. Faced with flints and red brick. Timbered gable. Hipped tiled roof. Modern casement windows. Included for group value.



**THE HIGH STREET
No. 20 - STABLE COTTAGE**

18th century. Two storeys. Three windows. Faced with cobbles, heavily repointed, with red brick dressings and quoins. Thatched roof with two "eyebrows". Casement windows.



**THE HIGH STREET
BARN ADJOINING No.20 ON THE
NORTH WEST**

Small barn the size of a granary standing on saddle stones. 18th century. . Faced with weather-boarding. Hipped thatched roof.



**THE HIGH STREET
IRON LATCH COTTAGE**

17th century or earlier. Two storeys. Two windows. Painted brick. Thatched roof. Casement windows.



**THE HIGH STREET
OUTBUILDING ADJOINING ON THE
SOUTHWEST**

19th century. One storey. No windows facing the street. Painted brick. Hipped thatched roof.



**THE HIGH STREET
THE WHITE HOUSE**

L-shaped 18th century building. Two storeys. Three windows facing west, two windows facing north. South front stuccoed. North front stone rubble and red brick. Modillion eaves cornice. Tiled roof. Glazing bars intact. Doorway in moulded architraves surround with pediment over.



**THE HIGH STREET
No.102 TADD'S COTTAGE GALLERY**

L-shaped building. South wing 18th century. Three windows. Stone rubble. Glazing bars intact. East wing early 19th century. Coursed stone and cobbles. Casement windows. Two storeys and tiled roof to the whole.



**THE HIGH STREET
THE NEPTUNE PUBLIC HOUSE**

18th century. Two storeys. Three windows. Coursed stone with dressings and quoins of red brick and grey headers. Hipped tile roof. Glazing bars missing.



THE HIGH STREET SESSIONS HOUSE

Former farmhouse, probably later 17th century or early 18th century. Extended and refurbished after 1908 and used as Magistrates' Court during the 1930s, giving the house its name. The house was seriously damaged by fire in August 2006.

MATERIALS: Coursed stone rubble with red and burnt brick dressings and red brick stacks. The rear wall is painted. Formerly with a long straw thatched roof. The build and contemporary alterations of c1908 are rendered on the ground floor with projecting upper-floor bays clad in rough-cut weather-boarding.

PLAN: A three-bay, two-storey lobby-entry house, with a stair behind the stack and small closet over the entrance. The original northern bay was redesigned as an entrance hall with a stair c1908 when the northernmost bay was added. The main stack was of T-shaped plan, but removed above the ridge after the fire.

EXTERIOR: Roadside elevation. The stone fabric is enhanced by plinths, flush storey and cill bands in brick.

A replaced raised and fielded panel door under the stack is flanked on the ground floor by small-paned, five-by-four pane sashes of 19th century and early 20th century date in flush, exposed, moulded timber frames. The ground floor right-hand frame is possibly of late 18th century date. All are set in smaller brick reveals with red brick quoins and integral cambered soldier arches in slightly burnt brick. Above the entrance is a small two-light timber casement with chamfered reveals and diamond leaded lights.

First-floor sashes, which cut through the cill band, were of five-by-three panes, but were removed after the fire. The former northern bay has an early 20th century inserted doorway with chamfered brick reveals and a keystone inscribed OFH. Above the entrance is

a small brick tablet inscribed R(?)H 1728. A robust oak door has applied mouldings on the outer face.

The inner face is heavily studded with a circular, revolving viewing panel, probably a former lock-up or cell door and rumoured to have come from Newgate Prison which was demolished c1912. Above was a two-light casement removed after the fire of 2006. The northern bay was added after 1908. The ground floor is rendered, the projecting upper floor clad in rough-cut weather-boarding. Windows are timber casements with diamond leaded lights. The rebuilt former gable end-stack and early 20th century gable stack both had moulded collars and caps, removed to ridge level after the fire. The main stack was of T-shaped plan, with moulded collars and caps and a tall chimney pot. The west, garden-elevation, stonework is painted. The c1908 northern extension is rendered at ground floor, with a projecting rough-cut, weather-boarded upper floor. The former central bay was altered at the time to match. Diamond leaded casements are early 20th century except for the eyebrow dormer added in the 1970s, when the southernmost bay was also refurbished. Late 20th century door. The southern elevation is of coursed stone rubble with an inserted 20th-century doorway.

