



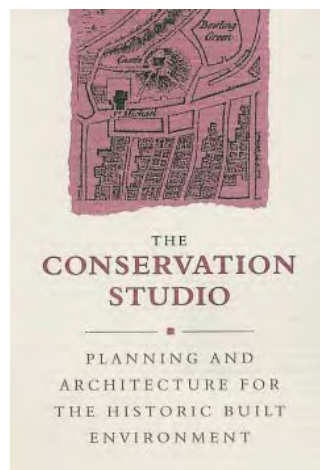
PRINSTED CONSERVATION AREA

CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS

March 2007

Appendices updated March 2012 to reflect legislative changes

PRINSTED CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS



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(Not to scale)



-  Existing conservation area boundary
  Positive buildings
  Significant trees
  Important views
-  Listed buildings
  Significant tree groups
  Focal buildings

I INTRODUCTION

I.1 WHY A CHARACTER APPRAISAL IS NEEDED

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

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

I.2 SUMMARY OF KEY CHARACTERISTICS

The Character Appraisal concludes that the key characteristics of the Prinsted Conservation Area are:

- Pretty, rural village with several old farmhouses and barns;
- A high concentration of listed buildings, all in residential uses;
- Several timber-framed buildings, one of which (The Old House) is the oldest and appears to date to the 14th century;
- Two substantial 17th century brick and flint gentry houses: The Manor House and Apple Tree Farmhouse;
- Conservation area is enhanced by approach roads with buildings of the appropriate scale, density and massing;
- Roofs are mainly thatched or covered in handmade clay peg tiles;
- Use of flint, stone and brick for the walls;
- Quiet location close to the head of the Thorney Channel.



Apple Tree Farm House



View along Printhead Lane (east)

I.3 SUMMARY OF THE RECOMMENDATIONS

- Applications for change to all of the “Positive” buildings in the conservation area will be assessed in the light of the “Good Practice Guidance” enclosed at Appendix 3;
- All new development should follow the “Good Practice Guidance” included at Appendix 3;
- Any changes to the existing boundaries of the buildings in the conservation area should follow the “Good Practice Guidance” enclosed at Appendix 3;
- West Sussex County Council, Chichester District Council and Southbourne Parish Council could consider the installation of traditional street lights in Prinsted;
- Conservation area boundary review – no amendments required.



2 LOCATION AND LANDSCAPE SETTING

2.1 LOCATION

Prinsted is located on the western extremity of Chichester District close to the boundary with Hampshire. The 1980s-built A27(T) lies approximately three kilometres to the north, but much closer, and following the line of the old 18th century turnpike road, is the A259, to which Prinsted Lane connects. Southbourne lies beyond this road, and provides the shops and other services, including a railway station, which Prinsted lacks. To the south, and within a short walk, is the head of the Thorney Channel. The cathedral city of Chichester is less than ten kilometres to the east.

2.2 TOPOGRAPHY

Prinsted lies on the flattish coastal plain which marks the boundary between the South Downs and the English Channel, on the edge of the Thorney Channel of the succession of inlets referred to as Chichester Harbour. The five metre contour passes through the southern edge of the conservation area, with the historic part of the village being built on slightly rising land above this.

2.3 RELATIONSHIP OF THE CONSERVATION AREA TO ITS SURROUNDINGS

Prinsted sits a little way back from the head of the estuary, between the sea and the 18th century turnpike road which connects a number of settlements between Chichester and Portsmouth. The shoreline includes a nature reserve and the outlying fields are criss-crossed by public footpaths which provide access to the Sussex Border Path. Despite the new A27(T), the A259 is still very busy but it lies just far enough away to be relatively unobtrusive although access to it can be difficult at times. Also, the major settlement of Southbourne, which provides local shops and other services, is located immediately to the north of the A259 so this does act as a barrier. All of the open fields around Prinsted and Southbourne are protected by Local Plan policies as a “Strategic Gap”. The conservation area is enhanced by approach roads with buildings of the appropriate scale, density and massing.



