A historical map of the Sidlesham Church area, showing property boundaries, roads, and buildings. The map is overlaid with a semi-transparent purple and green wavy graphic at the top. The text 'SIDLESHAM CHURCH CONSERVATION AREA' is prominently displayed in the center of the map.

SIDLESHAM CHURCH CONSERVATION AREA

CHARACTER APPRAISAL & MANAGEMENT PROPOSALS

SEPTEMBER 2006

Appendices updated March 2012 to reflect legislative changes

SIDLESHAM CHURCH CONSERVATION AREA CHARACTER APPRAISAL & MANAGEMENT PROPOSALS

On the 5th September 2006 Chichester District Council approved this document as planning guidance and therefore it will be a material consideration in the determination of relevant planning applications.

Cover: Map of Sidlesham Church Tithe Map 1846



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PART 1 SIDLESHAM CHURCH CONSERVATION AREA APPRAISAL

- 1 INTRODUCTION
- 2 LOCATION AND LANDSCAPE SETTING
 - 2.1 Location
 - 2.2 Topography
 - 2.3 Relationship of the conservation area to its surroundings
 - 2.4 Geology
 - 2.5 Biodiversity
- 3 HISTORIC DEVELOPMENT AND ARCHAEOLOGY
 - 3.1 Historic development
 - 3.2 Surviving historic features
 - 3.3 Archaeology
- 4 SPACIAL ANALYSIS
 - 4.1 Character areas
 - 4.2 Plan form, building types and boundaries
 - 4.3 Open spaces, trees and views
- 5 DEFINITION OF THE SPECIAL INTEREST OF THE CONSERVATION AREA
 - 5.1 Activities and uses
 - 5.2 Listed buildings
 - 5.3 Positive buildings
 - 5.4 Building materials and colours
 - 5.5 Public realm
- 6 ISSUES

PART 2 SIDLESHAM CHURCH CONSERVATION AREA MANAGEMENT PROPOSALS

- 1 BACKGROUND
- 2 RECOMMENDATIONS
- 3 MONITORING AND REVIEW
- 4 CONTACT DETAILS

APPENDICES

- | | |
|------------|------------------------|
| Appendix 1 | Legislative background |
| Appendix 2 | Community involvement |
| Appendix 3 | Good Practice Guidance |
| Appendix 4 | Bibliography |



PART I SIDLESHAM CHURCH CONSERVATION AREA APPRAISAL

I INTRODUCTION

This document has been produced for Chichester District Council following consultation with the local community. Local authorities are required by law to preserve or enhance their conservation areas and part of that process is the production of a character appraisal to explain what is important about the area.

Part I of this document therefore attempts to define the key elements that contribute to the special historic and architectural character of the Sidlesham Church Conservation Area, and identifies negative features (the issues) which might be improved. Part 2, the Management Proposals, sets out a programme for further work, based on the issues identified in Part I. This process involves a thorough review of the existing conservation area boundary and provides one suggestion for change.

The Character Appraisal concludes that the most significant features of the Sidlesham Church Conservation Area are:

- Small rural hamlet centred on the 13th century parish church of St Mary's (grade I);
- Conservation area is encompassed by Selsey Road, Church Lane, and Church Farm Lane and the church and farm;
- Selsey Road and footpath to north are both Roman in origin;
- Church Lane must be at least 13th century in origin;
- 13 listed buildings, mostly in Church Lane, where there are several timber-framed cottages dating to the 16th or 17th centuries;
- Church House, Church Farm Lane, dating to early 17th century;
- Two listed former barns - Challens Barn dated 1793, and Church Farm Barn - both now in residential use;
- Post-War development along Church Farm Lane is set back from road and low key;
- Mainly residential uses throughout;
- Matures trees, shrubbery and flint walls make major contributions to the street scene;
- Survival of large open field in hamlet centre;
- Some views across open fields.

The Management Proposals make the following recommendations:

- Consider improvements to the crash barrier outside The Anchor Public House including the provision of a pavement;
- Liaise with the owners of The Anchor Public House to see if improvements could be made to the car park, especially where it abuts Green Trees;
- Investigate The Anchor Public House to see if statutory listing should be requested from English Heritage;
- Liaise with the Parish Council to see if a Tree Management Programme and perhaps some phased clearing of the hamlet pond is possible;
- All new development should follow the "Good Practice Guidance" included in the Management Proposals;
- The church hall site could be improved;
- Approach the owners of Church Farm to see if some improvements could be made to the existing farm buildings and the site generally;
- Amend the conservation area boundary in one place:
 - Add the whole garden of Church Cottage, Church Lane, to the conservation area.



St Mary's Church

2 LOCATION AND LANDSCAPE SETTING

2.1 LOCATION

Sidlesham comprises a group of scattered hamlets with the principal settlement, now designated the Sidlesham Church Conservation Area, arranged around St Mary's Church. The hamlet is located on the Manhood Peninsula some six kilometres south of the city of Chichester. About 1.5 kilometres to the south-east lies the smaller settlement of Sidlesham Quay, notable for its waterside setting on the edge of Pagham Harbour, and to the north can be found the much smaller hamlet of Sidlesham Common.

2.2 TOPOGRAPHY

The Manhood Peninsula is a very flat area, as shown by the very well spaced contours on modern maps, enclosed by sea or river estuary on three sides. Immediately around the Sidlesham Church Conservation Area, the map shows a few contours, well spaced out, and never more than five metres above sea level. The area is criss-crossed by deep drainage ditches and small streams and ponds are common. The Sidlesham Church Conservation Area lies slightly above the five metre contour, with a gentle slope to the east to small stream called the Bremere Rife. Local names such as Marsh Farm, near the stream, confirm the low lying nature of the land.

