



# CHICHESTER CONSERVATION AREA CHARACTER APPRAISAL

**REVIEWED 2015-16 - Consultation Draft - Clean Version**

Chichester District Council  
East Pallant House  
1 East Pallant  
Chichester  
West Sussex PO19 1TY

Telephone: 01243 785166  
[www.chichester.gov.uk](http://www.chichester.gov.uk)

This document has been written and produced by  
The Conservation Studio  
1 Querns Lane, Cirencester, Gloucestershire GL7 1RL  
Telephone: 01285 642428

**The document was reviewed by  
Chichester District Council in 2016**

## INTRODUCTION

Chichester is in the county town of West Sussex and is one of the country's best-preserved historic cities. It is rightly famous for its Roman origins, the Cathedral and its Close, its attractive setting between the South Downs and sea, and the many historic buildings which line its principal streets. The historic City centre has developed as a significant sub-regional shopping centre which needs to maintain its economic vitality in competition with larger centres in Portsmouth, Brighton and more local out of town shopping centres. There is constant and increasing demand for new shops, offices and housing that can result in conflict between the preservation of the historic environment and the requirements of commercial businesses. The much larger scale of development now required by these investors can be at odds with the small-scale, domestic character of the City and its suburbs.

Road improvements and the pedestrianisation scheme of the 1970s preserved the well-used, much loved shopping centre, but these changes inevitably resulted in some damage to the historic environment. However, the current pressure for much larger buildings, with the accompanying requirements for improved access for servicing, could, if allowed, be detrimental to the special character of the City which this appraisal has sought to define.

This appraisal has been prepared in line with Historic England guidance contained within their document 'Conservation Area Appraisals'. It has been drafted in consultation with Chichester District Council, Chichester City Council, and a number of local amenity groups, and has also been subject to public consultation. It is hoped that it will inform the many people who live and work in Chichester and its surrounding hinterland, and help them to appreciate the significance of the Chichester Conservation Area.

## CHAPTER 1 LEGISLATIVE BACKGROUND

### STATUTORY BACKGROUND

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

The designation of *areas* of special architectural or historic interest (as opposed to individual buildings) was first set out in the Civic Amenities Act 1967 and since then over 9,000 Conservation Areas have been designated in England and Wales. More recent legislation has expanded on these early principles and Section 69 of the *Planning (Listed Buildings and Conservation Areas) Act 1990* obliges local planning authorities to determine which parts of their areas are of special architectural or historic interest and to designate them as Conservation Areas. Section 72 of the same Act also specifies that it is the general duty of local planning authorities, in the exercise of their planning functions, to pay special attention to the desirability of preserving or enhancing the character or appearance of these Conservation Areas. The production of this appraisal satisfies the requirements of the legislation and provides a firm basis on which applications for development within the Chichester Conservation Area can be assessed.

The Chichester Conservation Area was originally designated on 16th of March 1970, it was extended on 14th January 1981, to include areas around Westgate, on 25th September 1990, to include the Canal Basin, and on 15th November 1994, to include College Lane. A full review was undertaken during 2004 and 2005 in connection with the preparation of the original conservation area character appraisal and further areas were designated as a consequence of that review on 10th June 2008.

### PLANNING BACKGROUND

All local authorities have an approved Local Plan, the Chichester Local Plan: Key Policies 2014-2029 was adopted by the Council on 14th July 2015 and sets out the Council's policies and is used extensively for development control purposes. These plans are almost permanently under review, as central government guidance changes rapidly and local economic and social conditions require adjustments to the Council's policies.

Chichester District Council currently has 85 Conservation Areas, 25 outside the South Downs National Park, and over 3,200 listed buildings, including those within the National Park and the Chichester District Council Local Plan Key Policies 2014-2029 adopted in 2015 contains several relevant policies. Chapter 2, the Characteristics of the Plan Areas identifies the rich and varied natural, historic and built environment as important aspect of the areas environmental characteristics. Chapter 3 The Vision and Objectives sets out a Vision for the sort of place the plan area should be by 2029 and sets out a series of Objectives for realising this vision including conserving and enhancing the distinctive character, quality and importance of the historic environment. The policies relating to the historic environment are set out in Chapter 19, The Environment and the relevant policy id Policy 47 – Heritage and Design and associated supporting text.

The advice on the control of Conservation Areas, including new development, provided in the

Local Plan is inevitably quite general. In Appendix 2 of this appraisal more detailed policy guidance can be found which will be of interest to the owners of buildings and sites within the Chichester Conservation Area.

This appraisal should also be read in conjunction with the most recent version of the Chichester District Local Plan the National Planning Policy Framework (NPPF) and Historic England Good Practice Advice Notes (GPANS).

## **THE PURPOSE AND FORMAT OF THE CHICHESTER CONSERVATION CHARACTER APPRAISAL**

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

Appendix 1 details the historic shopfronts in the Conservation Area, including some guidance on their control. Appendix 2 provides detailed advice on the design of new development in the Chichester Conservation Area, and in Appendix 3 can be found a list of organisations which can provide further information on listed buildings and Conservation Areas, and a comprehensive bibliography.

## **THE STATUS OF THE CHICHESTER CONSERVATION AREA CHARACTER APPRAISAL**

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

- Chichester District Council
- Chichester City Council
- Chichester Conservation Area Advisory Committee
- The Chichester Society
- Chichester Cathedral
- Hornet and St Pancras Residents' Association
- King George Gardens (Broyle Management Company Ltd)
- Little London Residents' Association
- The Royal Town Planning Institute
- The Royal Institute of British Architects
- Chichester Chamber of Commerce
- St Andrews at Oxmarket Centre for the Arts

The draft appraisal was placed on deposit from 22nd April 2016 to the 3rd June 2016. Copies were made available for inspection at the public library in Chichester and at the District Council offices in East Pallant, Chichester. Copies were also sent to a number of additional consultees including English Heritage and a number of local organizations and residents associations and groups. A public exhibition was held at the City Council on 22nd and 23rd April 2016. Comments were invited and these have been taken into account as described in a Statement of Community Involvement. It was adopted as a material consideration in planning decision by Chichester District Council on the 7th June 2016.

The information contained in the appraisal was originally collected during the period January to March 2004 and was reviewed and updated between 2014 and 2016. The omission of any feature from the text or accompanying maps should not be regarded as an indication that they are necessarily without significance or importance in conservation and planning terms.

## **CHAPTER 2 LOCATION**

### **TOPOGRAPHY AND SETTING**

Chichester is located on a flat plain between the South Downs and the coast. Portsmouth lies just 16 miles to the west. The City is approximately 9 miles inland from the coastal settlement of Selsey and the Witterings, and is approximately one mile east from the winding inlets of Chichester Harbour and village of Bosham. Before the River Lavant was re-routed in the late Saxon period to drive a watermill close to the east gate, it ran some way to the east of the City. It subsequently flowed beside the former Roman Road to Eastgate and then around the City Walls to the south of Chichester by a series of culverts and ditches. Extensive flood prevention works have been carried out to reduce the threat of the periodic flooding which until recently was a regular feature of these parts of the City.

The landscape of Chichester is characterised by the flatness of the surrounding plain, providing excellent views of the Cathedral from almost every point of entry. To the north, the long sweep of the South Downs is an attractive backdrop.

### **GEOLOGY AND BUILDING MATERIALS**

Chichester lies on extensive deposits of valley gravel and brickearth, both of which have been utilized in construction. Just to the north lie the South Downs, which provide flint and occasionally chalk. North of the Downs, the Weald is dominated by bands of clay and sand, the latter providing upper and lower Greensand stone that are much used in building. Within Chichester there has been much reuse of Roman materials, including brick and tile and local and imported stone.

## CHAPTER 3 HISTORY

### HISTORICAL DEVELOPMENT

#### ROMAN CHICHESTER

There is evidence of early man at Boxgrove, east of Chichester, from Palaeolithic times, about 5000 BC. The area was utilised by hunter-gatherers throughout the Mesolithic, and there is evidence of extensive settlement on the coastal plain of the Downs from the Neolithic period onwards. In the late Iron Age it appears that there were several different tribes or kingdoms in the south-east, each with its own coinage and trade links. The Roman name for Chichester, *Noviomagus Reginorum*, 'the new market place of the proud people', implies that it had an Iron Age predecessor, and it is known that Verica, a ruler of a tribe in the Chichester area, appealed for help against rival tribes from the Roman Emperor Claudius. Archaeological evidence confirms that at least some of the army landed at Fishbourne harbour, and further excavations have revealed evidence of the Roman army at both Fishbourne and Chichester.

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

Roman Chichester was probably laid out in about AD 50. The town rapidly developed with the construction of classical temples, public bath houses, a basilica, forum, amphitheatre, shops and houses. As well as private wells and cess-pits there was a municipal piped water supply and drainage and sewage systems. By the late 2nd century AD the centre of the town had probably developed to its maximum with the landscaping of open areas, erection of major public buildings and other large town houses built on the best sites.

The important buildings were of masonry with substantial foundations, whereas the majority of houses were probably of timber on dwarf walls, rendered and painted to imitate stone. The full extent of the early *town* is not known, but it is certain that it occupied an area larger than that enclosed by the City Walls, which were erected towards the end of the 3rd century AD. Bastions and gates were added a generation later. The walls enclosed an irregular polygon of 11 sides containing about 4 hectares with gates on the north, south, east and west entrances, and smaller suburbs were located outside the north, south and east gates. Four cemeteries are known outside Chichester, the largest occupying a site on the north side of Stane Street, in St Pancras. By the 3rd century AD, although the public buildings survived in modified form, most town houses were rebuilt in stone. New classical temples were built and others are known outside the town, for example at Bow Hill. By the middle of the 4th century the Roman town had fallen into a decline from which it never recovered. Within a few decades of the start of the 5th century it was virtually deserted.

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



## **SAXON CHICHESTER**

Chichester (*Cisse-caestra*) was first recorded in AD 895, and is said to take its name from a 5th century warrior called Cissa, although historical records for the period are sketchy.

Chichester does not seem to have been used as a base for the pagan kings of Sussex and it is possible that the old Roman City was either abandoned or perhaps only partially occupied, as suggested by the group of 7th century Saxon burials which have been excavated to the south of East Street.

By the 8th century AD Chichester was part of the Kingdom of Wessex, and to help defend southern Britain against the Vikings and Danes, it was made a 'burgh' by King Alfred. It is likely that the town was formally laid out at this point, utilizing the old Roman walls as a defensive perimeter and with new streets and suburban mills powered by water from the diverted River Lavant.

By the mid-10th century AD Chichester was established as a financial and administrative centre. A local mint is recorded in the reign of Athelstan (AD 924-939) and a charter refers to religious brethren living in the town. The only probably Saxon remains in the City are those of the church of St Martin, between North and East Streets.

## **NORMAN CHICHESTER**

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

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

## **MEDIEVAL CHICHESTER**

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

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

## **16TH TO 17TH CENTURY CHICHESTER**

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

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

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

## **18TH AND 19TH CENTURY CHICHESTER**

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

The revitalization of Chichester saw a general modernisation of housing conditions. Large numbers of houses within the walls were rebuilt or re-fronted in brick, now highly fashionable and more easily afforded. The Pallants, previously rundown and full of malt houses, were redeveloped with housing for the aspiring professional classes. An example is Pallant House, built in 1712 as the residence of Henry 'Lisbon' Peckham, who has been described as a wine merchant although there is no evidence for this claim.

New public buildings were also erected such as the new Council House in North Street in 1731. An assembly room existed in North Pallant up to the early 19th century but this was supplemented by a new Assembly Room added to the back of the Council House in 1783 and this, together with a purpose built theatre erected in South Street in 1791, became the cultural

focus for many social events. The Market House, now known - erroneously - as the Butter Market was opened in 1808 and the Corn Exchange in 1833. In 1871 a Cattle Market was opened outside Eastgate, removing the beast market, a source of congestion and pollution from the City streets.

Throughout the 19th century new schools, and colleges were built, together with places of worship to cater for the needs of the growing population. Groups of good quality, smaller houses were added, such as in Parchment Street, Cavendish Street and Washington Street (part of the Somerstown development of which the east side was demolished in 1964), where rows of brick, flint or stuccoed two or three storey terraced properties were constructed between 1810 and 1835. There was another phase of house building in the 1880s and 1890s which saw the creation of further new suburbs to the east of St Pancras providing a variety of houses.

Brick making and building became the new growth industries during the 18th and 19th centuries. Brick kilns were built, initially in the gardens of the houses within the City Walls, but later further outside the City at Spitalfields and Old Broyle Farm as space became more limited. Pipe making, which had started in Chichester in the 1660s, developed as a parallel industry to brick making and thrived until the 19th century. Other significant local companies of this period include the Shippam family, pork butchers and manufacturers of paste, and Pink's soft drinks industry. New chain stores such as The International opened in the City in the 1880s. Other industries in Chichester included brewing and tanning. Westgate Brewery was established in the late 17th Century on a site of to the north of Westgate House. Tanning is recorded in the vicinity of Chichester from 1549 and from the early 18th Century the Chichester Tannery was established on a site to the west of Chichester between Westgate, and the River Lavant.

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

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

## **20TH AND 21ST CENTURY CHICHESTER**

Chichester saw many changes in the 20th century. Priory Park, which had been owned by the City Council since the Reformation, had been sold to the 5th Duke of Richmond in 1824, who had subsequently leased it to a sports club. In 1918 the 7th Duke decided to donate the park to the citizens of Chichester as a memorial to those who had fallen in World War I, and since then it has been administered firstly by the City Corporation, and since 1974, by Chichester

District Council. Road traffic increased and a bypass was constructed to the south of the City, which was commenced in 1938 but not opened until after World War II. In the 1920s and 1930s more shops, cinemas, schools and houses were built. Bombs fell on the City in 1943 and 1944 causing severe damage in some areas.

After the war further housing together with industrial estates and schools were constructed. A new railway station was built in 1958, replacing the mid-19th century original. The largest housing development was the East Broyle Estate on former farm land off St Paul's Road, built between 1961 and 1974. County Hall expanded and came to dominate the north-west quadrant of the City. The Chichester Festival Theatre, designed by Powell and Moya Architects, was built in 1962 in Oaklands Park. A new public library was opened in Tower Street in 1967 to a design by the County Architect F.R. Steele.

Chichester retained its role as a market town throughout the 1960s and early 1970s, with the continuation of a weekly cattle market and the provision of new shops and facilities. Traffic congestion led to the pedestrianization of the City centre in 1975, and the creation of a ring road which brought about the destruction of Westgate Fields, the City's watermeadows.. Confined space in the main shopping area resulted in the relocation of stores like Sainsbury's to the edge of the City, as well as the provision of sites for new non-food stores and restaurants. In 1990 the final livestock market was held.

Chichester became the administrative centre of West Sussex in 1889 when West Sussex County Council was established. Following local government re-organization in 1974 the City also became the headquarters of the new Chichester District Council. By a new Royal Charter of the same year it also retained its status as a City with its own mayor. It is now a major attraction with visitors and shoppers coming to the Cathedral, museums and historic centre as well as to Chichester Harbour and the coast.

## **DEVELOPMENT OF PLAN FORM**

The Romans laid out the streets in a broadly regular grid pattern with four principal streets leading from gates at the cardinal points to a forum, or market square with administrative buildings at the centre. The Saxons retained the same basic plan because they reused three of the gates. However, they often utilised the hard surfaces of the Roman streets as foundations for houses, which forced their streets to wander off the original line. The southern part of North Street followed a completely new line, as did all of South Street, the latter requiring a completely new south gate.

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

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

*'It is wall'd about in a circular form, and is wash'd on every side, except the north, by the little River Lavant; the course of which stream is very unaccountable, being sometimes quite dry, but at other times (and that very often in the midst of Summer) so full as to run with some*

*violence. It hath four gates opening to the four quarters of the world, from whence the streets lead directly, and so cross in the middle; where the market is kept, and where Bishop Robert Reade built a fine stone Piazza...All the space between the west and south gates, is taken up with the Cathedral Church, Bishop's Palace, and the Dean and Prebendaries houses...The Church itself is not great, but very neat, with a high stone spire...Beside the Cathedral, there are within the walls of the City, five small churches....'*

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

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

In 1808 the Blackfriars site in the south-east quadrant was sold for building plots and a 'New Town' emerged along St John's Street. The scattered holdings of St Mary's Hospital continued until the 19th century when some were sold. The Enclosure award for Chichester was made in 1847 and implemented in 1849. The total number of holdings or plots was reduced to around 30 to form economically more viable units, although the large communal fields of *Guildenfield* and *Portfield* and ancient areas of open farmland survived until the late 19th century enclosures. Also in the late 19th century artisan housing was built around the edges of the City to provide accommodation for bricklayers, coopers, gardeners, servants, washerwomen and laundresses.