Thorney Channel from Prinsted beach



Chichester Harbour signboard

All of the Prinstead Conservation Area lies within the Chichester Harbour AONB (Area of Outstanding Natural Beauty), designated as such in 1964 because of its unique blend of landscape and seascape. The AONB contains four channels – Emsworth, Thorney, Bosham and Chichester – and Prinstead lies at the head of the second. The designation of the AONB provides an additional means of control and will help to prevent unsuitable development, particularly along the shoreline.

A recent (June 2005) *Landscape Character Assessment* of the AONB by Chris Blandford Associates confirms that Prinstead lies within the AONB Character Area H1 *Havant to Chichester Coastal Plain* and on the edge of the Character Area C3 *Thorney Channel Head*.

The chief features of Character Area H1 *Havant to Chichester Coastal Plain* are:

- Flat, coastal plain on brickearths, sands and gravels;
- Open arable farmland, with strong rectilinear field patterns; small hedged paddocks associated with the villages;
- Pockets of orchards, enclosed coastal grazing marsh and small copses are distinctive features around Nutbourne, Prinstead, Fishbourne and Langstone;
- Linear historic settlements follow, or are located in close proximity to, the old Roman road on the line of the A259;
- Dense urban development of Havant, Chichester, Emsworth and Southbourne;
- Occasional views from the south of the A259 to the harbour.

The Landscape Character Assessment also includes a number of recommendations for the improvement and conservation of the whole Character Area, covered in *Planning and Land Management Guidelines*, page 119.

The chief features of Character Area C3 Thorney Channel Head are:

- Broad inlet with largely undeveloped shoreline;
- Mudflats and saltmarsh are exposed at high tide, intersected by the main Thorney Channel and the narrower forking Prinsted and Nutbourne Channels; Intricate network of smaller winding channels and rithes;
- Isolated and undisturbed Nutbourne marshes are a haven for wildfowl and waders;
- Harbour side trees, copses and hedgerows merge together in views from the water to give the impression of a wooded shoreline;
- A few small yachts moored along the line of the main channels;
- Many historic features including worn elm posts between Cobnor Point and Pilsey island, marking the attempted 19th century reclamation of the inlet, and the Second World War discarded military equipment;
- Peaceful, tranquil and undisturbed character.

The Landscape Character Assessment also includes a number of recommendations for the improvement and conservation of the whole Character Area, covered in *Planning and Land Management Guidelines*, page 59.

2.4 GEOLOGY

Prinsted lies on deposits of marine alluvium with brick earth on the edges of the settlement. This lies over chalk and the Reading Beds, a layer of red and orange clays which is exposed in places. To the north, the South Downs provide a source of flint and chalk for lime.

2.5 BIODIVERSITY

The farmland to the east and west of Prinsted consists mainly of permanent grass, used for grazing animals. Towards Nutbourne, the Ham stream flows into the head of the Thorney Channel, providing a source of fresh water. The whole area, to the south of the A259, forms part of the Chichester Harbour Area of Outstanding Natural Beauty (AONB). The Nutbourne Marshes, comprising 380 hectares of tidal mudflats, is owned by the Chichester Harbour Conservancy and in 1975 they were designated a Local Nature Reserve. The Local Plan confirms that this area is a Special Area of Conservation. The Nutbourne Marshes therefore have very high status as a nature conservation site, and are especially notable for its many species of wild birds which feed on the small invertebrates hidden in the mudflats and salt marshes.



Views towards the Nutbourne marshes from Prinsted beach

3 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

3.1 HISTORICAL DEVELOPMENT

The name *Prinsted*, meaning a place of pears, comes from the Old English *peren stede*, confirming that settlement in the area commenced long before the Norman Conquest. It was called *Pernestede* in 1253 and *Prynsted* in 1587. Local names such as Little Orchard, Apple Tree Farm and Walnut Tree Farm continue the historical association with fruit growing, and orchards are clearly marked on many of the late 19th and early 20th century maps.