2.3 RELATIONSHIP OF THE CONSERVATION AREA TO ITS SURROUNDINGS

To the east of Sidlesham lie flattish open fields crossed by the Bremere Rife. Local names such as Marsh Farm confirm that some of this land is low lying and damp. To the north and west is more agricultural land, much of it, especially around Keynor Farm, used for commercial nurseries which utilise vast glasshouses. The B2145 is a busy road which passes through the edge of the hamlet (and the conservation area) and connects Chichester to Selsey.

Two public footpaths lead from the hamlet to farms in the north and east, no doubt once used by farm workers to reach the church in the centre of the hamlet. The northern footpath follows the line of a Roman road.

2.4 GEOLOGY

Beneath the southern part of the Selsey Bill, the underlying geology is formed by the Bracklesham Beds, dating to the Eocene period and composed of richly fossiliferous sands which are exposed at low tide between Selsey Bill and East Head at the entrance to Chichester harbour. Fine river alluvium lies immediately around Sidlesham Quay. Scattered along the beaches of the Selsey Bill are blocks of pale brown or grey stone, known as septaria. The Bracklesham Beds produce sands and gravels suitable for rough grazing.

To the north of Sidlesham are deposits of London clay, composed of fossiliferous calcareous sandstone representing the remains of extensive sandbanks. Deposits of brick earth and river alluvium lie over this clay, providing the raw material for brick making and a soil which is suitable for agricultural purposes. It is notable that in the centre of the Manhood Peninsula, around Almodington and Sidlesham, are large numbers of commercial nurseries.

Beneath Chichester are the Reading Beds, a layer of red and orange clays which were deposited as alluvial mudflats and beyond the city, the South Downs provide a source of flint and chalk for lime.

2.5 BIODIVERSITY

There are no sites of ecological significance within the conservation area, but Pagham Harbour is a Local Nature Reserve, part of which is a Site of Special Scientific Interest. The harbour is also a Special Protection Area, a Natura 2000 site, and one of only 114 "Ramsar Sites" in Great Britain. More details can be found in the appraisal for the Sidlesham Quay Conservation Area.



Selsey Road (the B2145) to the north-west of Sidlesham Church

3 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

3.1 HISTORICAL DEVELOPMENT

Sidlesham lies on the edge of the Manhood Peninsula, close to the site of an early Christian settlement at Selsey. This was established by the King of the South Saxons in the 7th century. He granted land to Wilfred of Northumbria, who built a monastery at Church Norton, which became the centre of the new diocese in the 8th century. At this time, land was granted to the monastery which equated in the medieval period to the Hundred of the Manhood, a name derived from “*la Manwode*”, meaning “the common wood”. The more recent parishes of Sidlesham, Selsey, Wittering and Birdham lie within these boundaries.

Following the Norman Conquest, the English church underwent a radical reorganisation and in 1075 the see (the bishop’s seat) was transferred from Selsey to Chichester. The Domesday Survey of 1086 revealed Selsey as one of the poorest bishoprics in England with an estimated value of just over £125 a year. The document also reveals that Sidlesham, then called *Filleicham*, lay within the bishopric of Chichester.

In 1287, a chantry was established in Sidlesham (which may therefore confirm the earliest date of St Mary’s Church) and an income provided for a new vicar or prebendary, including the grant of land in the area by the Dean and Chapter of Chichester. It is thought that this is the reason why several of the farms in the area are still owned by the Church Commissioners.

The manor of Sidlesham remained with the Church until 1560 when the Crown acquired it and rented it to George Stoughton of Chichester. In 1588 the manor, mill and advowson of Sidlesham with the manor of Ham were granted to two knights who sold them in 1590 to a George Green. In the 17th century the property was held by first John Cawley, then his son William Cawley, who founded the almshouses in Broyle Road in Chichester and who was one of the 59 judges who signed Charles I’s death warrant. In the 18th century notable owners included members of the Vinall and Dobell families, who must have been responsible for the enclosure in 1792 of a large tract of land at Almodington Green and Sidlesham Common, clearly shown as still open on the 1778 map.

The Selsey Tram, which opened in 1897 and closed in 1935, ran between Chichester and Selsey past Sidlesham Quay. There were eleven stations, one of which was on Mill Lane, Sidlesham Quay, and another was in Chalder Lane, closer to the conservation area. The line of the track further north past Sidlesham hamlet has been lost.

In 1935 the Land Settlement Association bought several local farms including Keynor Farm to the south of Sidlesham hamlet to create agricultural holdings

for unemployed men from the “special” areas of Northumberland, Durham and South Wales. Some 130 such holdings, each of 4 to 5 hectares with a house and such useful buildings as greenhouses and piggeries, were established. Today these have largely become commercial nurseries, notable for their huge glass houses. The original brick cottages, with their mansard roofs, often survive.

Sidlesham hamlet is now a compact residential settlement centred on its historic church. The busy B2145 creates a natural western boundary and the main hamlet lies attractively along two roughly parallel lanes which contain the church, its churchyard, a few historic buildings and an important field, thankfully not developed. The vicarage, originally located to the east of the church (the site now called The Rough) moved to a new house in 1891 on the north side of Church Farm Lane, and moved again in more recent times to a new house on the western edge of the churchyard. A modern church hall in Church Farm Lane is a valued community asset. The local public house, The Anchor, faces the main road and provides the hamlet with its only commercial premises. Church Farm, on the eastern edge of the conservation area, retains some modern farm buildings although the farmhouse (Church House) appears to be in separate ownership and one of the barns has been converted into a home. Corner Barn, on the western edge, has also been converted into residential accommodation. Similarly, a large barn attached to Challens is also now in residential use.