The Orchard Street area was used for orchards and market gardening until the early 19th century and the Westgate Fields, to the south-west of the City Walls, were grazed until 1964 when the Avenue de Chartres was built to complete the ring road around the City Walls. Except for a small section of ribbon development just outside the gates, the Southgate area was also used for farming until improvements to transport brought dramatic changes in the mid- to late-19th century: the turnpike to Dell Quay, a new canal and canal basin; the coming of the railway; and the construction of the new Cattle Market and associated roads.

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

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

### **SCHEDULED ANCIENT MONUMENTS**

There are 5 Scheduled Ancient Monuments within the Chichester Conservation Area. These include the City Walls, the former Church of the Greyfriars and the castle motte in Priory Park, Little London car park, Chichester Market Cross and the Amphitheatre.

## **CHAPTER 4 THE CHARACTER AND APPEARANCE OF THE CHICHESTER CONSERVATION AREA**

### **GENERAL DESCRIPTION**

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

The Conservation Area is notable for the following:

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

### **ACTIVITY AND USES**

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

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

### **NOISE AND QUIET**

The Conservation Area is notable for the variety of the environments created by the densely developed historic City, the more open spaces around the City Walls, and the enclosed, private spaces of the Cathedral area. Throughout Chichester, the impact of the car and the noise of traffic is a major consideration: peace can only be truly obtained by keeping away from the major routes, particularly the ring road which envelopes the City. However, this road passes through a number of public parks and other important open spaces, and the

enjoyment of these spaces is somewhat compromised by the constant noise. On the outskirts of the Conservation Area, beyond the City Walls ('extra-mural'), there are several areas which are sufficiently shielded from the ring road to provide a peaceful environment: the residential areas around Caledonian Road and Somerstown, and Westgate.

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

The most notable 'quiet' areas are:

- The Cathedral and its associated buildings and spaces
- The core streets in The Pallants
- Little London and parts of Priory Lane
- St Martin's Square
- Priory Park
- The City Walls
- Whyke Lane recreation ground
- Chichester Canal
- Parts of Oaklands Park
- Brewery Field, Orchard Avenue
- Parts of the University Campus
- Jubilee Gardens; and
- Litten Gardens

## **TREES, LANDSCAPE AND OPEN SPACES**

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

### **INTRA-MURAL**

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

### **EXTRA-MURAL**



- Litten Gardens, St Pancras
- Part of Oaklands Park
- Jubilee Park, Priory Road Recreation Ground, New Park Road
- Brewery Field, Orchard Avenue
- Whyke Lane recreation ground – the site of the Roman amphitheatre off The Hornet
- Area around the canal basin and along the Chichester Ship Canal
- Westgate Fields, the playing fields and grassed areas to either side of the Avenue de Chartres
- University Campus Chichester

Trees are important in all of these spaces and the most significant are marked on the Townscape Appraisal maps. A 'Tree Trail' has been prepared for Chichester under the National Grid Tree Warden Scheme. Copies are available from the City Council offices in North Street.

## **FOCAL POINTS, VIEWS AND VISTAS**

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

Within the City, there are numerous views of the Cathedral spire which can be seen from all directions. These are identified on the Townscape Appraisal maps with other views that are also considered to be important to the character and appreciation of the Conservation Area. The welcome lack of high-rise buildings keeps the Cathedral as the principal visual focus both in and towards the city.

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

The City Walls are the other major focal point due to their scale and nature. The walls contain the oldest parts of the City and are clearly visible from the roads which immediately surround Chichester. They provide both visitor and resident with a strong sense of the City's historic core and assist with orientation around its streets.

## **PUBLIC REALM AUDIT**

Purbeck stone paving was traditionally found in Chichester but most of it has been replaced with modern concrete, clay paviers or tarmacadam . A survey of the historic paving has been carried out and is given as Appendix?? The City centre was pedestrianised in the 1970s and

York stone paving, clay paviors, and new street furniture (litter bins, signage, street trees, bus stops) installed. This has been damaged in places and a thorough overhaul of the street surfaces of the whole City centre is now due. Recently, a landscaping scheme in Friary Lane has been completed using sawn York stone and modern street furniture.

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

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

Street lighting has recently been upgraded under a West Sussex County Council led Private Finance Initiative (PFI) project. A number of historic street lights have been retained and other modern ones replaced. In the principal streets a mixture of modern light fittings were attached directly to the buildings and these have been replaced with a more consistent design. In the Pallants and the Little London area earlier reproduction 19th century-style lanterns have also been replaced and are again fixed directly to the buildings., This has resulted in more control boxes being fitted to listed buildings due to a change in regulations. Elsewhere, concrete or steel columns supporting a variety of modern light fittings have also been replaced with a consistent design. These are black within the Conservation Area to help define it and compare with the green posts outside of the area. Mostly, the street lighting in the City centre is unobtrusive, and the skylines remain relatively uncluttered by wires and poles although the occasional CCTV camera does intrude.

The change of lighting type has had an effect on the Conservation Area at night as the LEDs produce a much whiter light and in the case of the lanterns reflects in the glass. This can appear rather harsh within such historic streets and should be addressed again as this emerging light technology changes.

Various studies have been undertaken into Chichester's public realm with the aim of developing a consistent approach, including to signage, paving, street furniture and information for visitors. One of the recommended actions in the Mangement Proposals includes the bringing together of these studies to create an overarching Public Realm Strategy for Chichester to inform future proposals. This could form the basis for future bids for funding, for example under the Heritage Lottery Fund's Townscape Heritage Initiative.

## **CHAPTER 5 THE BUILDINGS OF THE CHICHESTER CONSERVATION AREA**

### **INTRODUCTION**

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

### **LISTED BUILDINGS**

The most important listed buildings in Chichester are the Cathedral and the buildings associated with it; the City Walls; and the Market Cross. Further buildings built for religious uses or associated with the church in a variety of ways are also significant, such as the remaining section of the Greyfriars Church, in Priory Park (now part of the District Council Museum); St Olav's Church, North Street; St Mary's Hospital, St Martin's Square; and the Vicars' Hall and Crypt, South Street. These are also medieval in origin and listed grade I. Another grade I listed chapel, but far more modern (1813) is St John the Evangelist in St John's Street.

There are two grade I listed houses in Chichester, both now in other uses. Pallant House in North Pallant dates to 1712 and is the finest example of an early Georgian house in the Conservation Area, though it is now used as a public art gallery. John Ede's House, in West Street, is a late 17th century house now used as offices for the County Council has been restored and furnished in a domestic manner.

The Conservation Area also contains a very high number of grade II\* listed churches, commercial, and residential buildings, some of which are medieval, but most of which are 17th or 18th century. The houses are remarkable for the completeness of their Georgian detailing, including fine quality doorcases, sash windows, moulded cornices and other decoration. The majority are built from red brick, sometimes enlivened with the insertion of blue headers. Nearly all of the roofs are steeply pitched and covered in handmade clay tiles, providing a sense of cohesion despite the variety of form and height. Many of the houses sport distinctive chimneypots with white-slip decoration, made across the border in Fareham, Hampshire. There are no 'set pieces' of architecture in the Conservation Area, rather a pleasing amalgam of individually designed houses, each one carefully detailed and using good quality traditional materials. In the more commercial centre of the City, many of these have been altered by the insertion of shopfronts.

A list of the grade I, II\* and the most significant grade II listed buildings is included at Appendix 1. All of these buildings are referred to in greater detail in the sections dealing with each 'Character Area'.

## **LOCALLY LISTED BUILDINGS**

Chichester District Council holds a growing list of buildings of local significance which have no statutory protection however, many are afforded some protection through the National Planning Policy Framework as non-designated heritage assets and they are considered to be sufficiently important to be noted and the Council will resist applications for demolition or unsympathetic alterations.

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

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

## **BUILDINGS OF TOWNSCAPE MERIT**

As recommended within NPPF (para. 138), Buildings of Townscape Merit, which have been judged to make a positive contribution to the significance of the Conservation Area, have been identified as part of this appraisal process and are marked on the Townscape Appraisal maps for each character area. The need to identify such buildings is reinforced by English Heritage in their written guidance on Conservation Area appraisals, and the ultimate aim is to preserve them and to protect them from demolition, unsympathetic alterations or inappropriate extensions.

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

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

Proposals involving loss of, or major alteration to any Building of Townscape Merit within the Chichester Conservation Area is likely to be considered harmful to the special significance of the area. Any application to demolish a Building of Townscape Merit will need to be accompanied by a reasoned justification similar to that required for a listed building. Permission should only be given for demolition if the applicant can provide proof that the building is beyond economic repair, and that an alternative use cannot be found. If permission is given for demolition, any replacement building will need to be of the highest possible design

standard. Similarly, all applications for alterations and extensions will be very carefully controlled.

## **MATERIALS, ARCHITECTURAL DETAILS, AND BUILDING STYLES**

The prevailing character of the centre of Chichester's Conservation Area is of a late 18th century Market Town, with the Cathedral Close (and its much earlier buildings) in one quadrant. The four principal streets: North Street, East Street, South Street, and West Street, contain continuous terraces of buildings dating mainly to the 18th or 19th centuries, interrupted by a number of more prestigious buildings in religious or municipal uses. Whilst heights vary and each building is different from its neighbour, the overall scale is restrained..

The Romans used flints and lime mortar made from the chalk quarried from the South Downs to build the City Walls and local clay to make bricks and roof tiles. Local building stone was also quarried including greensand and the ferruginous sandstone which outcrops near Midhurst, and these materials, with other imported stone, were used for structural work, and architectural details. Roman masonry was commonly re-used in subsequent eras, particularly in churches, but also in domestic buildings and boundary walls.

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

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

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

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

The great change came to Chichester with the improvements in brick manufacture which made brick a more affordable and popular material after the beginning of the 18th century. Many of the older timber-framed buildings facing the main streets in Chichester were re-fronted, although the back and side elevations were often left as existing, or sometimes faced in clay tiles. Typical examples include nos. 92 and 93 East Street (II\*), and a number of buildings in North Street (nos. 62- 63, 74, and nos. 79 -87). Northgate House School, 38 Northgate, contains a 16th century wall painting although its appearance is of a much later building. Often, the overhanging eaves of the original building were cut back and new parapets put in, concealing the roof behind. Other buildings retained parts of medieval timber framed structures – The White Horse Inn (no. 61) in South Street has an 18th century frontage with a medieval timber frame wing to the rear. It has one of the few visible jetties in the city as most were filled in at ground floor level by stealing the pavement when the brick fronts were added. The use of mathematical tiles on timber-framed buildings in Chichester is rare, but there are two examples, the former *Fleece Inn* in East Street (Nos 58-59) and 47 North Street.

As the century progressed, Chichester became an important centre and as the wealth of the local merchants increased, new houses were built, full of richness and detail. The best examples are in the main streets and The Pallants, which was largely re-developed in the 18th century. The buildings are usually two or three storeys high, with attics and basements but as many of them actually contain earlier cores, their external shapes are varied, with a jumble of roofs and roof profiles creating the interesting streetscape which is so important. However, none of the buildings are individually dominant. 18th and 19th Century industrial buildings were predominantly built from brick, the technological development of steel framing allowed for larger areas of glazing, such as the Tannery building off Westgate, originally with large "Crittall" windows replaced in the 1970s when the building was converted into office use.

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

- Prominent brick chimney stacks marking party walls
- Pitched roofs covered with hand-made clay tiles with slate appearing from around 1800
- Roof slopes usually face the street (gables to the street were considered old fashioned) and can be hipped
- Exposed eaves, often with brick detailing below the eaves – a saw toothed pattern is often found
- Roof parapets from c1715 to 1800

- For the most prestigious buildings, modillions (large square blocks) are also found just below the eaves, sometimes with a moulded cornice
- Coved eaves cornice made from plaster on timber, or stone
- Painted stucco, lined out to replicate stone
- Red brick, often enlivened by blue headers to create a chequer-board pattern
- Arched window heads, sometimes created from rubbed red brick with very fine joints. These include the cupid's bow design.
- Some windows have stone voussoirs (key stones) set in brick
- Sash windows – usually with six or eight lights per sash
- Thicker glazing bars for the early 18th century buildings
- Thinner glazing bars with lambs tongue or ovulo mouldings for the late 18th and early 19th century buildings
- Stone or brick string course at first floor level
- Door cases made from timber and occasionally stucco set on brick framework – pediment entablature, fluted pilasters, stone steps, panelled reveals
- Timber front doors with four or more usually six fielded panels

In the 19th century more mixed materials became fashionable. Knapped flint, with galletting (tiny chips of flint, set into the mortar joints) became popular after 1800 and the former rectory, 9 St John's Street, is a very good example of flint used in this way, with decorative quoins to the corners of the building. Fernleigh (no. 40 North Street) is probably the best example built from knapped flints with galletting, in this occasion with yellow brick dressings. Another local example is the Royal Bank of Scotland, no. 44 South Street, which is also listed grade II\*.

To replicate stone and to provide the Italianate details which were popular, stuccoed buildings, usually painted a light colour, were also considered desirable. St John's Street contains a number of houses (nos. 5, 6 and 10) demonstrating this material. However, brick continued to be used but with a much greater variety of colours – red, bluey-grey, light grey, brick can all be found in the Conservation Area. Yellow and white brick made a brief appearance, particularly in Newtown, but never really caught on, the native red being preferred. The Somerstown and Whyke areas provide some excellent examples of these materials, in Parchment Street, Cavendish Street and Washington Street, where flint, brick, and stucco are all utilized in the terraced cottages which lie to either side of the roads. This *extra-mural* area is unusual in that it was built very much as a whole in the early 19th century and is one of the few parts of the Conservation Area where some cohesive 'town planning' is evident.

Up to 1800 the roofs of Chichester were almost universally covered in hand made clay tiles. After this date, Welsh slate began to appear and with the coming of the railway in 1846 it soon became the norm, so most of the mid to late-19th century houses in the City are roofed with this material. In the 1920s and 1930s, there was a recurrence of interest in vernacular traditions.

Georgian windows were predominantly of the sliding sash form, there being few casements, with small panes within elegant, slim glazing bars. In the Victorian period changes in the glass manufacturing process enabled larger sheets to be made and in some buildings the glazing bars were removed and replaced with a single sheet of glass radically altering the appearance of the building 22 North Street for example. Victorian and Edwardian houses featured such glass from the start. An unwelcome intrusion in the 21st century has been the arrival of plastic (uPVC) double-glazed windows whose material, construction and detailing are so different from timber they defile the appearance of a building, especially when they pretend to be what they are not.

Several of the public houses in the City were built in the 'Old English' style (The Nag's Head PH in St Pancras; The Old Cross PH in North Street). More modernist buildings also are evident such as Minerva House in Eastgate Square – art deco, and built as a pub, with curved brick walls and stone architraves to the large first floor sash windows. This dates to the 1936 road improvements in this area. County Hall is another important building of this period built in 1933 in a Georgian Revival style (usually known as LCC Georgian) by the County Architect Cecil G Stillman (also responsible for the 1939 County Court In Southgate), as was the Post Office in West Street. Many new buildings were constructed in the 1950s and 1960s, a number of which are of architectural significance,. The most notable of these are the Chichester Festival Theatre, which is listed grade II\*, the county library, listed grade II and the unlisted Chapel of the Ascension at what is now the University of Chichester.

There are also a number of unlisted post-war buildings of note, including Russell and Bromley on the corner of South and West Streets, influenced by Sir Hugh Casson, Gold Arts on the corner of East and North Street, by Sir Hugh Casson, Chichester bus garage particularly its roof which is an early example of a pre-stressed concrete shell roof. There have also been a number of more recent buildings of architectural note including the Pallant House Gallery, the Novium Museum and the Minerva Theatre. Other examples, marked on the Townscape Appraisal maps, make a more negative contribution to the character of the Conservation Area.

## **SHOPFRONTS**

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

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

Many of the older shopfronts in Chichester, including the ones that are listed, retain elements of the original 19th century detailing, most commonly the pilasters, corbels and parts of the fascia. Modern 'improvements' include the removal of the stallriser, the insertion of larger



plate glass windows, the enlargement of the fascia and the provision of modern signage and lighting. All of these changes are detrimental to the original character of the shopfront.

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

Detailed design advice concerning shopfront design and alteration has already been produced by the City Council and the District Council and this requires fascias to be hand-painted on timber and to be non-illuminated.,

## CHAPTER 6 CHARACTER AREAS

### INTRODUCTION

The historical development of Chichester has left the City centre with a simple layout which can be traced back to the Roman occupation of the site. The street plan is therefore based on the intersection of two principal routes, creating four quadrants. The enclosure of the City by walls, in a roughly circular form, was continued into the Saxon period when the Roman walls were rebuilt and the main streets set out, roughly on the line of the earlier streets. Back streets and small alleys were also added at this time. The legacy of Norman invasion is still evident in Priory Park where the remains of the original motte stand out from the more open grassed areas.