INTERIOR: The lobby entry gives onto a large brick stack exposed and restored on the northern face and with an oven on the west flank. To the rear, formerly enclosed behind an early 20th century panelled alcove is the base of a vertically boarded, curved timber stair frame. The principal ground floor rooms and hall were lined throughout in full-height, small-framed, moulded oak panelling when the house was extended after 1908. Spine beams are encased.

Door cases have moulded architraves with tall chamfered bases; doors are small-panelled, similar to the walls. The open-well closed-

string oak stair has square newels with ball finials, alternate twisted and moulded balusters, and a moulded rail. The drawing room has a large four-centre arched, moulded stone chimneypiece, possibly introduced from elsewhere. A similar smaller chimneypiece is inserted in the hall and has a small inserted carved fireback. The southern bay was refurbished during the 1970s, replacing joinery on both floors. The front wall with most of the wall plate survives. Fragments of charred uprights from timber partitions framing the original stair and much of the partition between the second and third bays survive, with some reused chamfered timber intact. Brick stacks remain but are damaged. Fittings were formerly late 20th century stripped pine, destroyed in the 2006 fire. The roof, said to be largely 20th century and certainly altered on the west front, was also destroyed.

THE HIGH STREET

OUTBUILDING BETWEEN 22/24 and 26/28

One building. Early 19th century. Two storeys. Two windows and one blocked window space. Faced with coursed stone with dressings quoins vertical strips and modillion eaves cornice of red brick. Glazing bars intact. Small modern shop window at north end of ground floor. Three doorways in moulded architrave surrounds with pediments over.



THE HIGH STREET

Nos. 34 – 42

One range. Early 19th century. Two storeys. Six windows. Stone rubble with red brick dressings and quoins. Tiled roof. Casement windows.



THE HIGH STREET

Nos. 26 and 28

One building. Early 19th century. Two storeys. Two windows and one blocked window space. Faced with coursed stone with dressings quoins vertical strips and modillion eaves cornice of red brick. Glazing bars intact. Small modern shop window at north end of ground floor. Three doorways in moulded architrave surrounds with pediments over.



THE HIGH STREET

SELSEY PRESS PREMISES

18th century barn faced with stone rubble with red brick quoins. Half hipped thatched roof with two large 'eyebrows', faced with weatherboarding.



THE HIGH STREET

Nos. 109 and 111

One building. Early 19th century. Two storeys. Three windows. Stuccoed. Modern hipped slate roof. Windows with Venetian shutters and glazing bars intact. Porch with slender columns. Modern shop front built out to North West



THE HIGH STREET

Nos. 16 and 18

One building. 18th century or earlier. Two storeys. Four windows. No. 16 red brick, No. 18 painted. Slate roof. Glazing bars intact. Derelict condition. Now two residences:



White – Rock Cottage

Brick – Beggars Roost



THE HIGH STREET

No. 133 - THE COTTAGE

18th century. Two storeys. Three windows. Stone rubble with red brick dressings and quoins. Thatched roof. Sash windows with glazing bars intact. Doorway with pilasters, pediment and door of six fielded panels.



THE HIGH STREET

No. 72 - CENTURY COTTAGE

18th century. Two storeys. Three windows. Faced with modern rough plaster. Thatched roof with three "eyebrows". Casement windows.



THE HIGH STREET

No. 87

Early 19th century. Two storeys. Two windows. Red brick. Modillion eaves cornice. Hipped tiled roof. Glazing bars intact. Doorway in moulded architrave surround with pediment over.