St Mary’s Church



The Anchor Public House



1747 Enclosure Map (copy of 1847)

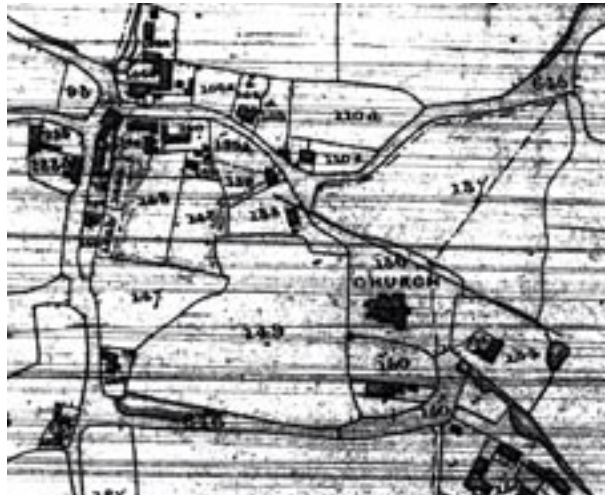


1899 Second Edition Ordnance Survey

3.2 SURVIVING HISTORIC FEATURES

The following are the most significant surviving historic features:

- Selsey Road is probably Roman in origin;
- Footpath from the north of the hamlet continues the line of Roman road;
- Historic plan form as defined by Church Lane and Church Farm Lane;
- St Mary's Church, dating back to the early 13th century (listed grade I);
- Several timber-framed cottages dating to the 16th or 17th centuries;
- Church House, dating to early 17th century;
- Two listed former barns - Challens Barn dated 1793, and Church Farm Barn;
- A variety of 18th and early 19th century cottages and modest houses;
- Survival of large field in hamlet centre.



1846 Tithe Map

3.3 ARCHAEOLOGY

A possible Bronze Age occupation site has been recorded at Rookery Farm, between Sidlesham and Sidlesham Quay.

The Romans built a town at Chichester and may well have used Pagham Harbour as a port, so it not surprising that Roman ditches were found when Selsey Road was being widened. Roman (or possible Bronze Age) spear heads and implements, as well as two Roman coins, have been found at Sidlesham Quay, and more Roman coins north of Rookery Farm. The site of a Roman villa, with an Iron Age ditch below it, has also been identified between Sidlesham Quay and Sidlesham.

The hamlet of Sidlesham probably originated as a group of middle or late Saxon farmsteads, which consolidated around St Mary's Church after the 13th century. The churchyard is a designated *Archaeologically Sensitive Area*.



1875 First Edition Ordnance Survey

4 SPATIAL ANALYSIS

4.1 CHARACTER AREAS

The Sidlesham Church Conservation Area is notable for the rural qualities of the streetscape, with flint walls, high hedges and mature trees providing strong boundaries. The buildings are generally spaced out with large gardens and usually sit back from the road. St Mary's Church is the centre of the hamlet and connects Church Lane to Church Farm Lane via a footpath through the attractive churchyard. The large open field between Church Farm Lane and Church Lane is very important in terms of the rural qualities it brings to the centre of the hamlet.

The conservation area is very roughly square in shape with the three roads, Selsey Road, Church Lane and Church Farm Lane, forming three sides of a box. To the east the boundary is softer being composed of the churchyard, the trees and gardens of The Rough (a 20th century house), and the buildings of Church Farm. This provides four character areas according to the historic form of development, including the road layout and plot boundaries; the relationship of the buildings to the street; the types of buildings and their use of materials; and the uses and activities within each area.

These areas are Selsey Road; Church Lane, the church and its churchyard; and Church Farm Lane.



Selsey Road

(i) Selsey Road - key characteristics:

- Busy main road with sharp bend outside The Anchor Public House representing deviation from line of former Roman road;
- Gentle bends in main road enclosed by walls, trees and hedges;
- Development mainly on the eastern side;
- Spacious plots;
- Views to west over open fields;
- Two listed buildings;
- Varied roof and wall materials;
- The Anchor Public House sits prominently on the corner with Church Lane.

(ii) Church Lane - key characteristics:

- Narrow winding country lane opening out at entrance to churchyard;
- No formal footpaths;
- Flint or grey stone boundary walls, or hedges;
- Eight listed buildings, set back slightly from road in spacious gardens;
- Houses usually face the lane;
- Houses are modestly sized detached houses or cottages, two storeys high;
- Varied materials for roofs and walls;
- Some fine quality knapped flint on Challengis;
- Some discreet modern infilling set back from lane and along Chalder Lane;
- Relatively quiet with some slow moving traffic.



Church Lane

(iii) *St Mary's Church and its churchyard - key characteristics:*

- Grade I listed church dating to the 13th century and later;
- Use of grey stone and red brick for the walls;
- Clay tiled pitched roofs;
- Square tower with battlements dominates the churchyard;
- Churchyard contains a variety of gravestones and tombs;
- War Memorial close to entrance from Church Lane;
- Other entrance from Church Farm Lane to south with metal "kissing" gate and stone stile;
- Winding path through churchyard, with simple modern black lamps;
- Many fine old trees especially yews;
- Peaceful atmosphere.

(iv) *Church Farm Lane - key characteristics:*

- Straight country lane set at right angles to main road;
- Dominance of soft boundaries created by trees and shrubbery;
- Some wide grass verges on south side;
- Hamlet pond somewhat hidden amongst trees on north side;
- Mainly 1960s and later detached houses forming a group along south side, set well back from road with mainly hedge boundaries;
- St Mary's Church Hall forms part of this modern group;
- Modern vicarage next to church, well concealed;
- Late 19th century house (The Old Vicarage) the largest house in the conservation area;
- Church House, originally the farmhouse, sits next to entrance to churchyard, well hidden by trees and shrubbery;
- Group of farm buildings, some modern, on eastern edge of conservation area;

- Christians Barn is now residential;
- Views northwards across open field to listed buildings in Church Lane;
- Views to south over open fields.