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

Outside the City Walls, Eastgate and Westgate had medieval buildings along the old Roman road but all of the Eastgate properties along The Hornet and St Pancras were destroyed during the Civil War in 1642. 18th and 19th century development re-established these streets as an important suburb to Chichester. To the north, the proximity of Oaklands Park (then privately owned) constrained development, although in the early 19th century a number of streets of attractive houses were laid out in Somerstown area. To the east further streets with characterful houses were laid out during the 19th Century, following development of the south-coast railway. To the south, the canal basin and the railway provided a more industrial, mixed character which survives today.

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

The nine areas are:

#### INTRA-MURAL

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

## EXTRA-MURAL

- 5 St Pancras, The Hornet and the eastern suburbs
- 6 Southgate, Chichester College and the Canal Basin
- 7 Westgate and the western suburbs
- 8 Northgate and Somerstown
- 9 Whyke

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

## **AREA 1 THE NORTH-EAST QUADRANT - ST MARTIN'S SQUARE, PRIORY PARK, LITTLE LONDON, AND EAST STREET**

### **SUMMARY OF PRINCIPAL FEATURES**

- Sense of enclosure created by City Walls on two sides
- North Street and East Street define other boundaries
- Greyfriars Church and St Mary's Hospital the most important buildings
- Priory Park provides the only open green space with mature trees
- Curve of Priory Road marks line of outer bailey to Norman castle
- Survival of Saxon street plan, including twittens
- Built-up area divided by St Martin's Square/St Martin's Street, and Little London
- St Martin's Square widens to create a 'square', lined with prestigious grade II\* listed buildings
- Oxmarket Arts Centre, the former Church of St Andrew Oxmarket, an important community facility
- Continuous terraces along Little London, mainly 18th and early 19th century two storey houses, set on the back of the pavement or with small front gardens
- Commercial uses along North Street and East Street
- Residential uses in back streets
- Historic grain has been adversely affected by over-scaled modern development, service yards and surface car parking
- Cohesion of street frontages, evident from 1898 map, has been lost as back gardens and orchards have been developed over the last 100 years
- Provision of public car parking creates traffic congestion

### **HISTORICAL DEVELOPMENT**

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

At the start of the 17th century, there were three medieval parish churches remaining: St Peter The Less (demolished); St Martin's (demolished, but now a walled garden) and St Andrew in the Oxmarket. Before the Dissolution, much of the land was also owned by the Church. The Greyfriars Franciscan monastery was located on the Priory Park but sold into private ownership in the 1550s when a substantial new house (since demolished) was built on the north side of the Church. The Church became a Guildhall or Town Hall and was sold to

the Duke of Richmond in 1824. Eventually the site was given to the people of Chichester by the Duke in 1918. The Church of St Andrew in the Oxmarket and St Mary's Hospital date from the 11th or 12th and 14th centuries respectively. St Mary's Hospital occupied a major site in this quadrant in the 14th century and its almshouses facing St Martin's Square were rebuilt in a sympathetic form in 1905.

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

In the early part of the 20th century the more eastern part of the area became more industrialized and this culminated in the construction of the Shippams Factory in two stages, the most prominent corner building in East Street being built in 1914. The Shippam's factory has recently been demolished, save for the 1914 building on the corner of East Walls and East Street and the site redeveloped for a mixture of commercial and residential uses. The National and Provincial Bank (now the Halifax Building Society) constructed prominent new premises in East Street in 1929 and in 1936 Marks and Spencer provided a new store close by in a style redolent of Edwin Lutyens.

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

## **SUMMARY OF HISTORICAL SIGNIFICANCE**

- Roman and medieval City Walls on two sides (grade I LB and SM)
- Survival of Norman motte and line of bailey
- Survival of Saxon and early medieval street plan
- Church of the Greyfriars (grade I)
- St Mary's Hospital (grade I)
- Church of St Andrew in the Oxmarket (grade II\*)
- Purbeck Limestone paving in St Martin's Square

## **MORPHOLOGY**

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

on the back of the pavement (or with small front gardens) with hidden gardens to the rear. To the north-east, Priory Park provides a contrast with its trees and wide open grassed area.

## **PRINCIPAL FEATURES**

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

## **LANDSCAPE AND TREES**

This part of the Conservation Area is dominated by Priory Park and its castle motte. It is defined to the north east by the city walls which are essentially bare of trees as a result of their Scheduled Monument Status. This means that the trees immediately outside the walls in Jubilee Park provide a significant element in the setting of the area. The southern boundary of Priory Park is established by an avenue of trees which further enhance the green character of the park. Within the park, the Norman motte provides a relief to the otherwise flat area. Outside the park to the south and west in the built-up area small pockets of greenery provide a contrast to the density of buildings. The hidden gem of St Martin's gardens is especially charming. In the garden of St Mary's Hospital there are important trees which complement those in the Little London car park. Even single trees are important in this part of the Conservation Area and the Holm Oak (*Quercus ilex*) in East Row is of particular note.

## **NEGATIVE FEATURES**

- The bulk and massing of some new development is overly dominant
- Some of the other modern buildings marked on the Townscape Appraisal map
- Traffic congestion especially in the Little London car park
- Poor quality modern paving
- Street clutter from highway signage, parking meters etc
- Inappropriate replacement windows to rear of Franklin terrace visible from the City Wall

## **ISSUES**

- Rear service areas can be untidy and cluttered
- Large modern developments (Shippams, Sadlers Walk) have destroyed the historic grain of development

- The Little London car park is very popular which creates additional traffic problems in East Street and Little London
- Service vehicles create problems for residents and pedestrians, and can cause structural damage to historic buildings
- Rear service area off St Martin's Street generates traffic and rubbish
- 'Crooked S' twitten is a popular walkway but the rear service yard through which it passes, and the route through to the Little London car park, could be improved

## AREA 2 THE SOUTH-EAST QUADRANT - THE PALLANTS AND SOUTH STREET

### SUMMARY OF PRINCIPAL FEATURES

- Southern and part of the eastern boundary defined by the City Walls
- South Street and East Street (in Area 1) define western and northern edges
- Proximity of Cathedral Close important – entrance to Canon Lane from South Street
- Roman and Saxon street pattern and City Walls
- The four Pallants create cross roads in centre of the area and were laid out by the 13th century
- South Street a busy commercial street, partially pedestrianised, and terminating in the Market Cross
- Continuous terraces of high quality mainly 18th and 19th century buildings
- Survival of 18th century stone paving in the Pallants
- Late Georgian 'New Town' around St John's Street
- Pallant House, North Pallant is listed grade I
- Nos. 17-23 South Street listed II\* and significant for their connections with the Cathedral
- Several other grade II\* listed houses
- Mainly residential back streets with commercial uses along South Street and East Street
- East Pallant House (Council offices) with its modern additions and surrounding car park takes up large part of the area
- Three former churches or chapels: All Saints (13th century) in West Pallant; St John the Evangelist in St John's Street (1820s); and the Presbyterian Chapel, Baffins Lane (1721)
- Historic grain adversely affected by the loss of rear gardens and the creation of four large car parks
- Public gardens to south of East Pallant House provide the only open public space with important views from the City Walls walk

### HISTORICAL DEVELOPMENT

This area forms the north-eastern quarter of the Roman town. The name Pallant was first recorded as early as 1193 and is supposed to mean 'a fenced place'. However, it may possibly be derived from 'Palatinat', meaning an area of property belonging to the church and was a peculiar of the Archbishop of Canterbury. The Vicars' Hall in South Street was built in the 14th century on a 12th century undercroft; nos. 17-23 South Street once formed part of the Vicars' Close, facing westwards towards the Cathedral, with some of the buildings in the group dating back to the 15th century; and All Saints Church in West Pallant was built in the



13th century on the site of a late 11th century church and is the only Chichester church mentioned in the Domesday Book.

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

From the 16th century onwards, the Pallants became the most fashionable residential location in the City and several houses of this period remain, although they were re-fronted during the 18th century. Between the late 17th and early 19th centuries, a number of prestigious new houses were also built, of which Pallant House (1712), on the corner of North Pallant and East Pallant is the most impressive. East Pallant House was probably built in about 1750 for Robert Bull, a wealthy lawyer who ultimately became mayor of Chichester. A Presbyterian Chapel was built in Baffins Lane in 1721 and St John's Chapel in 1813. A theatre was provided for the entertainment of the populace in 1791 in South Street. However, there were also a number of more industrial uses within the quadrant as evidenced by the Corn Exchange of 1833 with its corn stores to the rear in Baffins Lane and new corn store in St John's Street.

Today, commercial uses are concentrated along East Street and South Street, with mainly residential properties lining the Pallants and Newtown, with only a few of the houses now in use as offices. The offices of the District Council, based in East Pallant House, an extended listed building, take up a large proportion of the south-eastern quarter of the area. The northern extension designed by ... is an interesting modern addition. Pallant House, used as a museum and art gallery, was extended in 2006 by a large modern addition designed by Long and Kentish with Colin St John Wilson.

## **SUMMARY OF HISTORICAL SIGNIFICANCE**

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

## **MORPHOLOGY**

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

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

## **PRINCIPAL FEATURES**

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

## **LANDSCAPE AND TREES**

Many of the fine mature trees in this area are survivors from the gardens of the large houses such as Crawley Priory and East Pallant House that were dominant in the past. As such, they are both important reminders of the city's historic form and provide a special relief to the hard surfaces of the car parks that have replaced those historic spaces. Still exerting an influence on the character of the area is the City Walls upon which are the gardens of St John's Street and Market Avenue. Of special note is the so-called 'Stride's Beech' (*Fagus sylvatica purpurea*) located at the southern end of St John's Street. The entrance of which is marked by significant trees which act as a form of gateway.

## **NEGATIVE FEATURES**

- East Pallant House Carpark
- Post-War development in Friary Lane and the south end of St John's Street
- Poor quality modern paving
- External treatment of 55 South Street (former cinema) could be enhanced
- Some poor quality shopfronts in South Street

## **ISSUES**

- Need for more, better quality paving, including restoration of historic paving and strategic approach to intervention in the highway
- Traffic generated by public car parks causes congestion and pollution
- Damage caused to buildings and paving by heavy goods vehicles accessing the rear of shops in South Street

## **AREA 3 THE SOUTH-WEST QUADRANT - THE CATHEDRAL CLOSE AND WEST STREET**

### **SUMMARY OF PRINCIPAL FEATURES**

- Bounded by City Walls, West Street and South Street
- Most of this quadrant is owned by the Church and in ecclesiastical uses
- Views of the Cathedral from all directions
- West Street is dominated by the Cathedral Church of the Holy Trinity and its Bell Tower
- West Street is a mixture of shops (closest to the centre), offices and some residential
- Canon Lane is more private and contains a variety of private houses and offices, all associated with the Cathedral, set in spacious gardens
- Bishop's Palace Garden is open to the public during the day and is an important landscaped space
- Commercial uses in the mainly listed buildings along West Street, with shops concentrated closer to the centre
- Prebendal School in West Street provides another use
- Painted render, red brick, and clay tiled roofs predominate
- City Walls are particularly visible from the south
- Very little vehicular traffic in Canon Lane, creating a sense of peace
- Historic street lights in Canon Lane
- High flint walls are a particular feature
- Crenellated red brick garden wall to courtyard in front of the Bishop's Palace
- Limestone pavements (historic and modern) important
- Sense of peace and tranquility throughout the Cathedral precinct
- Cathedral Green faces West Street
- Historic lampposts within the Cathedral Precinct

### **HISTORICAL DEVELOPMENT**

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

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

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

The Bishop's Palace and chapel were rebuilt by Bishop Seffrid II following the fire of 1187. The Palace's double height hall was floored over in the Middle Ages and given a new roof, but during the Civil War in the mid-17th century it was allowed to fall into disrepair and was eventually demolished and the space left open, creating an H-shaped building. However, the chapel has remained in use for over 800 years and remains largely unaltered since its original building in c.1200 although Bishop Ralph Nevell did remodel the interior some twenty years later. Both are approached through a gatehouse facing Canon Lane, built in c.1327.

The nearby kitchens, which form a wing to the Palace, have a hammer-beam roof and are also probably 13th century, with a 15th or 16th century range which links it to the gatehouse. Bishop Sherbourne remodeled the western part of the Palace in the 16th century, and much of the building was refaced or remodeled in the Georgian style in the late 18th century. Most of these buildings are faced in flint with some stone.

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

Off Canon Lane are a number of prestigious houses for the clergy: The Chantry, an early 13th century building considerably altered to create two houses; the Deanery, early 18th century; and The Residentiary, an over-thorough rebuilding of a 12th century building in the 1870s.

The Treasury, on the north side of Canon Lane, was rebuilt by Canon Wagner in 1835. Returning towards the Cathedral, no. 1 St Richard's Walk looks 18th century but is in fact the House of Wiccamical Prebendaries and disguises a medieval structure, including an undercroft, probably of the 14th century.

Beyond the Cathedral Close, in 1501 Bishop Storey built the Market Cross in the Market Place at the junction of West Street and North Street as a place where the poor could sell their produce. The buildings which line West Street are mainly of the 18th or 19th centuries. The exception is John Ede's House, dated 1696, which sits back slightly from the street. The Church of St Peter the Great, listed grade II\*, dates to 1852 and was built to replace the former church, which since 1075 had been contained within the Cathedral. It was designed by R C Carpenter and has been converted for use as a bar/restaurant.

## **SUMMARY OF HISTORIC SIGNIFICANCE**

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

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

## **MORPHOLOGY**

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

the intersection of the four principal streets in Chichester. This is somewhat blighted by the Post-War development on the corner of West Street and South Street.

The Cathedral precinct can only be entered by vehicle along Canon Lane, accessed through a narrow gateway facing South Street. Otherwise, the Close area is largely accessed by foot and provides a variety of quiet, almost private walkways through the whole site. Canon Lane has a rural quality, with large, mainly detached houses set in large gardens some distance from the street. Vicars' Close is more constrained by the tall stone wall which lies along the eastern side of the street, although the attractive front gardens to the long terrace of listed buildings provide some softening. The area immediately around the Cathedral is paved in limestone and the long ranges of the cloisters provide a pleasant connection through to St Richard's Walk, and thus to Canon Lane.

To the south-west, the Bishop's Palace Garden has been divided to provide some private space and some public, with access available throughout the year. The present layout of the public gardens is 150 years old, with winding pathways, mature trees and pretty flower gardens. Some of these trees are particularly old and rare and together with the Victorian-style planting make this garden one of Chichester's best kept secrets.

## **PRINCIPAL FEATURES**

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

## **LANDSCAPE AND TREES**

The city walls form a firm southwestern edge to this area which is dominated by views of the cathedral and by the horticultural delight of the Bishop's Garden which contains many special trees that enhance the setting of Chichester Cathedral.

The southern boundary of West Street is marked by an avenue of Lime trees (*Tilia cordata*) which help to demarcate the public and ecclesiastical realms, however, they also screen views of the Cathedral from the Cross and further down West Street, The whole area between the Cathedral and the West Street frontages would benefit for a comprehensive review of its design in advance of any proposal to replace any of the trees to better connect the space to the wider city and open up views of the Cathedral. From West Street there are

important views between buildings to large specimen trees in the gardens of the Prebendal School and to the Bishop's Garden beyond.

### **NEGATIVE FEATURES**

- Poor quality paving and street furniture between West Street and Cathedral
- Busy bus stops in West Street fulfil useful public service but are detrimental to the historic environment due to noise and pollution

### **ISSUES**

- Need for more, better quality paving, including restoration of historic paving and strategic approach to intervention in the highway
- Cohesive approach to street furniture is required



## AREA 4 THE NORTH-WEST QUADRANT - NORTH STREET AND COUNTY HALL

### SUMMARY OF PRINCIPAL FEATURES

- Area defined by City Walls to north-west, North Street and West Street (Area 3)
- North Street contains long terraces of mainly listed building dating to the 18th and 19th century, with some earlier timber-framed buildings behind more recent features
- North Street mainly shops and other commercial premises
- The Market Cross (Area 3), the Council House and Assembly Room, and the Buttermarket, all in North Street, are the most important buildings
- Chapel Street almost totally rebuilt from 1942 onwards with few older buildings remaining, except for Providence Chapel of 1809 and the northern part Tower Street redeveloped from 1964 onwards to provide new housing and, on its west side, additional offices for West Sussex County Council and other commercial organizations
- County Hall the largest single use site in Chichester
- Pleasant walks along tree-lined City Walls with good views over the north of the City and the County Hall site
- Modern buildings, service roads and car parking have intruded and destroyed the grain of parts of the area
- New museum building of 2012 (The Novium) in uncompromisingly modern style, and very tall, incorporates Roman baths
- Further prominent new buildings providing retirement flats under construction on the former Tower Street car park site

### HISTORIC DEVELOPMENT

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

Tower Street and Chapel Street are at least 12th century in date, Chapel Lane Street marking the end of medieval plots which stretched back from North Street, the remains of which can still be seen on the 1898 map. The name is recent: it derives from the Independent Chapel which was built in 1774, and Providence (Calvinist) Chapel built in 1809 and before this it was variously known as East Lane, and Upper West Lane.