Until the early 19th century, Prinsted formed part of the major landholdings associated with the Manor of Westbourne, although it had acquired the status of a separate manor by the mid-16th century. Its historical development was therefore closely allied to that of Westbourne until 1829, when the Manor of Prinsted was finally sold to a different owner.

In the early 11th century Prinsted and Westbourne were part of the wide estates of Godwin, Earl of Kent, and father of King Harold. After the Norman Conquest, Bourne, as Westbourne was then known, was one of several manors bestowed by William the Conqueror on his friend and relative, Roger de Montgomery, the first Earl of Arundel. It then passed to Robert de Belesme, the king's commander-in-chief. However, after unsuccessfully rebelling against Henry I in 1102, all of de Belesme's estates were confiscated and Westbourne

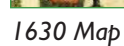
remained directly under the king's charge until 1135, when on his death he left it to his wife, Queen Adeliz. A few years later she married William de Albini, a close ally of King Henry II, who was soon to be appointed the Earl of Arundel. Their descendents held on to the manor of Bourne until 1579 when Henry, the last of the FitzAlan Earls of Arundel, died. Subsequently, the adjoining manors of Stansted and Westbourne passed to Henry's son-in-law John, Lord Lumley, and they remained with the Lumley family for over two centuries. In 1630 an estate map of Prinsted was prepared, showing that the present street pattern was already in existence and a small settlement established at the meeting point of the three lanes.

In 1781 the two Manors were sold to the Indian nabob, Richard Barwell. Despite his eulogistic memorial in Westbourne's church he was very unpopular, acquiring his fortune by dubious means and denying access to parts of the estate that had previously been open to the public. Barwell died in 1805 and Westbourne was sold to the Rev. Lewis Way of Stansted, noted for founding *The Society for Promoting Christianity among the Jews*.

During this period the inhabitants of Prinsted were primarily engaged in agriculture, mainly growing fruit or corn on the neighbouring fields, and the maps of this period confirm that Prinsted was a small rural village with a number of farmsteads within the settlement. There were several attempts to reclaim land from the sea in the 19th century, some more successful than others, including the area of mudflats between Thorney Island and the mainland, now crossed by Great Deep.



Prinsted Manor





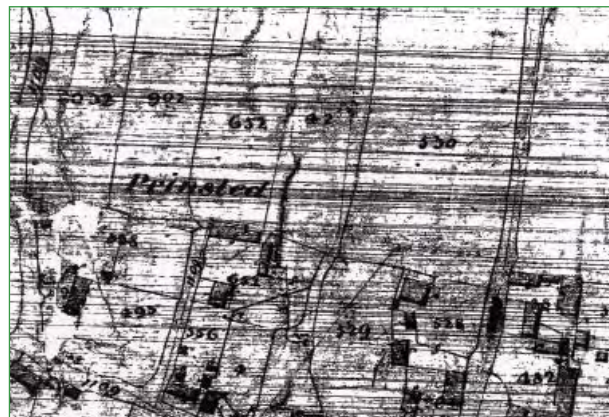
Prinsted Lane between the village and Prinsted beach

However, there was a landing point on Prinsted spit, overlooking the Thorney Channel, where, tides permitting, goods could be delivered or off-loaded.

There was no mill in Prinsted, although there was a tidal mill at nearby Nutbourne, shown with a large millpond on Yeakell and Gardener's map of 1778 and on another map of 1813. Nutbourne mill was still working in 1880, but in 1882 there was a plan to enclose the area between Thorney Island and the Chidham peninsula, the area of which is now called the Nutbourne Marshes. The proposal failed (although Stakes Island remains as a reminder of the intention) but the effect was to close the mill and by 1896 the Ordnance Survey map shows the former mill pond as mud.