4.2 PLAN FORM, BUILDING TYPES AND BOUNDARIES

The layout of Sidlesham probably dates to the middle or late Saxon period when a small settlement was established to the east of the old Roman road, now Selsey Road. This formed part of a group of farmsteads which lay scattered across the peninsula. The notation of "wells" on many of the 19th century maps suggests that the reason for the early settlement of this site might have been the easy availability of drinking water, on a site which was just above the five metre contour and therefore less prone to flooding. By the 13th century a church had been built, possibly on the site of an earlier Saxon building, but the hamlet grew very slowly along Church Lane where several remaining cottages date to the 16th or 17th century. The mid-18th century Enclosure Map confirms that there was a vicarage on the eastern side of the churchyard and that the farmhouse (now Church House) had been built. Other farm buildings are noted at Challens and, over the road, in what is now Corner Barn. By the time of the 1846 Enclosure map, settlement was concentrated along Church Lane and to the northern end of Selsey Road, with just the vicarage and Church Farm beyond St Mary's Church.

This very gradual and incremental growth has resulted in a spacious, informal plan form with a variety of small detached houses and cottages lying close to, or set back slightly from, Church Lane. This contrasts with the more regimented layout of the 1960s and later houses along Church Farm Lane, where they follow an almost common building line, fortunately set well back from the road.



The kissing gate at the entrance to St Mary's Churchyard



Church Farm Lane

Nearly all of the historic buildings in the conservation area were built as family homes, and none of them are of any size. The largest is The Old Parsonage, a red brick house built for the vicar, and no doubt his large family, in 1891. Church House, the former farmhouse, is a modestly sized 17th century house, refaced in the 18th century. Another larger house is Challens, a well detailed flint house of the late 18th or early 19th century. Otherwise, the buildings in Church Lane are nearly all modest cottages, some of them timber-framed and thatched. Christians Barn represents the sole survivor of the historic farmyard once associated with Church Farm, and Corner Barn and Challens barn a similar survival of a group of agricultural buildings on the north-western edge of the conservation area.

Boundaries within the hamlet are usually defined by trees or hedging, along with walls made from a wide variety of materials - flint, stone and brick. Sandstone blocks are used for a long wall between Green Trees

and St Mary's, facing Selsey Road, but mainly the walls are flint cobbles with red brick copings and string courses to provide strength. Grey stone is also used, laid in courses with red brick copings, to the boundary of Challens, facing Church Lane.

4.3 OPEN SPACES, TREES AND VIEWS

The churchyard to St Mary's Church is the only open space within the hamlet which is publically accessible. It is enclosed by trees and the many old yews are particularly important. The kissing gate, facing Church Farm Lane, is an attractive feature. The churchyard is well concealed from both Church Lane and Church Farm Lane and the footpath which leads across the churchyard, linking the two lanes, is well used and very attractive. The open field between Church Farm Lane and Church Gate Cottage in Church Lane, is a valuable open space though, of course, in private ownership. It is used for the annual summer fete.



Church House, Church Farm Lane



Stone wall outside Challens



Christians Barn



A footpath leads from St Mary's Churchyard into Church Lane



Flat fields surround Sidlesham Church



The open field between Church Farm Lane and Church Gate Cottage

The most important trees lie to either side of Church Farm Lane, particularly around the hamlet pond, and in and around the churchyard and The Rough, a modern house completely hidden from the public viewpoint.

The hamlet tends to be inward-looking, focusing on St. Mary's Church tower which is an important focal point. However, there are some good views out of the hamlet over flattish, open fields, especially from Selsey Road, and from Church Farm barns. The most notable views are marked on the Townscape Appraisal map.

5 DEFINITION OF THE SPECIAL INTEREST OF THE CONSERVATION AREA

5.1 ACTIVITIES AND USES

The Sidlesham Church Conservation Area is now a compact residential hamlet centred on its historic church and church hall, with many of the residents working in Chichester or further away. However there are still reminders of its agricultural past, with the survival of Church House (once a farmhouse), Christians Barn, Challens Barn and Corner Barn, although they are all now in residential use. The Anchor Public House is a popular inn, but there are no local shops and the late 19th century village school is located to the south-west of the hamlet beyond Highleigh.

5.2 LISTED BUILDINGS

There are 13 listed buildings in the Sidlesham Church Conservation Area, of which only one, St Mary's Church, is not in residential use. Most of these buildings are located along Church Lane, with just a couple along Selsey Road and two more in Church Farm Lane. They are all notable for their domestic scale, pitched roofs covered in thatch or handmade clay tiles, and for the use of brick or flint walling.

St Mary's Church is the most important historic building and is listed grade I. Dating to the early 13th century, and built from local stone, it retains its barn-like lofty proportions, a battlemented 16th century tower, and its 13th century font. Next to it, Church House is probably early 17th century and was the farmhouse to Church Farm. It is encased in brick with a cat slide roof and a possibly contemporary staircase tower at the back. There are also a number of 16th or 17th century timber-framed cottages, mainly roofed in thatch and all listed grade II – Swallow Cottage, Chimes Cottage, Faith's Cottage and Church Gate Cottage. St Mary's, in Selsey Road, has an 18th century rendered front to an earlier lobby-entry house which may well be the oldest house in the hamlet. Flint and brick houses of the late 18th or 19th century are also represented, namely Challens and Church Cottage. Green Trees in Selsey Road is also built from brick, but is conveniently dated 1607.