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

Tower Street. Inevitably, much of the land and buildings were owned by the Dean and Chapter. A large house, The Grange, was built on the site of an earlier mansion off Tower Street in 1837 and this remained the most important building in the quadrant throughout the 19th century.

Small houses and cottages lined Tower Street and Chapel Street until the 1960s when most were swept away under the aegis of 'slum clearance'. The expansion of County Hall started in 1936 when a new, neo-Georgian office block was completed to the designs of the county architect, Cecil G Stillman. In 1943 enemy action demolished a number of buildings in Chapel Street, North Street and St Martin's Street, and further losses occurred in the 1950s including the demolition of the Central Junior Girls' School in Chapel Street in 1973. New housing was constructed in the 1950s and 1960s off North Walls and between Tower Street and Chapel Street, fortunately retaining the 19th century chapel, but this is the only listed building which remains in the whole quadrant apart from three cottages in Providence Place, off Chapel Street, and a few listed cottages at the extreme eastern end of North Walls. The circular library in Tower Street was built in 1967 (listed grade II in 2015), and further offices for the County Council have been added to the north-west side of Tower Street between the 1960s and 1990s. The pedestrianization of North Street in 1975 required the creation of rear service yards which obliterated some of the historic gardens and boundaries to the listed buildings facing North Street. More recently, a large new Health Centre has been built off Chapel Street. In 2012 a controversial new building opened in Tower Street to house the District Museum, formerly located in Little London. The building is much taller than its neighbours and clad in white 'Techcrete' with large areas of blank wall. It can be seen from the Trundle. The adjoining former car park to the north of the site is about to be developed as an apartment block on a similar scale.

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

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

Throughout the 18th and 19th century, North Street continued as the primary commercial street and many of the listed buildings contain good quality shopfronts of this period. The Market House, known locally (but erroneously) as the Buttermarket, was built to a design by

John Nash in 1808. Originally there was a single-storey timber market hall behind the portico but this was demolished and replaced with a two-storey structure in 1900 whose upper storey housed a technical institute and art school. In 2010 this building ceased to be a market house and was converted into three large commercial units to the ground floor with a restaurant occupying the entire first floor. Also in 1811, a number of buildings were demolished on the corner of North Street and West Street to enable the easier flow of horses and carriages. To force local traders to use the new Market House, railings were erected around the Market Cross which were not removed until 1872. However, the Market Cross continued to be used for public proclamations and other functions.

There were also a number of prestigious town houses such as nos. 41/42 and 43, and Fernleigh (no. 40) was built in 1806, and opposite what is now the Ship Hotel was built in 1804-6 as the impressive townhouse of Admiral Sir George Murray, Captain of the Fleet to Lord Nelson. However, most of the wealthier residents preferred the relative tranquility of The Pallants and St Martins, away from the street markets and noise.

The east side of North Street now contains almost continuous listed buildings apart from a block provided by St Peter's House to no. 66. In 1936 the Old Cross Inn was built and following the demolition of St Peter the Less in 1957 a shop with offices above was constructed on the site for the Portsmouth Co-Operative Society. On the west side, there are more 20th century buildings, dispersed along the street. The most significant are nos. 14-21, a group of shops and offices mainly dating to 1948. The former Woolworths (nos. 10-12), now Boots, dates to the 1930s. North Street was pedestrianised in 1975, and the Council House was recently restored and its facilities greatly improved.

## **SUMMARY OF HISTORICAL SIGNIFICANCE**

- Roman and medieval walls along two sides (grade I and SAM)
- Remains of Roman baths, forum and temple beneath
- Survival of medieval street plan
- St Olav's Church (grade I)
- Council House and Assembly Room (18th century – grade II\*)
- Further grade II\* listed houses in North Street
- Providence Chapel, Chapel Street 1809
- The Ship Hotel, built 1804-6 as the townhouse of Admiral Sir George Murray, Captain of the Fleet of Lord Nelson and former mayor of Chichester

## **MORPHOLOGY**

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

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

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

## **PRINCIPAL FEATURES**

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

## **LANDSCAPE AND TREES**

The city walls define the north western edge of this area where there are still significant specimen trees on this part of the walls. However these are being lost over time and because of the Scheduled status of the walls are unlikely to be replaced. This means that the importance of existing trees in the back gardens of houses in Orchard Street and in the front of houses in North Walls and Regnum Court will grow in significance. A high proportion of this area is occupied by County Hall where trees are under the control of West Sussex County Council. A full schedule and map of these trees is available.

## **NEGATIVE FEATURES**

- Modern development has obliterated tight urban form and urban gardens shown on late 19th century maps
- Some unsympathetic modern development
- Telephone Exchange in Chapel Street is negative
- Modern street surfaces and street lighting of no merit
- Poor quality paving along City Walls

## **ISSUES**

- Some of the modern buildings are large and bulky and do not follow the more intimate, domestic scale of the rest of Chichester
- Challenges relating to the controversy surrounding introduction of prominent new modern buildings such as the new Novium Museum perceived by many as being out of scale and character

## AREA 5 ST PANCRAS, THE HORNET AND THE EASTERN SUBURBS

### SUMMARY OF PRINCIPAL FEATURES

- Historic extra-mural suburb lies along Roman *Stane Street* to the east of the city
- Views of the City Walls from Market Avenue/Market Road and New Park Road extremely important
- Landscaped area to north (Jubilee Park, Recreation Ground, The Litten Gardens) laid out in the late 19th century
- St Pancras Church the most important building (grade II)
- Prevailing character of St Pancras and The Hornet defined by 18th and 19th century buildings in a mixture of commercial and residential uses
- Cattle Market car park provides valuable public car parking and weekly traders' market
- Late 19th century housing in the Caledonian Road area provides good quality terraces and houses
- Heavy traffic at most times of the day which also gives rise to pollution and conflict with pedestrians at junctions

### HISTORICAL DEVELOPMENT

This area lies to the east of Eastgate along the line of the Roman road (St Pancras is *Stane Street*) to London and follows Market Avenue (Snag Lane) around to the south, taking in the predominantly 19th century development behind the cattle-market including Caledonian Road, Clydesdale Avenue, Lyndhurst Road and the eastern side of Whyke Lane.

Historically the main roads of St Pancras and The Hornet provided the most developed of the four suburbs immediately outside the city gates. Evidence of its earlier occupation can be found in two Roman cemeteries located on the north side of St Pancras as well as a Roman amphitheater under the recreation ground in Whyke Lane. Subsequently, the area became a medieval suburb to the City, encouraged by the location on a main route out of Chichester, with two great common fields known as Portfield and Guildenfield divided into strips until the 19th century.

Until it became fashionable to live outside the walls in the 19th century, St Pancras was for the poorer classes. Much of the land was owned by the Dean and Chapter and the City Corporation, and consequently buildings were provided for the less fortunate, such as burial grounds, a fever hospital, almshouses, and a house of correction.

St James' Leper Hospital lay on the north side of St Pancras, well outside the City Walls, and was built during the 12th century. Closer to East Gate, a graveyard (or *litten*) was provided in the early part of the 12th century on land given by Henry I to the Church. St Pancras Church is first recorded in the 13th century.

In the 17th century, there were almshouses in both St Pancras and The Hornet, and a House of Correction is recorded in St Pancras in 1647. At this time, the area appears to have been populated by a variety of craftsmen and skilled labourers: bricklayers, brick makers, wheelwrights, and other trades including the many needle makers. Mills and mill houses also feature in records of this period. The River Lavant was crossed by a bridge at the junction of St Pancras and The Hornet, overlooked by the Unicorn Inn.

The area was devastated as a result of the Civil War in December 1642. Many of the existing buildings close to East Gate, including St Pancras Church and the Unicorn Inn, were destroyed. Consequently, the area declined in status,

During the 18th and 19th centuries pressure for new housing led to development along both principal streets, illustrated on Gardner's map of 1769. This shows the two principal streets radiating out from Eastgate, a new Unicorn Inn (apparently constructed around 1670) with the more continuous development along St Pancras. To the north lies Michelmas Fair Field and to the east Port Field. These were only enclosed in 1849. Whyke Lane is shown, connecting to Rumboldswick, and along The Hornet are more open fields, with the Friends Burial Ground and agricultural buildings.

In 1745 The Second Duke of Richmond erected a stone obelisk known as St James Post (grade II) at the junction of St Pancras and Spitalfield Lane when he was mayor to mark the boundary of the city to the east. Of note is the unenclosed route of the River Lavant, defining the boundaries of properties along the south side of St Pancras, and flowing along the edge of Snag Lane (modern-day west end of Market Road). During the 18th century, the area became a centre for malting and brewing. A pond fed by the River Lavant existed in the middle of Eastgate Square and was used for baptisms by the Baptist Chapel built in Market Road (the old Snag Lane) in 1671 and subsequently rebuilt in 1725..

In the early 19th century, Dear's Almshouses (no. 19 The Hornet) were rebuilt as the previous buildings on the site were in an advanced state of dilapidation. A Chapel (now Jasmine House) was moved from Orchard Street to The Hornet in 1865 and closed in 1968. Further houses and industrial buildings were added, but the area never became as fashionable as The Pallants or the Little London areas and retained a more industrial character. Evidence of this remains today with buildings such as Draymens Mews and the Needlemakers. To the north of St Pancras, a new school for the boys of Chichester was built in 1812 on the former Bishop's Garden, just beyond the St Michael's graveyard.

From the late 1820s, the need for a connecting road around the City Walls became evident as new housing was being built. Litten Road (now New Park Road) was built to connect St Pancras with the north-east of the City. New public parks were created between New Park Road and the City Walls in the late 19th century. The Boys School in New Park Road was demolished in the 1880s and a new, bigger school constructed; now the New Park Centre operated by the Chichester Film Society which was formed in 1982 to bring films to Chichester following the closure of Chichester's many various cinemas.

Around the same time in 1871 the Cattle Market site became a focal point for the commercial activities of the City, removing the difficulties caused by holding animal markets in the inner City streets. The Market survived, almost unchanged, until the latter half of the 20th century, and still holds a traders market in this historic location twice a week. This is bounded to the east by a twitten, historically linking St Marys and St Pancras when they had a common

priest. This is now locally listed. On the east side of the Twitten, adjacent to the Christian Science Society is an earlier Quaker burial ground from 1673.

A new Fire Station at the east end of the Cattle Market accompanied extensive new in the Caledonian Road area after about 1880, between the Caledonian Iron Works on Stirling Road (now Forum House) and Gordon Terrace on the western side of Whyke Lane. Further housing was provided in the early 20th century on the south side of Caledonian Road, the west side of Clydesdale Avenue, the north side of Lyndhurst Road as well as the east side of Whyke Lane. These were constructed using a variety of materials including stone, stucco, brick and flint and relate closely with the buildings of Character Area 9. The housing in Cawley Road within Character Area 6 was also developed at this time.

The parish of Chichester's first Roman Catholic Church was built in 1855. Prior to this, mass was celebrated in a room of the Bedford Hotel in Southgate. This first church was a small Victorian Gothic building which stood at the junction of Market Avenue and Southgate, built with funds from private donation on land given by Anne, Countess of Newburgh who was a member of the fervently Catholic Ratcliffe family. The present church, also funded by parishioners, was built on a new site near to the old one, at the junction of Market Avenue and Cawley Road in 1958 by Messrs A Booker and Son of Walberton to a design by Tomei and Maxwell of London. While the architecture of the church is not of especial merit, it forms a simple foil for the intricate stained glass by Gabriel Loire, a major figure in post-war stained-glass design, and is the reason for its designation at grade II.

A war memorial was erected in Eastgate Square in 1921, designed by the distinguished local architectural practice of Unsworth & Triggs of Petersfield. Subsequently, the Gaumont Cinema was built in 1937 on the north side of Eastgate Square. A year later the Unicorn Inn and other historic buildings in The Hornet and St Pancras were demolished as part of a road widening scheme, which also saw the war memorial moved a short distance to its current site in The Litten in 1940.

The Gaumont of 1937 was converted into a swimming pool in 1967 but was demolished in c.2004 and the site comprehensively redeveloped with a mixture of housing and restaurant use. This includes a square behind St Pancras church. A replacement for the Unicorn Inn was also built in 1938 reflecting the design of the Gaumont, later became the offices of the Chichester Observer and is now a local supermarket.

In 1871, the River Lavant was covered over, disappearing into a culvert at the back of no. 19 The Hornet and re-emerging at the east end of Market Avenue. In the 1970s a number of listed terraced cottages in St Pancras were demolished to allow for the construction of the Eastgate gyratory system. More recently, the former Baptist Chapel on the east side of Market Road has been converted into a betting shop (Coral) having been used as a community hall for some time.

## **SUMMARY OF HISTORICAL SIGNIFICANCE**

- Extra-mural suburb dating to Roman occupation
- Roman and later cemeteries lie to the north of St Pancras
- Roman road (Stane Street) runs through the area
- Roman amphitheatre lies underneath southern part of this section



- Much of the land given to the Church by Henry I in the early 12th century
- Medieval almshouses, cemeteries, leper hospitals in the area
- St Pancras Church first recorded in the 13th century and is the most important building, rebuilt in 1751
- Buildings in Eastgate Square area destroyed in 1642 and have subsequent history of redevelopment
- 18th and 19th century rebuilding provided very mixed use area: residential, community (schools, almshouses) and industrial (mills, warehouses, breweries, maltings)
- 19th century landscape improvements: Jubilee Park, Recreation Ground and Litten Gardens
- Road building in the late 1930s and 1970s resulted in demolition of buildings and the loss of parts of the medieval street layout
- High quality 19th century residential developments in Caledonian and Whyke areas

## **MORPHOLOGY**

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

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

The Caledonian Road area is densely developed, primarily with terraced or semi-detached properties with strong frontages behind shallow forecourts bounded by low walls. The majority of these retain sizeable gardens behind. There is an historic backland area, occupied as a building yard, accessed from Stirling Road

## **PRINCIPAL FEATURES**

- St Pancras Church in Eastgate Square is the most notable listed building
- Good quality townscape along St Pancras and The Hornet, interrupted by modern development and road widening of the 1930s and 1970s
- Poor quality street surfaces in Eastgate Square
- Openness of the parkland areas to either side of New Park Road
- Cattle Market car park (this area is also regularly used as a traders' market)

- Terraced late 19th century housing in Caledonian Road, Lyndhurst Road, , Clydesdale Road and Whyke Lane
- Historic flint walls and paving

## LANDSCAPE AND TREES

This is an area of contrasts. Close to the city walls the Jubilee Gardens provide a foil against which the walls are viewed. Further east Little Fields and War Memorial Gardens are surrounded by trees that both define these open areas and provide a tree lined setting to major roads within the area. An especially important feature is the line of young Plane trees (*Platanus x hispanica*) in the Litten Fields which provide a succession to the increasingly old Lime (*Tilia cordata*), Plane and Horse Chestnut (*Aesculus hippocastanum*) trees in New Park Road. The large open area of the Market Street car park is lined by semi-mature trees that both shade cars and soften the otherwise hard nature of the car park. Further east into Whyke there are few trees but these are especially important both as sign posts through the area and as a relief to the close grain of development that defines its character.