After the Napoleonic war there was a severe economic depression which meant hardship for the farming communities everywhere, and this was made worse by the enclosure of the open strips of land around Prinsted between 1818 and 1823. In c.1829 when the Rev. Lewis Way died and his lands were put up for sale, Prinsted was sold separately to a William Padwick, and Westbourne and Stansted were purchased by Charles Dixon, a wine merchant from London. Their relatives, the Wilder family, were living at Stansted at the turn of the 20th century when the house was badly damaged by fire, destroying most of its contents and records.

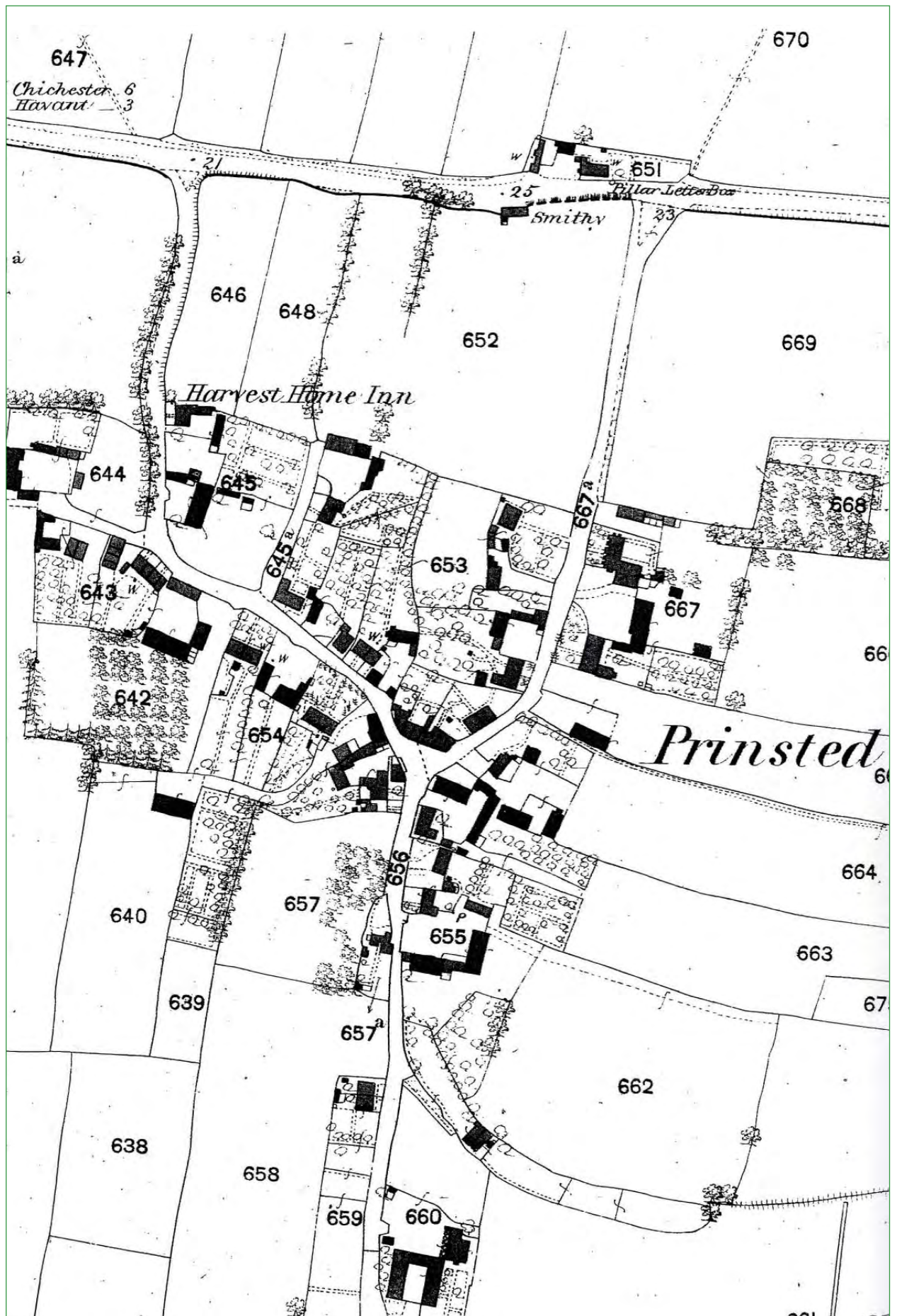
William Padwick only retained Prinsted for a few years before, in 1846, selling on to a Thomas Britain Vacher. His son sold the properties to Edward Roy Longcroft in 1885. The map of 1874 shows how Prinsted had by this