Church Cottage, Church Lane



St Mary's, Selsey Road



Swallow Cottage, Church Lane



Green Trees, Selsey Road



The Anchor Public House



Chimes Cottage, Church Lane

5.3 POSITIVE BUILDINGS

There is a small number of key unlisted buildings within the Sidlesham Church Conservation Area which make a *positive* contribution to the character and appearance of the conservation area. They are mainly 18th or 19th century and, with the listed buildings described above, form an important part of the special architectural and historic interest of the area.

These buildings have been identified during the survey process and, as recommended in PPG15, are recorded on the Townscape Appraisal map. As with listed buildings, there is a general presumption in favour of their retention. Further information is included in Part 2 Chapter 2 Recommendations.

The Anchor Public House is probably the most significant of these positive buildings. It sits prominently on the corner of Church Lane and Selsey Road with a long barn-like structure to one side facing the road. A similar building, shown on the historic maps, has been demolished to make way for the large car park. The Anchor is a double pile, two storey, red brick building with the end wall of the adjoining “barn” being partly faced with light grey stone. The details, including the

modillion brick eaves cornice and painted render to the front, are all of the 18th century and it is, therefore, surprising that the building is not listed. Other positive buildings include Corner Barn in Selsey Road, a 19th century brick barn which has been heavily altered, and The Old Parsonage in Church Farm Lane, a red brick house of 1891. A single storey barn-like structure in the garden of Church Cottage is particularly important in views along the lane.

5.4 BUILDING MATERIALS AND COLOURS

The historic buildings in the conservation area are notable for the variety of their building materials, and particularly for the use of thatch which covers many roofs. Local red clay provided the material for bricks and roof tiles, and flint cobbles are used for walling, either as cobbles or sometimes knapped to form small even sized squares. Several buildings, most notably the church, also use a selection of sandstone and white-grey stone. These may represent “imported” stone, such as Bembridge limestone from the Isle of Wight, Caen stone from northern France, or Mixen sandstone, once excavated from an offshore reef at Selsey. Timber-framing is evident for the early (16th or 17th century) buildings, but is often hidden behind a 19th century encasing in brick.

Roofing:

- Combed wheat reed thatch with decorative raised ridges e.g. St Mary's, Selsey Road;
- Thatched roofs with "eye-brow" windows e.g. Chimes Cottage, Church Lane;
- Handmade clay peg tiles (steep pitches above 40 degrees) e.g. Challens, Church Lane;
- Welsh slate (shallower pitches) e.g. Corner Barn, Selsey Road;
- Modillion eaves cornice in brick e.g. The Anchor Public House, Selsey Road.

Walling:

- Timber framing with plaster infill e.g. Church Gate Cottage, Church Lane;
- Tile hanging using handmade clay tiles e.g. The Old Parsonage, Church Farm Lane;
- Grey/white stone e.g. end wall to The Anchor Public House barn; boundary wall outside Challens;
- Sandstone blocks usually about 200 mm x 150 mm, set in lime mortar e.g. boundary wall to Selsey Road;
- Red brick is used as a coping to boundary walls or to dress flint faced cottages e.g. Chimes Cottage;
- Red brick on its own e.g. Green Trees;
- Whole flint cobbles, set in lime mortar, with red brick dressings e.g. barn in front of Church Cottage;
- Finely knapped squares of flint set in strict courses in lime mortar e.g. Challens;
- White or colour washed stucco e.g. Church House;
- Weatherboarding – usually stained brown.

Historically, the windows in the conservation area were made from timber and most are now painted white. Many of the cottages have side-hung casement windows, usually sub-divided, with a few examples of sash windows dating to the late 18th or early 19th century, such as St Mary's in Selsey Road and Chimes Cottage, where they are attractively paired. Doors are varied, and often boarded, but they not very prominent within the conservation area.

Colours in the conservation area are therefore similarly varied, with dark brown for the thatched roofs and a reddish brown for the clay roof tiles and brick. Many of the houses, such as Chimes Cottage, have flint cobbled walls with red brick providing the details on the corners, and around the openings for the windows and doors. Stucco, such as Church House and St Mary's, is generally painted white.

5.5 PUBLIC REALM

There are no historic paving materials in the conservation area, and no pavements apart from sections of Selsey Road. Pathways through the churchyard are inconspicuously covered in brown gravel. The churchyard is lit by very simple modern street lights made from black metal with swan-neck lamps, all suitably low key. There is no street lighting otherwise. There are black timber telegraph poles down both Church Lane and Church Farm Lane, but they are not obtrusive. A traditional timber finger post directs visitors down Church Lane to St Mary's Church but otherwise signage is minimal.

The best feature is the wrought iron "kissing" gate at the southern entrance to the churchyard, next to which is a stone stile.



Corner Barn, Selsey Road



Low key modern lighting in St Mary's Churchyard



Whole flint cobbles and red brick are typical of the conservation area

6 ISSUES

The Sidlesham Church Conservation Area encompasses a well preserved rural hamlet with few obvious threats to its character. The buildings are generally in good condition and it is clearly a desirable location with St Mary's Church, the hamlet hall, and The Anchor Public House providing important local facilities. However, there are a number of negative features which cumulatively provide a threat to the character of the conservation area:

6.1 SELSEY ROAD

- Selsey Road is a busy main road with a sharp bend by The Anchor Public House, requiring obtrusive crash barriers outside the buildings ;
- Difficult and potentially dangerous pedestrian movement at this point;
- The removal of historic buildings and the creation of the car park to the public house has resulted in the loss of sense of enclosure;
- Some of the boundaries to the car park are poor quality;
- The setting of Green Trees (a listed building) has been adversely affected by the car park;
- Caravans in the field to the side of Fieldgate, although the field is outside the conservation area, are regrettable;
- Poor condition of hamlet pond and the surrounding vegetation.