## NEGATIVE FEATURES

- Intrusion of poor quality modern buildings: Eastgate Square; no. 12 St Pancras; the Kwikfit building (no. 161 St Pancras); recent housing in Peter Weston Place; Bishops Courtyard, The Hornet
- Excess of street clutter (road signs, lighting columns CCTV masts, etc)
- Buildings in need of repair in St Pancras and The Hornet
- Busy traffic in Eastgate Square, St Pancras and The Hornet
- Little pedestrian priority
- Street surfaces, street lighting and street furniture all need improvement

## ISSUES

- Traffic management scheme for Eastgate, St Pancras and The Hornet needed, especially to provide greater pedestrian priority
- Encourage new uses and repairs for poorly maintained buildings in St Pancras and The Hornet
- Tree Management programme for Jubilee Park required
- Street design guide/manual to inform future signage and highways works
- Many of the 19th century buildings to the east of the Cattle Market have replaced their historic windows in unsympathetic modern materials
- Pressures for parking and extensions has resulted in the loss of front gardens and impacted spatial qualities

## AREA 6 SOUTHGATE, CHICHESTER COLLEGE, AND THE CANAL BASIN

### SUMMARY OF PRINCIPAL FEATURES

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

### HISTORIC DEVELOPMENT

The River Lavant flows through the northern edge of this *extra mural* area, a late Saxon deviation of the original course which originally passed to the east of the City to the sea at Pagham. Southgate was one of the main Roman roads out of the City, but is first recorded in AD 930 when it was called *Fore Street*. Stockbridge, a small hamlet south of Chichester, was referred to in 1376. This was the principal route out of the City southwards to the sea and ribbon development along Southgate was a feature from the late medieval period or even earlier. To the west of Southgate, all of the land around to Westgate was the Deanery Farm, although during the Civil War most of the buildings associated with the farm were demolished.

An 1877 map shows Southgate lined with terraces of houses to either side, backing onto water meadows, the eastern boundary being created by Canal Road. This was built in the 1820s to link Southgate to the newly constructed Canal Basin, and then extended in 1871 to link through to the new cattle market in Market Road, in part following the route of an old track, Snag Lane. The western boundary is created by a branch of the River Lavant running parallel to Southgate and marking the edge of Deanery Farm.

The principal influences on this area have been provided by the various changes to modes of transport which occurred in the 18th and 19th centuries, starting with the turnpiking of the road to Dell Quay in the late 18th century and followed by the building of the canal from Chichester to Hunston (which connected to the main Portsmouth to Arundel Canal) in 1822. This was designed and constructed by the respected civil-engineer John Rennie, also known for his designs of bridges over the River Thames in London. In 1846 a railway line was

completed, connecting Chichester to Brighton, and in 1847, to Portsmouth. This effectively took over from the canal and in 1855 the Ford to Hunston section of the canal was abandoned, although the canal was used into the late 19th century to bring coal into Chichester. The last commercial load (of shingle) was brought by barge along the canal in 1906.

In the 1940s demolition of many of the older properties facing Southgate took place and a variety of new buildings provided; the most important of which are the Law Courts, designed by the County Architect, C G Stillman in 1939, on the east side of the street. More buildings were demolished to make way for the new ring road, including the Avenue de Chartres. In the 1970s the Magistrates Court (now the Chichester Crown Court) designed by local architect Geoffrey Claridge of Stanley Roth & Partners, and the City Gates building, were constructed. The Southgate gyratory system into Basin Road also dates from this period.

The original 1846 Italianate railway station was demolished in 1958 to make room for a new station. Chichester Railway Station is a good example of 'Festival of Britain' architecture designed by the BR-SR Architectural Department in 1958. The railway line crosses over both Southgate and Basin Road. The area of sidings to the south of the station, partly the site of the former Selsey Tramway terminus, was redeveloped in 2003 with a dominant office building for John Wiley, the publisher. A number of supporting structures remain; including a converted goods shed, now Smith & Western and the 'Saxby & Farmer Type 5' signal box of 1882 to the south of the line which is listed grade II. Adjacent to the signal box is an unusually elaborate sewer vent pipe erected as part of Chichester Corporation's sewerage system between 1892 and 1894. This is also listed grade II. Other examples in Chichester include Canon Lane, Tower Street, The Fountain Public House in South Street, and The Three Chestnuts on the Bognor Road.

In 1956 the Southdown Bus Station was built in place of the Police Station (which moved to Basin Road in 1935) and a bus depot of a similar date sits back from Basin Road. The bus depot, designed by engineers Alfred Goldstein and R. Travers of Morgan & Partners is a very good example of a thin shell pre-stressed concrete roof providing a clear span and unobstructed floor space. As a result, it is of great engineering interest particularly for its shell roof which is unusually thin for the period.

To the south along Basin Road the 1935 Police Station serves as a good example of public architecture of the period, particularly in wider context with other civic municipal buildings such as the Boys High School in nearby Kingsham Avenue (outside the Conservation Area). In the 20th century Neo-Georgian was favoured for its restrained style and seen to possess the dignity and timelessness appropriate to public architecture.. Chichester displays a notable presence of these early twentieth-century buildings including County Hall on West Street (c.1960), the Crown Court, as well as a number of commercial buildings within the city centre.

The canal basin is virtually surrounded by unsympathetically scaled and unattractive modern buildings, including the sorting office of 1964 on the north side, a 21st century weather-boarded housing development to the east (Nos 7-25 Canal Wharf) and the more recent housing development along John Rennie Road to the south. Relief is provided by the listed Richmond Arms Public House, 91 Basin Road, historic canalside buildings converted into a visitor centre and recently built Canal Basin shop and café to the west, as well as No 31-41 Canal Wharf in a converted warehouse.

The Canal Basin is included within the Conservation Area as far down as the A27, where significant views of the Cathedral spire can be appreciated. The locally listed Poyntz Swing Bridge, situated at the end of South Bank is the last remaining example of the 14 swing bridges on the Portsmouth & Arundel Canal. Built in 1820, the bridge was originally situated at Hunston and named after W. S. Poyntz MP. The bridge has been restored to working order and remains a significant feature of the industrial revolution in this region. The canal is now used for a variety of recreational purposes and the Chichester Canal Society has been formed to preserve and promote the canal's leisure potential.

A multi-storey car park designed by Birds Porchmouth Architect, was built to the south of the Avenue de Chartres in 1991 as a result of an architectural competition. This links, via an integral pedestrian bridge, directly into Deanery Farm Lane and thence to Southgate. It has distinctive circular plan stair tower features, incorporating glass block walling and won a Civic Trust award in 1992.

## **SUMMARY OF HISTORIC SIGNIFICANCE**

- Line of historic main route from Chichester to the sea
- Late medieval or earlier suburb to the City
- Deanery Farm lay to west
- Canal and canal basin of 1822
- Railway station and railway line of 1846
- 20th century redevelopment including ring road
- Golden age of bus and coach travel in the 1950s reflected in the locally listed transport buildings
- Railway station is a quintessential example of 1950s public architecture.
- The concrete shell roof of the bus garage is a significant early example of the development of this technology

## **MORPHOLOGY**

The historic form of development, common to the rest of Chichester Conservation Area, is largely lacking in Area 6 because of the insertion of the railway in 1846 and 20th century development and road building. The only part of the area where this remains is in the northern part of Southgate where there are three groups of listed buildings which help to define and enclose the street. 1940s development towards the railway line and the creation of the ring road in the 1960s have also contributed to a somewhat discordant street frontage along Southgate. To the west, the Avenue de Chartres carries heavy traffic across the old water meadows of Westgate Fields.

The canal basin has largely lost its pleasant, rural quality as a result of the recent residential development, by contrast the canal and its towpath to the south retains its rural character and relative tranquil character. Trees, views to open fields, and the presence of water make this an area unique within the City.

## **PRINCIPAL FEATURES**

- Historic streetscape only evident in northern part of Southgate

- Railway line cuts across Southgate
- Road improvements of the 1940s and 1960s have opened up the area
- Canal Basin and canal provide contrast to busy streets
- Boundary walls

## **LANDSCAPE AND TREES**

This area is marked by the green open spaces of the Westgate Fields. These set the scene for iconic views of the Cathedral. Avenues of trees along the Avenue de Chartres define these areas and provide a further green enhancement to the overall scene. Running east to west through the area are courses of the River Lavant which provide shady tree-lined walks that screen the bulky college buildings from general view. The southern part of the area and its extension to the A27 along the canal continue this theme of tree-lined waterside walks. The trees planted recently in association with the canalside development will grow in significance and will act as an important entrance to the Conservation Area with its noted view of the Cathedral and the Canal.

## **NEGATIVE FEATURES**

- Since the 1980s a number of large commercial buildings have been built on the edges of the Conservation Area
- The development of Chichester College on a campus immediately to the west of the Conservation Area boundary has also had a substantial impact in terms of land usage, activity and character.
- Northern end of Southgate is the only area which retains any historic streetscape
- Poor quality 20th century development, particularly Chichester Gate
- Poor quality 21st century development to the south of the canal basin
- Effect of road improvements of the 1930s and 1960s resulting in a loss of enclosure
- Traffic congestion around railway crossing and along main roads
- Car parking areas predominate
- Pedestrian environment generally of poor quality
- Traffic noise along canal from by-pass
- Area has been adversely affected since the 1930s by the insertion of a number of large buildings which are out of scale with much of Chichester
- The Post Office sorting office site immediately adjacent to the conservation area adversely impacts on the character of the northern frontage to the canal basin

## ISSUES

- Domination by traffic, including buses
- Station building and forecourt and bus station need improving
- Traffic and pedestrian management scheme required
- Poor quality pavements and street furniture
- Large modern buildings out-of-scale with rest of historic Chichester
- An integrated plan is required, updating the District Council's Southern Gateway Planning Framework, published in 1999
- Potential redevelopment of the former Boys High School site within the setting of the Conservation Area
- Potential future redevelopment of the Royal Mail depot site
- Uncertainty over the future of the Crown and Magistrates Courts resulting from closure plans

## AREA 7 WESTGATE AND THE WESTERN SUBURBS

### SUMMARY OF PRINCIPAL FEATURES

- Presence of City Walls with excellent views across them into City and to Cathedral
- Westgate lined with long terraces of varied 18th and 19th century buildings, some refronted concealing earlier timber framed buildings, mostly listed and majority still in residential use
- Westgate is an historic main route (*olim* the A27) now downgraded to local traffic only
- Traffic calming in Westgate has provided pedestrian-friendly environment
- Mount Lane is popular walkway for the students of Chichester College
- Busy ring road traffic along Orchard Street and Avenue de Chartres
- The Church of St Bartholomew (grade II) and Westgate House (no. 52) the most important buildings
- Orchard Street is lined with good quality 19th century houses, some of them listed
- Site of former Westgate Brewery at the rear of Westgate House
- Former Tannery site with surviving tannery building

### HISTORICAL DEVELOPMENT

Westgate is probably on the line of a minor Roman road that connected the City to Fishbourne (the main road to Winchester apparently ran further to the north). A suburb is recorded in the 13th century, with much of the surrounding land, which was owned by the Dean and Chapter, being used as orchards and farmland. During the Civil War in the mid-17th century, many buildings were destroyed, including St Bartholomew's, formerly St Sepulchre's Church.

As with Eastgate, the area along Westgate was comprehensively redeveloped in the 18th century with large houses such as Westgate House (1757) being built. Some of the buildings, nos. 19 and 22-26, are known to date to before the 18th century, retaining elements of timber-frames. The West Gate was demolished in 1773, opening up the entrance to the City.

Maps of the 18th and 19th centuries confirm that the River Lavant at this stage flowed northwards past West Gate, turning westwards where the Pentecostal Church in Orchard Street is now located, and then continued in a south-westerly direction towards Westgate House. The river then passed under Westgate and beneath what is now nos. 31-35 Westgate, owned in the mid-18th century by Shipston Shippam, an ex-soldier who had set up a business selling butter, cheese and bacon. On Shippam's death in 1778 his son Charles took over but the site proved too small and the business was moved first to North Street, and then in 1873 to East Street, now shops and new development though the corner of the former building is retained.



The area between Westgate and the River Lavant was the former site of Chichester Tannery of which the Tannery building is the main surviving structure dating from 1910, which replaced an earlier, slightly smaller building on the site. There are a number of associated buildings on the Westgate frontage, including the former tannery office, a single-storey building to the west of the pedestrian entrance from Westgate.

Westgate House was also the site of Westgate Brewery which became Chichester's largest brewery operated from the late 18th century until 1975. The site included malt houses, brewery buildings, stabling and cellars. It was originally owned by John Dearling who leased it to two brothers, William and Edward Humphrey. The site was sold to George Henty in 1827 who ran the brewery with his sons. The brewery continued to be run by the Henty Family until it was acquired by Friary Mieux who ran it until it closed in 1955.

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

Orchard Street was called Scuttery Lane until the 19th century, and follows the line of a lane which connected Westgate to Northgate from the 12th century or even earlier. Early 19th century maps show scattered development as far as the turn of the River Lavant, after which a narrow track continues up to Northgate..

The lower section of Orchard Street is less cohesive, explained by this part of the street being developed in the late 18th century before more rational 19th century expansion. Prior to the Civil War the western side of the street remained relatively open, providing nurseries, allotment gardens and orchards.

The name was changed to Orchard Street in the early 19th century when the lane was widened and terraces of well detailed houses were built at the northern end. The southern end was a close with barns and a stable in the 18th century, and part of Silverlock's nursery up to 1874, with a recreation ground to the north open to the scholars of the Free Grammar School. As the population expanded, more houses were added in a linear fashion backing onto the City Walls in the mid to late-19th century.

In the early 20th century, the Junior School was built on the former Scuttery common field. The school retains some 20th century buildings of historic interest. To the north-west of the School site is an historic footpath leading from Orchard Street (Chichester Family Church) to Parchment Street which retains historic boundary walls enclosing what was Potters Field to the west side (now developed). On the corner of Orchard Gardens is a former Chapel, established about 1835 by the Bible Christians. It is much altered, but retains some hints of its former use.

Orchard Avenue was laid out in the early-mid 20th century, encouraged by an earlier access to the former North Gate nursery from 1846. This appears to have been developed in two phases, but overall has a cohesive character and appearance. It retains a number of buildings with period features, including doors known locally as 'Chichester Doors'. The narrow road retains some of the vegetated character as a former nursery site by the many trees which line it.

Orchard Gardens developed in the mid-20th century and is comprised of distinctive and cohesive 20th century semi-detached buildings, with quality flint boundary walls enclosing front gardens.

A bottleneck remained at the western end of West Street until 1963 when road improvements resulted in the demolition of further houses in Westgate to create a new roundabout.

## **SUMMARY OF HISTORICAL SIGNIFICANCE**

- Westgate is probably a Roman route, connecting to Fishbourne Palace
- St Sepulchre's Church mentioned in 1227 and demolished during the Civil War
- Westgate contains a number of good quality 18th and 19th century houses, most of which are listed
- The Church of St Bartholomew dates to 1832 (listed grade II)
- Orchard Street is largely a 19th century creation with terraces of well detailed houses
- Southern end of the twitten by the Pentecostal Church is shown on early 19th century maps and marks site of Squitry Bridge, where the River Lavant turned westwards.
- Historic use as orchards and gardens is referred to in the name of the streets
- Early-mid 20th century development along Orchard Avenue and Orchard Gardens

## **MORPHOLOGY**

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

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

Further north along Orchard Street, are terraces of houses dating to the 1880s, with some 20th century infill in a pastiche style. The pre-1840, listed houses are located closer to Northgate. These sit back slightly from the street, are two storeys high, with symmetrical late

Georgian fronts and pitched slated roofs. The use of painted stucco for many of the buildings, interspersed with red brick or flint, provides a cohesive and attractive townscape.

### **PRINCIPAL FEATURES**

- 18th and 19th century houses along Westgate, set on the back of the pavement
- Domestic scale of the historic buildings
- Mainly two storeys, with a variety of clay tiled pitched roofs facing the streets
- Use of red brick and painted stucco for the front elevations
- Flint and brick boundary walls
- St Bartholomew's Church almost hidden from the street due to the trees in front of it
- Orchard Street notable for its long terraces of early to mid-19th century houses, two storeys high, set back slightly from the pavement
- Use of varied colours for stucco
- 20th century development facing roundabout has tried to reflect historic forms of development
- A K6 telephone box at the end of Parklands Road

### **LANDSCAPE AND TREES**

There are few trees in this area but their scarcity increases their importance. The Holm Oaks (*Quercus ilex*) outside the County Record Office and the recently planted London Plane (*Platanus x hispanica*) in the Westgate roundabout are important signpost trees. Well-trained Ashes (*Fraxinus excelsior*) in the Record Office car park and the range of mature specimen trees in Henty Fields provide a setting to this flank of the Conservation Area.