THE HIGH STREET

No. 97

18th century, altered and restored since. Two storeys. Three windows. Red brick. Eaves cornice. Tiled roof. Glazing bars intact. First floor windows have Venetian shutters. Two modern Georgian doorways.



THE HIGH STREET

No. 99

Early 19th century. Two storeys. Three windows. Red brick. Modillion eaves cornice. Slate roof. Glazing bars intact on first floor only. Doorway with pilasters, pediment, semi-circular fanlight and door of six fielded panels. Modern shop window on each side of the doorway.



THE HIGH STREET

NO. 32 – OLD ROSE COTTAGE

Dated 1760. Two storeys. Three windows. Stone rubble with red brick dressings and quoins. Thatched roof. Casement windows.



**THE HIGH STREET
THE GARAGE OF No. 35**

An 18th century stable building. One storey. Two windows. Faced with coursed stone with red brick dressings and quoins. Hipped tiled roof. Lunette windows.



**THE HIGH STREET
No. 48**

Early 19th century. Two storeys. Two windows. Faced with coursed cobbles with red brick dressings and quoins. Slate roof. Casement windows. Gabled red brick porch. Included for group value.



**THE HIGH STREET
NO. 43**

Early 19th century. Two storeys. Two windows. Red brick. Modillion cornice. Hipped tiled roof. Glazing bars intact. Doorway with pilasters and pediment.



**THE HIGH STREET
No. 65 – IVY LODGE**

18th century. Two storeys. Three windows. Red brick and grey headers. Modillion eaves cornice. Tiled roof. Sash windows with glazing bars on ground floor, casement windows above. Modern addition of two window bays in red brick to east.

**THE HIGH STREET
NO. 44**

Small 18th century. Building adjoining the last range. One storey. The street frontage is blind, but there is one window with a small shop front facing south. Faced with cobbles. Thatched roof.



**THE HIGH STREET
No 30 & 32**

One building. Early C19. Two storeys. Three windows. Faced with stone rubble with red brick dressings and quoins. Tiled roof. Casement windows. Included for group value



**THE HIGH STREET
HOLLYHOCKS**

17th century. Two storeys. Three windows. Faced with cobbles and stone rubble with dressings, quoins and dripstones over the ground floor windows of red brick. Thatched roof with two “eyebrows”. Casement windows



**THE HIGH STREET
No.35**



**MILL LANE
MEDMERRY MILL**

Good example of a tower mill in excellent condition following repair in 1960s. Now used as a shop. Circa 1829. Red brick. Circular cap made of sheets of metal with finial. Round-headed windows. The sweeps remain but have no shutters. Fan-tail missing.



**MILL LANE
FORMER MILL HOUSE**

The former mill house of Medmerry Windmill. Early 19th century. Two storeys. Three windows. Stone and brick, both painted. Hipped tiled roof. Glazing bars intact. Two later bay windows on ground floor with tiled roofs continued over the whole facade to form a hood over the central doorway.

**RECTORY LANE
NORTON PRIORY**

**RECTORY LANE
ROSE COTTAGE**



**RECTORY LANE
ST. WILFREDS CHAPEL**



**SCHOOL LANE
No. 54 BARN (BUILDBASE)**

C18 building faced with coursed stone with red brick dressings and quoins. Hipped roof of corrugated asbestos.



**THE WILLOWS
THE WILLOWS**

HOUSE: Probably 17th century re-fronted in early 20th century and altered in 20th century. Stone rubble with galletting on stone and brick plinth, tiled roof with red chimney stacks. Two storeys and two parallel ranges. L-shaped.



Front elevation has brick modillion eaves cornice, and pilasters at the ends of the windows. Three sashes (two double) to main part and one double sash in set-back wing to right-hand side.

Cambered arches to ground-floor windows. Central door-case with open pediment pilasters, Gothic glazing to semi-circular fanlight, panelled reveals and six-panelled door.