Selsey Road

6.2 CONDITION OF BUILDINGS

Some of the buildings in the conservation area are either in poor condition, display unsympathetic alterations or make a negative contribution. These are:

- The Anchor Public House – modern windows, doors and extensions;
- Condition of the roofing thatch to St Mary's, Selsey Road;
- Rooflights on Corner Barn and use of slate;
- Modern window in side elevation of Green Trees;
- Dormer to side roof slope on Faith's Cottage, Church Lane;
- Tegula parking area in front of garage to Little Owlswyck, Church Lane;
- Church Farm – unattractive modern farm buildings and generally rather neglected site;
- The church hall and electricity sub-station in Church Farm Lane – unattractive, functional buildings.

6.3 CONSERVATION AREA BOUNDARY REVIEW

As part of the appraisal process, the existing conservation area boundary was inspected. It was found that the boundary generally followed a logical line, apart from where it cuts across the garden to Church Cottage. A small alteration is therefore proposed in this location, discussed in Part 2 Chapter 2 Recommendations and noted on the Townscape Appraisal map.



Dormer on side roof slope to Faith's Cottage, Church Lane

PART 2 SIDLESHAM CHURCH CONSERVATION AREA MANAGEMENT PROPOSALS

I BACKGROUND

The designation of a conservation area is not an end in itself, as under Section 71(1) of the *Planning (Listed Buildings & Conservation Areas) Act 1990*, the District Council is required to periodically review its conservation areas and to publish proposals for their preservation and enhancement.

Part 1 of this document, the Character Appraisal, therefore assesses the character of the Sidlesham Church Conservation Area and identifies the positive features which make the conservation area special. Additionally, the character appraisal also notes the less attractive, negative features and these are discussed in Chapter 6 "Issues".

Part 2 of this document, the Management Proposals, presents proposals to achieve the preservation and enhancement of the conservation area's special character, by providing a series of recommendations for future action based on the issues raised in Chapter 6.

This document reflects government guidance as set out in *Planning Policy Guidance 15 'Planning and the Historic Environment'*, English Heritage guidance titled *Guidance on the management of conservation areas* (August 2005), Best Practice guidelines, and policies within the *Chichester District Council Local Plan - First Review* adopted in April 1999.

It is recognised that the Sidlesham Church Conservation Area is not one where large scale development is likely to occur which could generate private funding for major improvements. All of the actions itemised in Chapter 2 *Recommendations* will therefore have to be financed by the District Council, the Parish Council or West Sussex County Council, and it is accepted that of necessity they will need to be prioritised according to the availability of funds. The purpose of this document is to provide the District Council with a possible programme which could be implemented over a five year period although it may not be possible to achieve all of the actions within this timescale.



2 RECOMMENDATIONS

2.1 SELSEY ROAD

The “Issues” are:

- Selsey Road is a busy main road with a sharp bend by The Anchor Public House, requiring obtrusive crash barriers outside the buildings;
- Difficult and potentially dangerous pedestrian movement at this point;
- Unsympathetic alterations to The Anchor Public House;
- The removal of historic buildings and the creation of the car park to the public house has resulted in the loss of sense of enclosure;
- The Anchor Public House is clearly a building of the 18th century and later and may be suitable for statutory listing;
- Some of the boundaries to the car park are poor quality;
- The setting of Green Trees (a listed building) has been adversely affected by the car park;
- Caravans in the field to side of Fieldgate, although the field is outside the conservation area, are regrettable;
- Poor condition of hamlet pond and the surrounding vegetation.

Recommendations:

- Consider improvements to the crash barrier outside The Anchor Public House including the provision of a pavement;
- Liaise with the owners of The Anchor Public House to see if improvements could be made to the car park, especially where it abuts Green Trees;
- Investigate The Anchor Public House to see if statutory listing should be requested from English Heritage;
- Liaise with the Parish Council to see if a Tree Management Programme and perhaps some phased clearing of the pond is possible.

2.2 CONDITION OF BUILDINGS

The “Issues” are:

Some of the buildings in the conservation area are either in poor condition, display unsympathetic alterations or make a negative contribution. These are:

- The Anchor Public House – modern windows, doors and extensions;
- Condition of the roofing thatch to St Mary’s, Selsey Road;
- Rooflights on Corner Barn and use of slate;
- Modern window in side elevation of Green Trees;
- Dormer to side roof slope on Faith’s Cottage, Church Lane;
- Tegula parking area in front of garage to Little Owlswyck, Church Lane;
- Church Farm – unattractive modern farm buildings and generally rather neglected site;

- The church hall and electricity sub-station in Church Farm Lane – unattractive, functional buildings.

Recommendations:

- All alterations to existing buildings in the conservation area should follow the “Good Practice Guidance” included at Appendix 3;
- The church hall site could be improved;
- Approach the owners of Church Farm to see if some improvements could be made to the existing farm buildings and the site generally.

2.3 CONSERVATION AREA BOUNDARY REVIEW

As part of the appraisal process, the existing conservation area boundary was inspected. It was found that the boundary generally followed a logical line, apart from where it cuts across the garden to Church Cottage. A small alteration is therefore proposed in this location, and noted on the Townscape Appraisal map.

Recommendation:

- Add the whole garden of Church Cottage, Church Lane, to the conservation area.