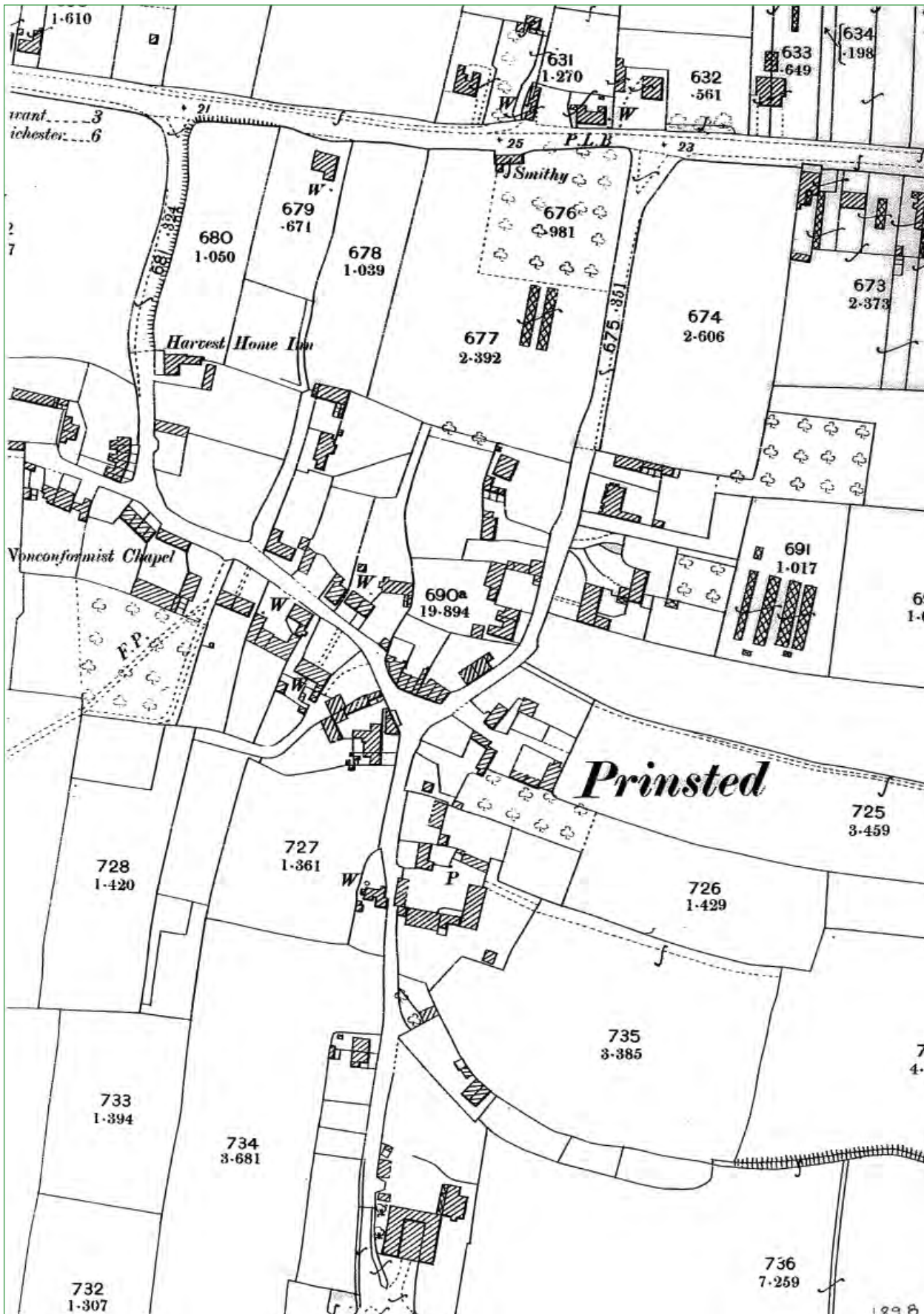
1840 Tithe Map

time developed into a small nucleated village based on three lanes meeting in the central square. Of note are the many barns and outbuildings, and the fact that there was a public house in the village – the Harvest Home Inn, facing the western limb of Prinsted Lane.

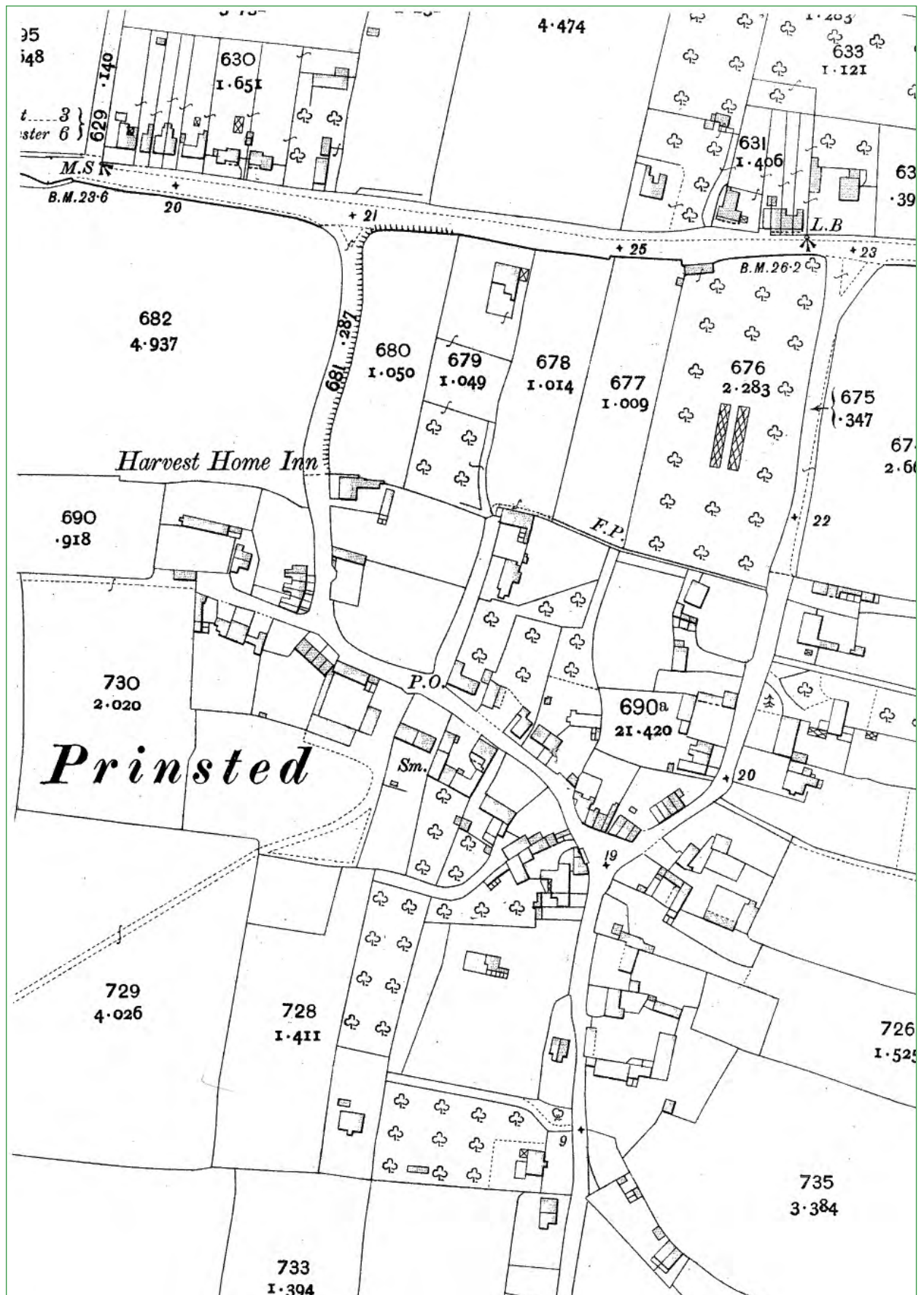
Until 1876 Prinsted children travelled to school in Westbourne until eventually a school was built in Southbourne. This continued to be the village school until 1958 when the Southbourne County Infant School was built. There was no church in the village, although a small chapel appears to have existed until the mid-16th century in Nutbourne. Local inhabitants therefore had to travel to St John the Baptist's Church in Westbourne, or, after it was built in 1876, the church of St John the Evangelist in Southbourne. During the 19th century, a Nonconformist Chapel was also built on the western edge of the Prinsted, shown on the 1898 map but not the 1912 map.