### **NEGATIVE FEATURES**

- Poor quality paving including use of modern red brick paviors for carriageway in Westgate and concrete slabs for the pavement
- Paviors replaced with black tarmacadam in patches
- Poor quality street furniture
- Busy traffic along Orchard Street and Avenue de Chartres creates barrier in linkages between Westgate and City
- Many timber windows in Orchard Terrace and Orchard Avenue have been unsympathetically replaced with uPVC

### **ISSUES**

- Street surfaces
- Out of scale modern development
- Pressure for redevelopment of Tannery site in Westgate
- The K6 telephone box, which is an asset to the Conservation Area, needs proper maintenance

## AREA 8 NORTHGATE AND OLD SOMERSTOWN

### SUMMARY OF PRINCIPAL FEATURES

- Extra-mural suburb based on Roman road to Silchester
- Mainly 19th century buildings
- Old Somerstown is only example of 'town planning' with rows of grade II listed cottages dating to the 1830s and 1840s
- Franklin Place another continuous terrace of grade II cottages
- Very mixed uses – residential, leisure, educational and commercial
- Abundance of trees and public open spaces
- St Paul's Church and University College Chichester (both listed grade II) the most important buildings
- Important views of private gardens from the City Walls northwards
- Gyrotory system around Northgate of the 1970s has produced a fragmented townscape
- Busy traffic along northern ring road

### HISTORICAL DEVELOPMENT

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

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

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

There was rapid change in the 20th century. In the 1930s Oaklands Park was established, and in 1962 the Chichester Festival Theatre was completed in the park to the designs of

Powell and Moya. In 1964 the City Council demolished the eastern side of Somerstown, an act which many still regret, and built new housing. Metro House and the Fire Station, opposite Northgate, were built in the early 1970s, and at about the same time the northern ring road and Northgate gyratory system were created, cutting through St Paul's Churchyard and isolating several listed buildings on the newly-created traffic island.

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

## **SUMMARY OF HISTORICAL SIGNIFICANCE**

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

## **MORPHOLOGY**

This area has been adversely affected by road improvements of the 1970s which have resulted in the demolition of historic buildings facing Northgate and the creation of the gyratory system. Modern blocks (the Fire Station and Metro House) dominate Northgate, much to the detriment of the character of the area. The redevelopment of the demolished east side of Somerstown, known as 'Somerstown' is also detrimental to the area's character. On the south side of Northgate, a greater variety of historic buildings provides almost continuous, built-up frontages of varied heights and widths, although still to a domestic scale. Most of these buildings are listed. Alderman's Walk is a modern development, adjacent to some 19th century warehouses which have been sympathetically converted. To the north, St Paul's Church is now adjacent to the 1970s gyratory system, separated by only a line of trees that does little to shield the building from the busy traffic.

The best townscape is along Franklin Place, which is separated from Oaklands Way by mature trees and verges. This is a long, two storey terrace of painted stucco houses, simply detailed, with slate roofs facing the street. The three streets which make up historic west side of Somerstown are also most attractive, with a variety of narrow-fronted mainly two storey late Georgian houses, faced in red or yellow brick, flint or painted stucco.

To the north of Oaklands Way, the wide open spaces of the car park and Oaklands Park contrast with the more enclosed streets within the City Walls. However, good views of the Chichester Festival Theatre, and the hill that rises to the north, can be obtained. College Lane still retains a strong rural quality, with its flint walls, mature trees and winding pathways.

## **PRINCIPAL FEATURES**

- Northgate has been adversely affected by the gyratory system
- Modern buildings on north side - Metro House and the Fire Station - are negative
- The replacement housing on the east side of Somerstown is also negative

- Franklin Place and the west side of Somerstown both good examples of early Victorian and late Georgian development respectively
- St Paul's Church the most dominant building
- Bishop Otter College is a large complex of modern buildings centred on the grade II listed main building, but is hidden from view
- Rural quality to College Lane

## LANDSCAPE AND TREES

This area contains the largest area of open space in the Conservation Area. At its northern end it provides one of the rare elevated views down the Conservation Area. Oaklands Park is defined by rows of fine trees of mixed species down Broyle Road and College Lane. On Broyle Road in particular, there are some poor specimens that should be part of a programme of replacement.

At the Northgate gyratory the trees in the grounds of St Paul's Church form an especially important gateway marking the entry to the core of the city from the north and west. A similar signpost function is served by the trees at the bottom end of College Lane and on the Oaklands Way roundabout.

There is a strong rural quality along College Lane's tree-lined link with the Graylingwell Conservation Area to the north.

## NEGATIVE FEATURES

- Busy traffic around gyratory system
- Poor pedestrian movement across Oaklands Way, Spitalfield Lane, Orchard Street and Northgate
- Poor quality modern buildings on the round-about

## ISSUES

- Buildings in need of repairs around North Lodge
- Need for improved pedestrian movement
- Boundary walls to Oaklands Park House in need of repair
- Olympia Electric Theatre is in need of maintenance
- Pressure for development of Bishop Otter Campus

## AREA 9 WHYKE

### SUMMARY OF PRINCIPAL FEATURES

- Extra-mural suburb
- Mainly 19th century buildings
- Whyke developed as mainly ribbon development along the main road from Bognor Regis and associated side streets fairly densely developed with a combination of semi-detached and short terraces of houses dating to the 19th and early 20th Centuries
- Mainly residential, with some retail and commercial along the south side of the Hornet
- Suburban character with streets lined with small enclosed front gardens
- South Coast railway line to the south with an historic footbridge

### HISTORICAL DEVELOPMENT

This area lies to the east of Eastgate and south of the Roman road (St Pancras is Stane Street) to London focused on Bognor Road and Whyke Road. A Roman amphitheatre is located to the west of the area within the Conservation Area, under the recreation ground in Whyke Lane.

The Hornet, or Harnet, the street leading to the Oving and Bognor Roads, is composed of houses and shops of the 18th and 19th centuries. The name occurs as 'Hurnett hill' in 1660.

The area to the east of the city, outside the walls, originally comprised three large fields known as the North Field, the Portfield, and the Gildenfield; the latter was possibly a subdivision of the Portfield. These names appear in 12th-century deeds in a 13th-century cartulary which would seem to suggest their early origin. To the south was probably the meadow land (the Garston), and on the west there was a small area of arable land.

Currently within Chichester Parish the area extended over part of the former separate parish of Rumboldswyke, within the ecclesiastical control of the Dean and Chapter of the Cathedral, which covered an area on outskirts of the City of Chichester to the east before it was absorbed into the civil administration of the City in 1880.

Rumboldswyke was a small hamlet, south of the current railway line strung along the east side of the road that ran from the East gate of Chichester to Selsey, now Whyke Road, which some records show was in 1250 known as Newick Street.

The name of Rumboldswyke was of Anglo-Saxon origin, derived from the Old English 'Rumbold's Wik' a 'wik' being a farm. This may suggest that the earliest habitation could have been a pre-conquest settlement focused on a property owned by a farmer whose name was Rumbold.

The former parish Church of St Rumbold's which was renamed St. Mary in the early 20th Century survives to the south of the Conservation Area on the south side of the railway line. A new Church, St George's, in Cleveland Road which is within the proposed Conservation Area extension was opened in 1901. The Old Church which is Grade II\* listed and of late Saxon origin was made redundant. It briefly opened again in the 1950s but was finally ceased as a place of worship in the 1970s and has since been converted into office use.

The area to the east of the City was devastated as a result of the Civil War in December 1642. Many of the existing buildings close to East Gate, including St Pancras Church and the Unicorn Inn, were destroyed. However, during the 18th and 19th centuries pressure for new housing led to new development along the Hornet, illustrated on Gardner's map of 1769. This shows the two principal streets radiating out from Eastgate with the more continuous development along the south side of the Hornet including Eastgate House, formerly Hornet House, other larger houses within large plots, much smaller cottages arranged in terraces with rear gardens. A small Friends burial ground is also located on the south side of the Hornet which survives as a small public garden. Whyke Lane is shown, connecting to Rumboldswick, bounded by fields and also the road to Bognor Regis.

Up until the latter part of the 19<sup>th</sup> Century, the area to the south of The Hornet/Oving Road remained undeveloped, mainly as open fields with the only buildings to appear being the Roundabout Public House at the junctions of Whyke and Bognor Roads and a building on the corner of the Hornet and Oving Road. It was the arrival of the South Coast railway in the latter part of the 19th Century which saw the area being gradually built over with residential development. The first area to be developed was the area between Bognor and Whyke Roads with a new road, Wickam Road, now York Road, laid out. Further development continued and by the end of the 19th Century new housing had been constructed to the west of Whyke Road along another new road, Cleveland Road linking Whyke Road with Whyke Lane, which by then had been upgraded from a footpath to a residential street. Expansion of the city continued into the 20th Century with further new roads and housing development, to the west of Whyke Road, resulting in gradual coalescence of the area with the earlier city suburbs.

In 1918 a War Memorial was erected within the grounds of St George's Church to commemorate 65 men from Rumboldswyke who lost their lives in the first World War. It was paid for by public subscription following an appeal. In 1945 the names of those who died in action in the Second World War were added. There are two further memorials within the porch which were relocated from All Saint's Church, Portfield after its closure in 1981



The proposed Conservation Area extension covers the surviving elements of the earliest phases of the development of the area comprising mainly late 19<sup>th</sup> Century suburban housing

### **SUMMARY OF HISTORICAL SIGNIFICANCE**

- Extra-mural suburb occupying a former rural area with possibly some early Saxon settlement.
- Much of the land given to the Church by Henry I in the early 12th century
- 19th century early suburban residential development giving the area a cohesiveness but with a degree of variety reflecting the phases of development
- Later 20<sup>th</sup> Century developments resulted in demolition of buildings and often replacement with less sympathetic development forms in townscape terms.
- The most significant buildings are Eastgate House and St George's Church, built to replace the historic St. Mary's Church still located to the south of the railway.

### **MORPHOLOGY**

The morphology of the Whyke area is defined by the Hornet running east from the East gate of the City linking with the roads running south towards Selsey and Bognor, Whyke and Bognor Roads and by the mid to late 19th century housing development in the form of traditional streets forming an irregular perimeter block arrangement.

The Hornet is the main urban street with a mix of historic retail and modern housing developments, some that have undermined its original character.

The Bognor and Whyke Roads are the principal built-up streets with secondary streets of Cleveland Road and York Road, all fairly densely developed, lined with a mixture of short terraces, semi-detached and modest detached houses facing the street, set back from the pavement behind small front gardens. The buildings are mainly two storeys high and occur in groups of similar style reflecting the way the land was parceled up and developed by different builders, these provide both a cohesive character but with a degree of architectural variety between the groups. They mainly have tiled pitched roofs facing the street, and most of them were built as houses but some have been subdivided into flats. This creates an enclosed, suburban character.

### **PRINCIPAL FEATURES**

- Eastgate House is the most notable listed building, now converted into flats. Other listed buildings include 98 The Hornet, 18 to 23 Whyke Road and 27 Whyke Road.

- St George's Church represents another significant community building within the area
- The War Memorial at St George's Church is an important local landmark
- Good quality townscape along The Hornet, interrupted by modern development and road widening of the 1930s and 1970s
- Mid - late 19th century housing arranged in short terraces, semi-detached pairs and some modest detached houses
- Historic brick and some flint walls

## **LANDSCAPE AND TREES**

The area does not benefit from any significant public open spaces but the small private front gardens of the residential streets contribute to the area's suburban character. Most trees are located within private gardens but some street trees, particularly in the verges at road junctions and along Whyke Road make an important contribution to that suburban character. Front gardens are mainly enclosed by low mainly brick walls, some with low brick gate piers and feature brick courses. Some in Bognor Road are rendered. Some older walls also survive some with flint enclosing rear gardens at corner plots and there are some timber close boarded fences.

## **NEGATIVE FEATURES**

- Some unsightly garages
- Poor pedestrian movement in places
- Poor quality modern buildings

## **ISSUES**

- Need for improved pedestrian movement
- Better maintenance of some properties
- Some loss of character from unsympathetic alterations and removal of original features
- Parking pressure on residential streets leading to loss of front boundary walls

## **CHAPTER 7 ISSUES**

A number of 'Issues' have been identified as part of the appraisal process. These are as follows:

### **7.1 OVERALL VISION FOR CHICHESTER**

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

### **7.2 TRAFFIC RELATED ISSUES**

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

### **7.3 BUILT FORM RELATED ISSUES**

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

### **7.4 PUBLIC REALM ISSUES**

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

- Improved co-ordination of Street Furniture
- Better Wayfinding
- A-boards adding to street clutter
- Street Clutter - public realm schemes generally do not include removal of superfluous signage due to ownership/responsibility changes

## **CHAPTER 8 - RECOMMENDATIONS**

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

### **8.1 SETTING OF THE CONSERVATION AREA**

The Conservation Area, as proposed for extension is surrounded by more recent housing and other development and the Graylingwell Conservation Area to the north-east. The few green spaces which surround the conservation area boundary must be protected and enhanced. These include the entrance along Broyle Road and the green areas forming the Chichester College campus to the west and the Roussillon Barracks and Graylingwell Park developments to the north.

#### ***Recommendation 1***

Green spaces forming part of the setting of the conservation area should be protected, particularly the open spaces around Chichester College, Chichester University and within the Graylingwell Park and Roussillon barracks developments.

### **8.2 DISTANT VIEWS OF CHICHESTER**

Long distance views of the City, especially from the sea, the South Downs and the principal entrance routes into Chichester, must be preserved and enhanced.

New development should also protect, or where possible better reveal the setting of the City Walls and where possible new buildings should not be allowed which would intrude into existing views of the City Walls.

#### ***Recommendation 2:***

Long distant views towards the City and Cathedral spire should be protected.

### **8.3 ARRIVING IN CHICHESTER**

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

There are a number of smaller short stay car parks mainly within the City Walls, these generate traffic congestion and pollution at busy times. The Little London car park has been redesigned and capacity increased which has relieved traffic in the surrounding streets. A controlled parking system, with information being provided for visitors as they enter the City area, could be considered as long as the required signage was carefully sited and well designed. The Local Authorities are also working to improve cycling and pedestrian routes to encourage healthier travel options and to improve congestion and pollution which will help to alleviate some of these problems.

The Southern approach to the city from the A27 is uninspiring, marred by the recent developments of the student flats, Chichester Gate Leisure Centre and John Rennie Road which line Stockbridge Road all of which are very negative.

Improvements are under consideration to improve the flow of traffic along the A27 around the City including the junctions from the A27 into the city.

### ***Recommendation 3:***

Where opportunities arise the District Council and West Sussex County Council should work together to seek improvements to the public realm, car parks and signage within and along the approaches to the City.

## **8.4 SITE SPECIFIC PROPOSALS**

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

### **NORTHGATE**

A comprehensive scheme to improve this area is required. Traffic movement is too far fast and pedestrians feel isolated from the town centre despite the provision of a pedestrian underpass. Crossing Oaklands Way is dangerous and at times impossible, especially around the roundabout with Spitalfield Lane. Landscaping and surface materials are poor.

### **EASTGATE GYRATORY SYSTEM**

A variety of schemes to improve the gyratory system and therefore the appearance of this part of Chichester have been prepared by West Sussex County Council, and currently there are two preferred schemes. Ideally, any scheme should improve the setting of St Pancras Church, reduce traffic speeds, improve pedestrian flows, provide improved cycling facilities, and widen pavements. Improvements to building

condition and shopfronts should be sought at the same time. New street furniture and paving should be installed, with stone paving being specified as far as possible.

#### KWIKFIT, ST PANCRAS

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

#### WESTGATE

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

#### SOUTHGATE

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

#### ***Recommendation 4:***

The Council should as opportunities arise prepare in consultation with partners development and planning briefs to inform future developments and infrastructure improvement in relation to sites within or in close proximity to the conservation area.

### **8.5 CONSERVATION AREA BOUNDARY REVIEW**

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

#### ***Recommendation 5:***

That the Conservation area boundary be amended to designate the following additional areas for inclusion in the conservation area.

#### **PROPOSED ADDITIONS ARE AS FOLLOWS:**

1. Extension to Character Area 8: Chichester University
2. Extension to Character Area 8: two small areas along Broyle Road added - groups of positive buildings / boundary walls along the western side of Broyle Road
3. Extension to Character Area 7:

- a. Brewery Field (including local list nominee Parchment Street Twitten)
  - b. Orchard Avenue
  - c. The Tannery site on Westgate
4. Extensions to Character Area 6:
- a. Train Station - rationalize boundary around locally listed building, its setting and supporting structures
  - b. take in two recently listed buildings - sewer vent pipe and signal box - relationship to train station
  - c. Basin Road - take in Police Station and rationalize around the Sorting Depot
  - d. South Bank and Canal Basin - locally listed buildings and views along canal
5. Extensions to Character Area 5:
- a. St Richards Church (listed grade II) on Cawley Road
  - b. Forum House (positive building) on Caledonian Road
  - c. a small addition of the former Baptist Cemetery along the Whyke Lane Twitten (locally listed)
6. Revise boundary of Character Area 5 at St Pancras to take in the River Lavant
7. New Character Area 9 adjacent to Character Area 5: Whyke - to include Whyke Lane, Cleveland Road, Whyke Road, Bognor Road, York Road

***Recommendation 6:***

That the Conservation area boundary be amended to exclude the following areas from the conservation area.