The pond off Church Farm Lane



Church Farm buildings



Church hall, Church Farm Lane

3 MONITORING AND REVIEW

As recommended by English Heritage, this document should be reviewed every five years from the date of its formal adoption by Chichester District Council. It will need to be assessed in the light of the emerging Local Development Framework and government policy generally. A review should include the following:

- A survey of the conservation area including a full photographic survey to aid possible enforcement action;
- An assessment of whether the various recommendations detailed in this document have been acted upon, and how successful this has been;
- The identification of any new issues which need to be addressed, requiring further actions or enhancements;
- The production of a short report detailing the findings of the survey and any necessary action;
- Publicity and advertising.

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



4 CONTACT DETAILS

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

Telephone **01243 785166**
Fax **01243 534558**
Or write to: Conservation and Design Officer,
Development and Building
Control Services,
Chichester District Council,
East Pallant House,
East Pallant,
Chichester,
West Sussex PO19 1TY.



APPENDIX I LEGISLATIVE BACKGROUND

NATIONAL PLANNING POLICY

Government advice on the control of conservation areas and historic buildings are set out in Planning Policy Statement (PPS) 5. Further advice about conservation area control, including the production of management proposals, has recently (March 2011) been produced by English Heritage.

LOCAL PLAN CONSERVATION POLICIES

There are several relevant policies in the *Chichester District Council Local Plan - First Review* adopted in April 1999. 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)*.

The Sidlesham Church Conservation Area was designated in February 1976. The Local Plan insert map which is relevant is no. 57B. This confirms the following designations:

- A conservation area is based on part of Selsey Road, Church Lane and Church Farm Lane;
- There are no other Local Plan designations either within or immediately outside the conservation area.

The churchyard to St Mary's Church, Sidlesham, is an *Archaeologically Sensitive Area*.

LOCAL DEVELOPMENT FRAMEWORK

In due course the Local Plan will be replaced by the Local Development Framework. Meanwhile, the Local Development Scheme currently saves the Local Plan conservation policies prior to adoption of a Core Strategy which will contain replacement policies to protect historic buildings and conservation areas.



APPENDIX 2 COMMUNITY INVOLVEMENT

This Character Appraisal, with its Management Proposals, has been prepared in close partnership with Chichester District Council. Public consultation commenced with a public exhibition at the Church Hall, Sidlesham, on Friday 10th March 2006 and the document was also put on the Council's website for four weeks until the 7th April with a questionnaire encouraging responses. Following the analysis of these comments, the final document was drafted.

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



APPENDIX 3 GOOD PRACTICE GUIDANCE

CONTENTS:

- 1 CONSERVATION AREA DESIGNATION
- 2 THE REQUIREMENTS FOR PLANNING PERMISSION IN A CONSERVATION AREA
- 3 ARTICLE 4 DIRECTIONS
- 4 NEW DEVELOPMENT
- 5 LISTED BUILDINGS
- 6 POSITIVE BUILDINGS
- 7 ROOFS
- 8 FRONT BOUNDARIES AND DRIVEWAYS
- 9 TREES
- 10 SATELLITE DISHES
- 11. SOLAR PANELS AND OTHER RENEWABLE ENERGY INSTALLATIONS

1 CONSERVATION AREA DESIGNATION

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

- The District Council is under a general duty to ensure the preservation and enhancement of the conservation area, and has a particular duty to prepare proposals (such as conservation area appraisals or grant schemes) to that end;
- Extra publicity is given to planning applications affecting conservation areas and the District Council must take into consideration the desirability of preserving and enhancing the character of the conservation area when determining such applications. This is usually achieved through the use of advertising in the local newspaper;
- *Conservation Area Consent* is required for the demolition of any unlisted building in a conservation area and the local authority or the Secretary of State may take enforcement action or institute a criminal prosecution if consent is not obtained. This means that all positive buildings within the conservation area (as annotated on the Townscape Appraisal map) will automatically be preserved unless a very good case for demolition can be made.

- Written notice must be given to the District Council before works are carried out on any tree in the area;
- The display of advertisements may be somewhat more restricted than elsewhere;
- The District Council or the Secretary of State may be able to take steps to ensure that a building in a conservation area is kept in good repair (similar to the powers which protect listed buildings);
- Limited financial assistance may be available for the upkeep of a building in the conservation area through grant schemes with English Heritage or the Heritage Lottery Fund, (though these are usually targeted to areas of economic deprivation).

2 THE REQUIREMENTS FOR PLANNING PERMISSION IN A CONSERVATION AREA

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

These are:

- Planning permission is needed for extensions to houses in conservation areas where they are on the side of a property or more than one storey to the rear of a property (front extensions require planning permission);
- Planning permission is needed for external cladding to houses in conservation areas, using stone, artificial stone, timber, plastic or tiles. However, cement and pebble dashing is still permitted development following a court case in 1995;
- Planning permission is needed for roof extensions;

- Planning permission is needed for the erection of any structure within the curtilage which is located to the side of a house.
- Planning Permission is needed for the installation of chimneys, flues and soil and vent pipes on the principal or a side elevation that fronts a highway.

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

3 ARTICLE 4 DIRECTIONS

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

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

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

4 NEW DEVELOPMENT

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

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

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

5 LISTED BUILDINGS

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

6 POSITIVE BUILDINGS

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

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

7 ROOFS

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

Thatch, handmade clay tiles and natural slate are the traditional materials for roofs within the conservation areas. For thatched roofs, the District Council will continue to encourage the use of long straw thatch and traditional details. Historically, long straw would have been sourced from local farmers as a waste product from grain production, and roughly shaped before fixing, often over the top of old thatch. This gave the buildings a

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

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

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

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

8 FRONT BOUNDARIES AND DRIVEWAYS

Where front gardens exist, and on-street parking is in short supply, there is often a demand for the creation of private parking spaces. In a conservation area, this can be to the detriment of the environment, involving as it does the removal of existing front boundaries

and the creation of hardstandings, often using modern materials such as concrete or tarmacadam. For many of the conservation areas in Chichester District, the front boundary walls, made from a variety of materials - brick, flint, sandstone or limestone - make an important contribution to the character and appearance of the area and they should be retained as far as possible.