1874 First Edition OS



1898 Second Edition OS



1912 Third Edition OS

In the 20th century, Prinsted has managed to maintain a separate identity despite the large areas of mainly Post-War housing which now infills the land between the village and the A259, as well as southwards towards the head of the Thorney Channel. The village is entirely in residential uses apart from an Old People's Home (Frarhurst) and the only disturbance is caused by the occasional car accessing the Sussex Border Path along the side of the Thorney Channel, part of which is now a nature reserve called the Nutbourne Marshes.

3.2 SURVIVING HISTORIC FEATURES

The following are the most significant surviving historic features:

- A long history, closely associated with the Manor of Westbourne;
- Medieval street layout with a high concentration of listed buildings;
- Survival of several early (14th century or later) timber-framed buildings;
- Two outstanding flint and brick houses of the 17th century: Prinsted Manor and Apple Tree Farmhouse;
- Other listed buildings of the 18th and 19th centuries.

3.3 ARCHAEOLOGY

Because of its particularly rich natural resources the West Sussex coastal plain has been exploited continuously since hominids first arrived in Britain c.500,000 years ago. The older, Palaeolithic deposits would not normally survive close enough to the surface to be relevant, but later prehistoric deposits, from the Mesolithic to the Early Saxon, and most particularly Bronze age to Roman, should be expected to survive at plough depth.

Prinsted lies close to the historic road between Chichester and Portsmouth, which is now partly followed by the modern A259.

The Sites and Monuments Record (SMR) for Prinsted records the following features:

- A Neolithic flint working site has been identified close to Prinsted; and a flint knife was found on Prinsted beach;
- A flint or chert Mesolithic adze was found on Prinsted beach;
- An early Iron Age potsherd was found close to Prinsted;
- A possible Roman villa lies close to Frarhurst; Roman sherds have also been found in the Prinsted area;
- A mill existed in Nutbourne in the 19th century.



Little Orchard

4 SPATIAL ANALYSIS

4.1 THE VILLAGE CENTRE

The Prinsted Conservation Area centres on the meeting point of three country lanes, two of which run northwards and join the A259, and one of which runs directly southwards towards Prinsted beach. The designated area includes a selection of mainly listed buildings along each of these three lanes, approximately 300 metres from the centre. The centre is a small triangular-shaped space, rather perversely called “The Square”. This has an informal, rural quality, with a row of three listed buildings along the north side, Apple Tree Farmhouse and its various outbuildings and gardens along the western side, and, to the east, a 1920s house (Wynhurst) which sits back from the road behind a hedge. All of these buildings face the street. There are no pavements around The Square, in keeping with the rural character, although in various other locations there are narrow pavements and grass verges.