PROPOSED DELETIONS ARE AS FOLLOWS:

- 1. Buildings on the Northern side of Parchment Street omitted from Character Area 8 - modern buildings of limited merit
- 2. Mount Lane where the Powell buildings were demolished omitted from Character Area 7



3. Modern development on the south side of the canal basin omitted from Character Area 6
4. Lyndhurst House (flats) omitted from Character Area 5
5. Modern infill development on Litten Terrace omitted from Character Area 5

All the proposed boundary changes are shown on the Townscape Analysis maps

## **8.6 BUILDINGS OF LOCAL SIGNIFICANCE**

Buildings of Local Significance are important because they provide an opportunity of identifying locally important buildings which might not quite meet the national criteria for statutory listing but are nonetheless considered to be non-designated heritage assets. This means that when proposals to alter or demolish them are received by the Council, the significance of these buildings can be taken into consideration, and have been given a degree of protection by the National Planning Policy Framework (NPPF).

A Local List for Chichester City was established in 2009 in collaboration with the Chichester Conservation Area Advisory committee to recognize buildings which are important in a local context but not nationally significant as to benefit from statutory listing. Prior to this, the 2005 Conservation Area Appraisal identified a number of structures which might be considered significant in a local context. Recently, a number of buildings nominated by the CCAAC and the public have been added to the list, however, a significant number of those previously suggested have not been assessed.

The appraisal identifies both the structures that have been adopted and suggests a number of structures which could be considered, including:

- 112-126 (inclusive) The Hornet
- The Cottage, Westgate - Powell extension
- 8A, 8B and 8C East Pallant
- The Obelisk at the former Roussillon Barracks
- 46 - 55 (inclusive) St Pancras
- Friends Meeting House, Priory Road
- Druid Statue in Priory Park (adjacent to the Bowling Club) - Made of Coade Stone. Bought in 1777 to sit over a water conduit in South Street. The statue was moved to the Cathedral for a short time, and eventually settled in Priory Park. There is an identical statue at the National Trust property Erddig in Wales

- 20 The Hornet (CMW Motor Cycles)
- 22 The Hornet
- 24 The Hornet
- 35 The Hornet
- The Old Mill, Northgate
- New Park Community Centre, New Park Road
- Former Coach & Horses PH, 125B St Pancras
- The Park Tavern, 11 Priory Road30A East Street
- 27 East Street
- Gold Arts, 1 East Street
- 7 - 8 Bognor Road
- 100 - 101 Bognor Road
- Nos 130, 131 and April Cottage (No. 132) Bognor Road
- Outbuilding to the rear of 146 Bognor Road and adjoining 11 Whyke Road
- 11 Whyke Road and attached outbuilding to north
- 146 Bognor Road
- Wickham Cottage, 145 Bognor Road as well as its garage to the east
- 144 Bognor Road
- 1 - 2 Cleveland Road
- 14 Cleveland Road
- 19 Cleveland Road
- 23 and 24 Cleveland Road
- 90 Whyke Lane
- 25 - 26 Whyke Road which has group value with 20-24 Whyke Road
- 53 - 56 (inclusive) York Road
- Courtney Cottage (No 31) York Road
- Wickham Arms, 102 Bognor Road
- Cloister at Chapel (locally listed), Chichester University
- The Rainbow, 56 St Pauls Road
- Nos 5, 7, 9 and 11 St Pauls Road

This needs to be updated promptly when new buildings are identified.

## 8.7 BUILDINGS OF TOWNSCAPE MERIT

The appraisal also identifies buildings of townscape merit. This identifies buildings which positively contribute to the Conservation Area, either in terms of their character and appearance or their historical interest. Opportunities for enhancement are also identified, along with negative structures.

A number of structures identified in the 2005 appraisal have been re-assessed, with the result that their status has now changed, whether due to unsympathetic alterations, changing perceptions on design quality or because the issues previously raised have been addressed. In the residential areas, particularly within Character Area 5, there has been substantial change to buildings previously identified as positive, largely as a result of unsympathetic replacement windows. Another significant trend is the view taken towards twentieth-century buildings, with many of these now considered positive. Buildings which have been re-assessed are discussed below:

- **Marks and Spencer's, East Street** - Previously identified as a negative building, though the building is now locally listed as a powerful neo-Georgian façade of the early 20th century, reputed to be by Edwin Lutyens, with a high quality brickwork façade and original windows to the first and second floors. The massing behind this façade, and blank eastern elevation, however are negative.
- **Stocklund House, East Street** - Following a scheme in 2010, the building's appearance has improved such that it is no longer considered negative.
- **5A and 6 St Martins Square** - Previously identified as positive, these modern buildings have been reassessed as making a neutral contribution to the Conservation Area.
- **St Peter's House, North Street** - A later 20th century building (post-1963) of good detail and architectural integrity which contrasts strongly with its poorer quality modern neighbour. The northern part has a concrete base with white painted columns and brick upper stories relieved by narrow 'negative pilasters' aligned with the columns below and has been reassessed as making a positive contribution, while the southern portion remains a negative building.
- **Shippam's Development, East Street** - The Shippam's site has been comprehensively redeveloped since the 2005 appraisal. Whilst it has retained part of the former façade, some of the development along Shippam Street has been identified as negative due to its the scale, massing and detailing.
- **14 and 14A South Pallant** – Following a sensitive scheme of restoration in 2006, these dwellings make a neutral contribution to the Conservation Area.
- **Iceland, South Street** - Odeon (formerly Plaza) Cinema, retaining much of its interior at first floor, the building has both heritage interest and a strong presence architecturally. Chichester was one of the earliest places in the

country to enjoy cinematograph shows, with numerous cinemas throughout, including The Corn Exchange (later The Exchange and then Granada), Olympia Electric Theatre, Picturedrome (later known as The Plaza, South Street), Gaumont Cinema (Eastgate Square) It was previously identified as negative, but is now marked for enhancement, particularly as seen from West Pallant and in terms of the shopfront.

- **1-3 South Street, Russell & Bromley** – Although, previously identified as negative, Russell & Bromley is a later 20th century building Influenced by Sir Hugh Casson and which responds to the "Gold Arts" building, see below, designed by him diagonally opposite. This is now considered to be positive.
- **12-14 West Street** - previously grouped with the listed buildings at 15-16 West Street and 17-18 West Street, Nos 12-14 is unlisted but has a positive Neo-Georgian façade.
- **Gold Arts** - designed by the noted architect, Sir Hugh Casson who was the architectural advisor to the City Council throughout the 1950s and 1960s. Casson was engaged in 1960 to design a building to replace an earlier 18th century building which was demolished due to structural failure.
- **6-8 Lyndhurst Road** - The traditional windows have been lost. Nos 6 and 8 have been painted, which tends to detract from the cohesiveness of the terrace. These can no longer be considered to positively contribute.
- **9 Lyndhurst Road** - The windows have been unsympathetically replaced and the building painted, which also detracts from No 10, such that it now makes a neutral contribution to the Conservation Area, but could be improved.
- **11 Lyndhurst Road** - plastic windows and can no longer be considered to positively contribute
- **14 Lyndhurst Road** – Dormers and unsympathetic replacement windows have compromised the building's quality, and it is no longer considered positive.
- **16, 18 and 21 Lyndhurst Road** - A substantial dormer at No 18, as well as unsympathetic tiles and the loss of traditional windows along the terrace has compromised its cohesiveness, though those with historic windows remain positive.
- **22-23 Lyndhurst Road** - The building has suffered from replacement windows in an unsympathetic design and material and now makes a neutral contribution to the Conservation Area. They also appear to be of a consistent design with Nos 24-29 adjacent, though they have been painted.
- **26-28 Lyndhurst Road** – The semi-detached pair at Nos 26 and 27, and neighbouring No 28 have had replacement windows which detract from the larger group of 24-25 and No 28's pair at No 29 and can no longer be considered to positively contribute.

- **45 Lyndhurst Road** - The traditional windows have been replaced and can no longer be considered to positively contribute.
- **26 and 26A Caledonian Road** - The traditional windows have been replaced, the building rendered in a pebble-dash with modern roof tiles, such that the building is no longer considered positive. The form of the single-storey addition could also be improved through a more sympathetic roof.
- **1, 6, 8 Caledonian Road** - The traditional windows have been replaced with uPVC and can no longer be considered to positively contribute.
- **21 Caledonian Road** - The traditional windows have been replaced with uPVC and can no longer be considered to positively contribute.
- **29 and 30 Caledonian Road, 1 Lyndhurst Road** - The traditional windows have been replaced with uPVC and can no longer be considered to positively contribute
- **35 and 36 Caledonian Road** - The traditional windows have been replaced with uPVC and can no longer be considered to positively contribute
- **41 Caledonian Road** - The traditional windows have been replaced with uPVC and can no longer be considered to positively contribute
- **44 and Clydesdale Lodge, 44A Caledonian Road** - The traditional windows have been replaced with uPVC and can no longer be considered to positively contribute
- **45 Caledonian Road** – No longer a positive building due to unsympathetic cement render and loss of traditional windows at ground floor (but extant historic timber windows at first floor are noted).
- **1 Clydesdale Avenue** - The traditional windows have been replaced with uPVC and can no longer be considered to positively contribute
- **6 - 12 (even) and No 2 Whyke Lane** - The traditional windows have been replaced with uPVC and can no longer be considered to positively contribute
- **14 and 16 Whyke Lane** - The traditional windows have been replaced with uPVC and can no longer be considered to positively contribute
- **18 - 22 (even) Whyke Lane** - The traditional windows have been replaced with uPVC and can no longer be considered to positively contribute
- **24 Whyke Lane** - the traditional windows have been replaced with poor quality metal windows in an unsympathetic design.
- **28 Whyke Lane** - The traditional windows have been replaced with uPVC and can no longer be considered to positively contribute
- **30 - 42 (even) Whyke Lane** - The traditional windows have been replaced with uPVC and can no longer be considered to positively contribute

- **Train Station** - The train station was added to the Local Buildings List in 2009. Designed by the British Railways Architect's Department In 1958, it is a good example of 'Festival of Britain' architecture and retains many of its original interior features.
- **Southdown Buildings (Stagecoach bus station)** – Whilst previously considered negative, The Southdown Bus Station is a double fronted mid-twentieth century building which could be enhanced through more active shopfronts and controls on signage.
- **Magistrates Court** – Designed by the local architecture firm Stanley, Roth and Partners, the Magistrates Court was added to the Local Buildings List in 2009 for its proportions and positive interaction with its location.
- **34 Southgate** - Following a scheme of enhancements, No 34 no longer detracts from the Conservation Area.
- **Christ Church** – In the context of other notable 20th century buildings within Chichester, Christ Church is not considered to be negative building. It has been identified as neutral, but may be found to be of greater interest as our understanding and appreciation of later 20th Century architecture Increases.
- **39 Basin Road** – Whilst of a generally unaltered form, the loss of traditional windows means that the building no longer makes a positive contribution to the Conservation Area.
- **Avenue de Chartres multi-storey car park** - Designed by architects, Bird, Portchmouth and Russum in 1991, the Avenue De Chartres Multi-storey was the recipient of an RIBA Regional Award and is now a locally listed building, making a positive contribution to the Conservation Area.
- **43 Broyle Road** – The traditional windows have been replaced in unsympathetic modern materials and design. The bay window has been altered and the elevation rendered, contrasting with the adjacent properties at Nos 41-42, No 44 and No 45-46 which form a group.
- **2-3 East Street** – Previously identified as a negative building, Nos 2-3 has recently been taken over by RL Austen with a comprehensive scheme to address the shopfront.

In addition to the above amendments, further buildings have been identified by this appraisal, particularly in Character Area 4 which was poorly surveyed for the previous appraisal. There are three categories of positive buildings, those that are buildings of townscape merit, those suggested as candidates for the Local Building List, and others where a specific potential heritage interest could be considered to contribute. Some in this latter category may also be candidates for the Local Building's List. Buildings making a negative contribution and opportunities for enhancement are also noted and discussed below. These are identified on the Townscape Appraisal Maps, with some notes below.

| <b>Positive Buildings of Townscape Merit</b> |   |
|--|---|
| <b>Character Area</b>                        | <b>Address</b>  |
| <b>1</b>                                     | 1 East Walls Close  |
|  | Chichester Bowling Club, Priory Park                                    |
|  | St Peters House, 64 North Street  |
|  | North House, North Street   |
| <b>3</b>                                     | 1-3 South Street (Russel & Bromley)                                     |
| <b>4</b>                                     | 1A St Cyriacs / 2 Crane Street  |
|  | 25 Chapel Street / 8 Crane Street                                       |
|  | 7 and 7A Crane Street   |
|  | WSCC Hall, Tower Street   |
|  | St George's House 12-18 West Street                                     |
|  | Northleigh House, County Hall, Tower Street                             |
| <b>5</b>                                     | 124 St Pancras  |
|  | Forum House, Stirling Road / 46 Caledonian Road                         |
|  | Two structures at 3 Market Road   |
|  | 140 St Pancras  |
|  | Corner House, 138 St Pancras  |
|  | Unicorn House, 8 Eastgate Square  |
|  | 145-146 St Pancras  |
|  | Victoria Court 22 St Pancras and 24 St Pancras                          |
|  | Park Store and Garage, Priory Road                                      |
| <b>6</b>                                     | 2 Canal Wharf   |
|  | Chichester Canal Trust and Stables Store (Hickey Building), Canal Wharf |
|  | Lucky House, 31 Southgate   |
|  | The Foundry (Formerly The Globe), 1 Southgate                           |
|  | Smith & Western, The Goods Shed   |
|  | 19 South Bank   |
|  | Sussex Police Authority, 105 Kingsham Avenue                            |
|  | 22 South Bank   |
|  | 12-13 South Bank  |
|  | Laburnum Villas (Nos 1-3, Wingrove), South Bank                         |
|  | 14-15 South Bank  |
| <b>7</b>                                     | 8 North Walls   |
|  | 1 Orchard Avenue  |
|  | Nos 3 and 9 Orchard Avenue  |
|  | 154-168 (even) Orchard Street   |
|  | 1 Orchard Street  |
|  | Pre-fab structures south-west of the CofE Junior School, Orchard Avenue |
|  | Outbuilding north-west of CofE Junior School, Orchard Avenue            |

|          |  |
|----------|--|
|          | Crate & Apple Pub, 12-14 Westgate                      |
|          | 8 North Walls  |
|          | Nos 37 and 41 Orchard Avenue                           |
|          | 23 Orchard Avenue                                      |
|          | Nos 27 and 33 Orchard Avenue                           |
|          | The Tannery, Westgate                                  |
|          | Nos 11 and 17 Orchard Avenue                           |
| <b>8</b> | 5 and 6 St Pauls Gardens                               |
|          | Music School at Chichester University                  |
|          | 13 Wellington Road                                     |
|          | 17, 19 and 21 Wellington Road                          |
|          | 36 and 37 (Pennywort) Broyle Road                      |
|          | 31 St Pauls Road and 5 Avenue Approach                 |
|          | The Old Mill, Northgate                                |
|          | 2 The Gardens, College Lane                            |
|          | 57 St Pauls Road                                       |
|          | 33 and 35 St Pauls Road                                |
|          | The Gardens, College Lane                              |
|          | 20 Parchment Street                                    |
|          | Steven Pimlott Building at Chichester Festival Theatre |
| <b>9</b> | 18 Bognor Road   |
|          | 23 Bognor Road   |
|          | 28 - 31 (inclusive) Bognor Road                        |
|          | 32 - 35 (inclusive) Bognor Road                        |
|          | 36 - 37 Bognor Road                                    |
|          | 42 - 43 Bognor Road                                    |
|          | 110 - 114 (inclusive) Bognor Road                      |
|          | 119 - 120 Bognor Road                                  |
|          | 134 - 135 Bognor Road                                  |
|          | 136, 137 and 138 Bognor Road                           |
|          | 3 - 4 Cleveland Road                                   |
|          | 9 and 10 Cleveland Road                                |
|          | 15 - 16 Cleveland Road                                 |
|          | 23 - 24 Cleveland Road                                 |
|          | 28 -31 (inclusive) Cleveland Road                      |
|          | 33 and 34 Cleveland Road                               |
|          | Dorset House 46 Cleveland Road                         |
|          | 83 Cleveland Road                                      |
|          | 86 Cleveland Road                                      |
|          | 88 Cleveland Road                                      |
|          | Former Burial Ground, The Hornet - positive space      |
|          | 110 The Hornet   |
|          | 10 and 11 Oving Road                                   |