Generally, the District Council therefore wishes to discourage private owners from carrying out such alterations. Permission will usually be required from the County Council for the creation of a new crossover onto a public highway, and for listed buildings, Listed Building Consent will be required for the demolition of any existing walls. For non listed buildings in a conservation area, Conservation Area Consent may also be required to demolish a front boundary wall. For the rural conservation areas, new driveways should be covered in a "soft" material, such as gravel or resin-bonded gravel, rather than tarmacadam or concrete blocks or slabs.

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

9 TREES

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

10 SATELLITE DISHES

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

For building less than 15metres high

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

For buildings exceeding 15 metres in height

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

If you live in a flat these limits apply to the building as a whole and not to each separate flat.

If any of these do not apply, a specific planning application will be required,

and it is unlikely that permission will be granted.

11. SOLAR PANELS AND OTHER RENEWABLE ENERGY INSTALLATIONS

Within conservation areas there are tighter rules on renewable energy installations that can be installed without planning permission.

These are

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

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

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

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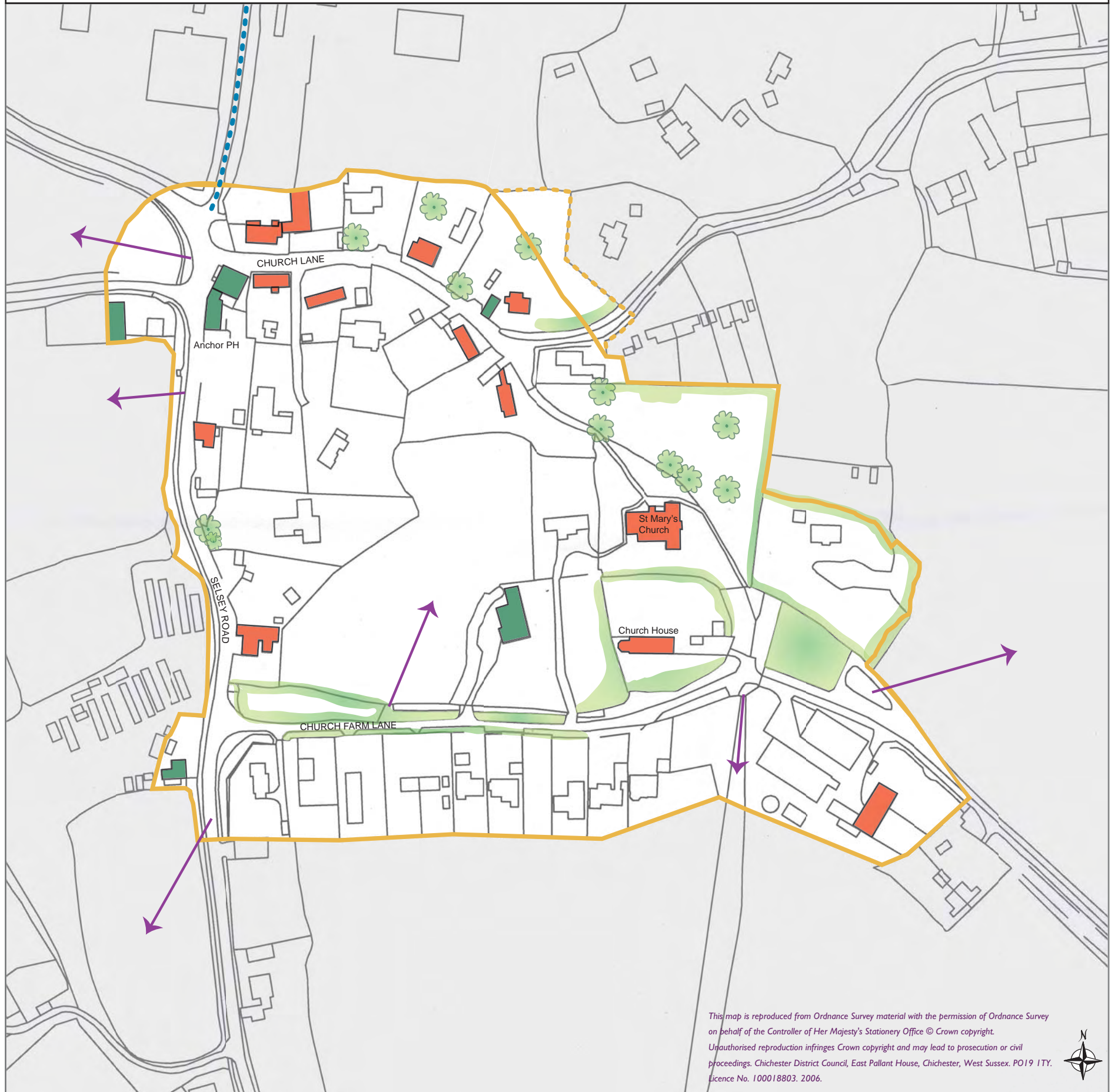
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Sidlesham Church Conservation Area

Townscape Analysis Map

Not to scale



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- | | | | |
|---|---|---|---|
|  Listed buildings |  Important views |  Focal buildings |  Proposed conservation area boundary |
|  Positive buildings |  Significant tree groups |  Significant trees |  Existing conservation area boundary |
|  Footpath follows line of Roman road | | | |