Rear elevation similar but with three modern triple dormers to roof and five sashes, with cambered brick arches to ground-floor windows.

The staircase has been replaced in the 20th century but a repositioned early 19th century newel post and two circular rails to a subsidiary staircase may be the remains of the original staircase. Fireplace in right-hand ground-floor room has a beam with three graffiti of sailing ships. There is also a massive spine beam with lambs tongue stops and oak panelling, probably 20th century.

**WEST STREET
THE CRESCENT**

18th century. Two storeys. Three windows. Red brick. Modillion eaves cornice. Tiled roof. Glazing bars intact. Doorway with pediment over and door of six fielded panels.



**WEST STREET
IVY HOUSE**

18th century. Two storeys. Three windows. Red brick. Modillion eaves cornice. Tiled roof. Sash windows with glazing bars on first floor. Modern casement windows below. Doorway with fluted pilasters and pediment over.



**WEST STREET
WEST STREET HOUSE**

Late 18th century or early 19th century. Two storeys. Three windows. Red brick. Modillion eaves cornice. Slate roof. Glazing bars intact. Doorway with Doric pilasters, triglyph frieze, pediment and door of six fielded panels.



**WEST STREET
OLD COASTGUARD COTTAGES 1 & 2**

One building. Mid-19th century. Two storeys, three windows. Slate-hung. Slate roof. Gable facing west at south end of the main front. Glazing bars intact.



**WEST STREET
THE OLD COTTAGE**

18th century. Two storeys. Three windows. Coursed stone with red brick dressings and quoins. Hipped thatched roof with two "eyebrows". Casement windows.



**WEST STREET
OLD COASTGUARD COTTAGES 3-9**

Interesting and for Sussex unusual mid-19th century terrace of small houses. Two storeys. Fourteen windows. The front is hung with slates. Projection of two window bays at each end with gable over. Slate roof. Glazing bars intact.

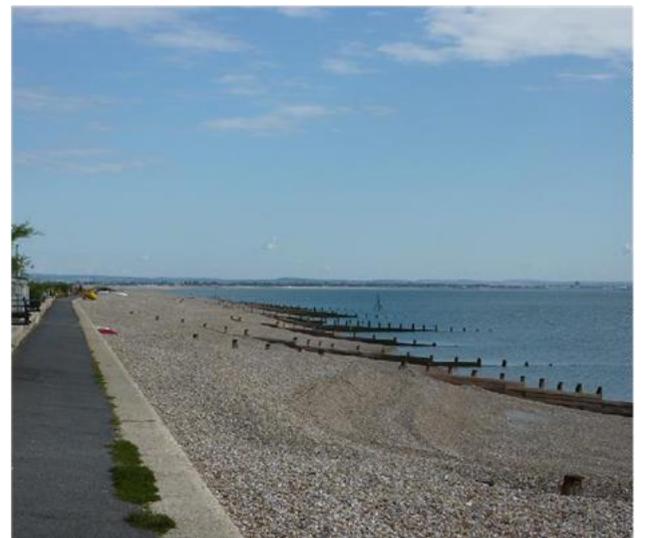


WEST STREET

OLD COASTGUARD COTTAGES 47-49

One building. This building has a date on it but this is illegible. Probably early 18th century. Two storeys. Three windows. Plastered front. Formerly thatched roof, of which the centre portion has fallen in windows boarded up. The condition of the building is derelict.





PICTURES

- **TOP ROW: Welcome to Selsey, The High Street, Converted Railway Carriage – East Beach**
- **MIDDLE ROW: Fields to north and west of Selsey, new single-housing development, Fisheries – East Beach**
- **BOTTOM ROW: Thatched cottage – High Street, The Lifeboat House, East Beach Promenade**

Thanks to the following people and groups for their help and co-operation in compiling this study:

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This Audit has been conducted by members of Selsey Town Council.

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