|  |                               |
|--|-------------------------------|
|  | 1, 2 and 3 Pound Farm Road    |
|  | 2 Whyke Road                  |
|  | 5, 6 and 7 Whyke Road         |
|  | 10 Whyke Road                 |
|  | 28 Whyke Road                 |
|  | 30 and 31 Whyke Road          |
|  | 206 Whyke Road                |
|  | Hope Cottage 4 York Road      |
|  | 35, 36 and 37 York Road       |
|  | Hapenny Cottage 39 York Road  |
|  | 44, 45 and 46 York Road       |
|  | Dinnett Cottage 50 York Road  |
|  | Bay Tree Cottage 51 York Road |
|  | 49 and 51 Whyke Lane          |
|  | 54 Whyke Lane                 |
|  | 76 and 78 Whyke Lane          |

| <b>Negative Buildings Lacking Townscape Merit</b> |  |
|---|--|
| <b>Character Area</b>                             | <b>Address</b>   |
| <b>1</b>  | 77 - 117 Shippam Street  |
| <b>2</b>  | 3A Old Market Ave / 10 Theatre Lane  |
| <b>4</b>  | North Lodge and Martlets, County Hall  |
|   | Nos 7-14 (inclusive) and Nos 19-22 (inclusive) Chapel Street                                 |
|   | Nos 11-18 (inclusive) North Walls  |
|   | Nos 1-5 and 6-10 (inclusive) Lancastrian Grange and Lancastrian Grange Flats in Tower Street |
|   | Ambassador House, Crane Street   |
|   | The Old Glassworks, St Cyriac's  |
|   | Extension to the rear of 33-34 North Street (C&H Fabrics)                                    |
| <b>5</b>  | Norfolk Rod, Keats Way   |
|   | Kwik Fit, 151 St Pancras   |
|   | Nos 20 - 28 New Park Road  |
|   | Nos 1 - 10 Lower Walls Walk  |
|   | Nos 11 - 13 Market Avenue  |
|   | Basil Shippam Centre, Tozer Way  |
|   | Newell Centre, Riverside   |
|   | Linked building at Chichester Science Church 1 Whyke Lane                                    |
|   | Public Conveniences Market Road  |
| <b>6</b>  | Nos 1 - 9 Wharf House, Canal Wharf   |
|   | Avenue House, 8-10 Southgate   |
|   | Southern Self Drive Ltd, Station Approach  |

|          |  |
|----------|--|
|          | Nos 7 - 25 (odd) Canal Wharf                     |
|          | 35 Basin Road                                    |
|          | Nos 1, 3 and 5 Canal Wharf                       |
|          | 16, 17 and 17A South Bank                        |
| <b>7</b> | Principals House, Chichester College, Mount Lane |
|          | The Yard, 64-72 (even) Orchard Street            |
|          | 86, 88 and 90 Orchard Street                     |
|          | 22 Orchard Avenue                                |
|          | Denison Court, Orchard Avenue                    |
| <b>8</b> | Additions to east (rear) of College House        |
|          | 9A Northgate and Aldermans Walk                  |
|          | Parchment Corner                                 |
|          | William Cawley Mews                              |
|          | Pascoe Court                                     |
|          | 3 Northgate (Henry Adams)                        |
|          | 49 Broyle Road                                   |
|          | Seasons, St Pauls Road                           |
| <b>9</b> | 25 (Westside) 26 and 27 Cleveland Road           |
|          | 21 Cleveland Road                                |
|          | 2 Bognor Road                                    |
|          | 4 Bognor Road                                    |
|          | Lime Grove, 140 Bognor Road                      |
|          | 139 Bognor Road                                  |
|          | Eastgate Court and the garages to the south      |

| <b>Opportunity for Enhancement</b> |  |
|------------------------------------|--|
| Character Area                     | Address  |
| <b>1</b>                           | Open area to the east of 3 Guildhall Street              |
| <b>4</b>                           | The Rectory, Tower Close (Formerly, St Peter's Vicarage) |
|                                    | 26 North Street and 9-12 (inclusive) Crane Street        |
| <b>5</b>                           | 32 Lyndhurst Road  |
|                                    | 37 and 38 Caledonian Road                                |
|                                    | 16 Caledonian Road                                       |
|                                    | 19 Caledonian Road                                       |
|                                    | 4 and 4A Clydesdale Avenue                               |
|                                    | 31 Caledonian Road                                       |
|                                    | 33, 33A and 34 Caledonian Road                           |
|                                    | 8 Whyke Lane   |
|                                    | 50 Whyke Lane  |
|                                    | 15 and 15A Lyndhurst Road                                |
|                                    | 19 Lyndhurst Road  |

|          |   |
|----------|---|
|          | Rear of Nos 37 - 44 (inclusive) Caledonian Road |
|          | Parking area to front of Nos 2 and 4 Whyke Lane |
|          | 129 St Pancras                                  |
|          | St Pancras Court                                |
|          | Public Conveniences, Priory Road                |
| <b>6</b> | 45 Basin Road                                   |
|          | Area of grass to south side of access road      |
|          | Southdown Buildings (Bus Station)               |
| <b>7</b> | Land W of Mariott House, Mount Lane             |
|          | Nos 1-16 (inclusive) Orchard Gardens            |
|          | 16 Orchard Avenue                               |
|          | 34 Orchard Avenue                               |
| <b>8</b> | Garden to 21A Cavendish Street                  |
|          | 57A St Pauls Road                               |
|          | 19 and 21 St Pauls Road                         |
| <b>9</b> | 112 - 126 (inclusive)                           |
|          | 110 The Hornet                                  |
|          | garages to west of Eastgate House               |
|          | 24 Whyke Road                                   |
|          | 12-13 Oving Road                                |

## **8.7 ARTICLE 4 DIRECTIONS**

A number of the unlisted positive historic buildings have been adversely affected by the replacement of traditional windows with inappropriately designed and detailed new windows and doors and by the use of modern materials. Certain minor works and alterations to unlisted buildings in use as family dwellings can be carried out without planning permission from the Council. Development of this kind is called 'Permitted Development' and falls into various classes which are listed in the Town and Country Planning (General Permitted Development) Order 1995 (as recently amended). These minor alterations can cumulatively have an adverse effect on the character and appearance of a Conservation Area. Powers exist to the Council to withdraw some of these permitted development rights in the interests of preserving and enhancing the character and appearance of the Conservation Area. These changes can be brought back into planning control by the Council through the imposition of Article 4 Directions. These are usually used to control minor changes to unlisted family dwellings in conservation areas. It does not mean that development, such as changes to windows or doors, will necessarily be impossible. It does, however, mean that planning permission has to be sought and this allows for the merits of a proposal to be considered against the conservation interests.

In Chichester there is a high survival of original detailing such as the original slate roofs, finely detailed timber windows, and panelled timber front doors which make a significant contribution to the individual character of buildings in the Conservation

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

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

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

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

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

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

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

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

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

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

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

There are a number of ‘positive’ buildings and unlisted family dwellings in the Chichester Conservation Area which would benefit from these additional constraints. Whilst an Article 4 Direction cannot be retrospective, the serving of one would

incrementally improve the character and appearance of the Conservation Area, through contriool of future alterations even where original features have been lost. An Article 4 Direction can also be focused on groups of buildings, rather than the whole Conservation Area, such as locally listed buildings or positive buildings. Any Direction will require a photographic survey to record the present condition of the buildings concerned, and written guidance will need to be provided to householders.

***Recommendation 7:***

The District Council will consider serving of Article 4 Directions on the Chichester Conservation Area, to cover all unlisted dwelling houses.

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

**8.8 SHOPFRONTS**

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

**8.9 IMPROVEMENTS TO THE PUBLIC REALM**

The Chichester Conservation Area contains a number of stone flagged streets, which must be protected. This appraisal has identified the most important examples of these surfaces and the Council should ensure that all of these surfaces are protected and repaired as necessary, using traditional techniques and materials.

Requirement for a public realm strategy which can then be used to attract CIL finance to fund Implementation of improvements.

Further areas of natural stone paving might be considered, as funds permit, for the City centre, particularly for The Pallants, Westgate, Northgate, Southgate and Eastgate Square.

**8.10 TREE MANAGEMENT PROGRAMME**

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

However, many of the more mature trees in the area are now reaching the end of their life and will need to be replaced in due course. The preparation of a Tree Management Programme, involving the identification of all mature trees within the

Conservation Area (privately as well as publically owned), would ensure that priorities are agreed and funding set aside for the costs involved.

Further written guidance to the public, detailing how trees are controlled within the Conservation Area, would be helpful.

### **8.11 MONITORING**

It is recommended that the Council instigates the regular review of the Conservation Area and produce additional guidance to ensure the character of the Conservation Area is not eroded by inappropriate development and alterations to buildings and spaces.

These could include:

- Site specific development briefs
- Review and updating of shopfront guidance
- Listed building control
- Guidance on Development within Conservation Areas
- Advice on the the use of materials
- Article 4 Direction guidance

Additionally, the condition of the fabric (buildings and spaces) of the historic City should be constantly monitored to ensure that no further losses are sustained.

## **APPENDIX 1**

### **THE CONTROL OF SHOPFRONTS**

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

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

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

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

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

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

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

### **GRADE II LISTED SHOPFRONTS IN THE CHICHESTER CONSERVATION AREA**

No. 29 East Street – 19th century shop window

Nos. 34 and 35 East Street – 19th century jewellers shop front

No. 87 East Street – small plate glass shop window flanked by narrow pilasters

No. 15 Eastgate Square – parts of 19th century shopfront remain (pilasters and fascia)

No. 30 North Street – good early 19th century projecting shopfront

No. 46 North Street – late 19th century shopfront

No. 47 North Street – small early 19th century shopfront

No. 54 North Street – late 19th century shopfront

Nos. 74 and 75 South Street – 18th century fronts

No. 75 dated 1709 and has late 19th century shopfront pilasters, cast iron columns and entablature similar to no. 74

No. 1 West Street – early 19th century shopfront

Nos. 39-41 West Street – 19th century plate glass shopfront

No. 71 North Street – early 19th century shopfront

Nos. 74, 75 and 75a North Street – 19th century shopfronts

Nos. 5 and 5 St Pancras – 19th century shopfronts flanked by pilasters with fascias over

No. 14 St Pancras – 19th century shopfront

Nos. 13, 14 and 15 Southgate – remnants of 19th century shopfronts – pilasters, dentilled moulded wooden cornice above the shopfront and carriage-way

No. 14 South Street – late 19th or early 20th century plate glass shopfront

No. 21 South Street – plate glass shopfront flanked by pilasters

No. 23 South Street – early 19th century oriel shopfront, glazing bars, 19th century fascia

No. 48 South Street – small 19th century 3 light canted oriel shop window on ground floor, boxed in below and with modern facing to fascia

No. 75 South Street – mid-19th century shopfront

No. 16 Westgate – early 19th century shopfront



## APPENDIX 2

### DESIGN GUIDANCE FOR NEW DEVELOPMENT IN THE CHICHESTER CONSERVATION AREA

#### 3.1 INTRODUCTION

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

The following guidance will apply to most schemes, including the creation of parking areas, extensions to existing properties and new houses or commercial buildings. It is based on central government advice, contained in the National Planning Policy Framework (NPPF) and the National Planning Practice Guide (NPPG), policies contained within the Adopted Chichester Local Plan: Key Policies 2014-2029 , and Supplementary Planning Guidance, also produced by the District Council.

#### 3.2 THE NEED FOR CONTEXTUAL DESIGN

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

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

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

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

### **3.3 URBAN GRAIN**

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

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

### **3.4 SCALE AND DENSITY**

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

Density is the amount of development (measured in terms of floor space or number of housing units) related to the site area it occupies. In practice, it is the combination of density with layout, landscaping and other factors which determines the quality and 'feel' of new developments. As set out in recent government guidance in PPG 3, high density development, if carefully chosen and sensitively sited, can make good use of land and in principle the Council supports such schemes, where appropriate, in existing settlements. However, where the proposal lies within a Conservation Area

such as Chichester, the requirements of the developer need to be more than usually sensitive to the environment. In taking account of existing densities within the Conservation Area, care must be taken to ensure sites are not overdeveloped. Developments which have a detrimental effect on the character of the Conservation Area will be resisted. It is especially important to consider how the area has developed over time and to recognise the differences in building form which can be attributed to different periods.

### **3.5 HEIGHT AND MASSING**

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

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

### **3.6 APPEARANCE, MATERIALS AND DETAILING**

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

modern, providing some opportunities for a good designer to experiment with new materials and details. In all cases, a design statement should be submitted.

Where a more traditional approach is appropriate, the Council will expect new buildings which are designed in a traditional form within the Conservation Area to be detailed in a manner appropriate to the adopted architectural style and historic setting. Window and door openings, including the depth of reveals, window/door-heads and cills should be detailed appropriately. Roofs should be pitched and covered in handmade clay tiles, or natural slate. Local features such as full or half hips may be suitable. Dormers and rooflights should usually be avoided, unless modestly sized and away from the public viewpoint. Chimneys may sometimes be required in certain locations where they add to the existing variety of rooflines.

Walls will usually be brick, tile-hung or weather-boarded. Occasionally, traditional feather-edged boarding (not modern ship-lap) might be appropriate, especially on rear elevations. This can be painted or stained an appropriate colour. Painted brick or render are more modern alternatives which are rarely appropriate. The inclusion of small decorative details, such as string courses, shaped cills or lintels, recessed panels and other features can add interest and a sense of place but must be based on local precedent and used correctly.

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

### **3.7 EXTENSIONS TO EXISTING BUILDINGS**

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

### **3.8 BOUNDARY TREATMENTS**

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

## **APPENDIX 4 – SOURCES OF FURTHER INFORMATION AND BIBLIOGRAPHY**

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

Design and Conservation Team  
Chichester District Council  
East Pallant House  
East Pallant  
Chichester  
West Sussex PO19 1TY  
Tel: 01243 785166  
[www:chichester.gov.uk](http://www.chichester.gov.uk)

*For further information relating to listed buildings and Conservation Areas, contact:*

Historic England - South-East  
Eastgate Court,  
195-205 High Street,  
Guildford  
Surrey  
GU1 3EH  
General telephone inquiries:  
01483 252020  
Web: <https://historicengland.org.uk/about/contact-us/local-offices/south-east/>

*For the 'Care for Victorian Houses' leaflet, contact:*

The Victorian Society  
1 Priory Gardens  
Bedford Park  
London W4 1TT  
Tel: 020 8994 1019  
Web: <http://www.victoriansociety.org.uk/publications/category/care-for-victorian-houses/>

*For an excellent range of technical advice leaflets, contact:*

The Society for the Protection of Ancient Buildings (SPAB)  
37 Spital Square  
Spitalfields  
London E1 6DY  
Tel: 020 7377 1644  
<https://www.spab.org.uk/publications/the-bookshop/>

The Gardens Trust  
70 Cowcross Street  
London EC1M 6EJ  
Tel: 020 7608 2409  
<http://www.thegardenstrust.org/index.html>

The Georgian Group  
6 Fitzroy Square  
London W1T 5DX  
Tel: 020 7529 8920  
[www.georgiangroup.org.uk](http://www.georgiangroup.org.uk)

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

Web: <http://www.c20society.org.uk/publications/>

## BIBLIOGRAPHY

|                              |   |           |
|------------------------------|---|-----------|
| Burrows, GS                  | 2000 Years of Chichester                                      | 1978      |
| Chichester Museum            | The Grange, Tower Street, Chichester                          | 1992      |
| Chichester WEA               | The Chichester Needle Industry                                | 1988      |
| Chichester WEA               | The Chichester Theatre  | 2002      |
| Clifton-Taylor, A            | Victoria County History, Sussex, Vol III                      | 1971-1996 |
| Down, A                      | The English Medieval Town                                     | 1976      |
| Down, A et al<br>2, Sussex   | Domesday Book, A Survey of the Counties of England,<br>1935   |           |
| Green, K                     | Chichester, A Documentary History                             | 1968      |
| Hobbs, Mary                  | A Short History of Greyfriars and Greyfriars Park             | 1996      |
| Hobbs, Mary                  | Chichester Cathedral  | 1994      |
| McCann, A and TJ Chichester, | An Illustrated History Morgan, R Chichester Excavation Series |           |
| Morris, J, Gen Ed,           | Roman Chichester  | 1976      |
| Platt, C                     | Six English Towns   | 1963      |
| Salzman Ed                   | The Civil War and Seventeenth Century Chichester              |           |
| Sharp, T                     | Georgian City   | 1949      |
| Steer, FW                    | Trade and Industry in the 18th & 19th Centuries               |           |
| Steer, FW                    | A History of the District                                     | repr 1999 |
| West Sussex County Council   | Chichester: A Study in Conservation                           | 1968      |
| West Sussex County Council   | Chichester District Museum, a variety of booklets             |           |