The roads that lead northwards both twist and turn so that views beyond The Square are limited. Of note are the many listed buildings which lie on either side of both of these roads, mainly set back from the front boundaries with small front gardens. To the south, the road is straight and leads towards Prinsted beach at the head of the Thorney Channel, although this cannot be seen from the conservation area. Here, some 20th century houses have been built on plots adjoining the historic street, but again, these are set back behind strong front boundaries on reasonably spacious plots, so they do not impinge on the historic character of this part of Prinsted. All around the conservation area, there has also been a degree of infilling of more backland sites with a variety of 20th century detached houses. These are largely hidden from view, and are connected to the historic lanes by long drives.

4.2 PLAN FORM, BUILDING TYPES AND BOUNDARIES

Plan form

The layout of the Prinsted Conservation Area certainly existed by the 17th century (see the 1630 map) but the existence of at least two very early cottages (The Old House and Little Orchard) suggests that the lanes were in existence as early as the 14th or 15th centuries. The layout of three roads meeting in the village centre, and the close proximity of the useful mooring facilities at Prinsted beach, suggests the settlement developed early on a site slightly above the five metre contour, presumably away from potential flooding. The Manor House, although mainly of the 17th century and later, is said to have been built on earlier foundations and it is possible that this formed the core of the late medieval settlement, with a number of farm workers’ cottages and farm buildings.



Prinsted Lane (west)



Prinsted Lane (west)



The Old Barn - a converted agricultural building

Building types

Within Prinsted, all of the buildings are residential properties (mainly detached two storey houses and cottages) apart from the few remaining examples of former agricultural buildings. These include the barn at the back of Apple Tree Farmhouse, the barn at the side of Little Orchard, and The Old Barn (now converted and heavily rebuilt for residential use) at the back of The Old House. Apple Tree Farmhouse and Prinsted Manor are both substantial gentry houses of the 17th century, both dated on their front elevations and both built from brick and flint, rather than the more vernacular timber framing.



Flint walls are important (Prinsted Lane east)

Boundaries

Prinsted is notable for its many flint walls of heights varying from just over one metre to nearly two. These flint walls are largely made up from knapped flints, laid in lime mortar usually without a brick or stone coping. Outside Long Acres, the flint wall has been finished with a row of red bricks and a curved brick coping, possibly 19th century and dating to the construction of the house. A similar detail can be seen outside Prinsted Manor; again probably dating to the 19th century. The two wrought iron gates into the manor grounds are attractive details, and a similar, but more delicate gate, marks the entrance to Apple Tree Farmhouse. The understandable but regrettable addition of various forms of modern fencing on top of some of the lower flint walls, to create more privacy, can be seen on such properties as Wynhurst or The Old House.

Along Prinsted Lane (west) the walls on the north side of the road are mainly built from red brick and just over one metre high with a brick on edge or curved brick coping. Outside Little Orchard, the bricks are laid in rat-trap bond (i.e. on their side rather than on their bases), creating much wider courses. On the south side however, are low flint walls, about 1.200 metres in height.



Rat trap bond brickwork outside Little Orchard



Approaching the conservation area from Prinsted beach (Walnut Tree Farmhouse on right)

Clipped hedging, and softer, more informal hedging and trees, are also very important and add to the rural qualities of the conservation area. These are particularly noticeable in Prinsted Lane (east) where dense shrubbery hides Black Fox Cottage from view.

4.3 OPEN SPACES, TREES AND VIEWS

There are no open spaces in the conservation area apart from the main streets and “The Square” which does act as a focal point within the village. Although outside the designated area, there is of course the open space (just five minutes walk away) associated with the Thorney Channel and Prinsted beach, with its public footpaths and access to the nature reserve at Nutbourne Marshes.

Trees are only important around Prinsted Manor where there are several very old yew trees. Otherwise there is an occasional mature tree in other private gardens, which with the copious amount of hedging, does provide a suitably rural feel to the conservation area. The most significant trees and tree groups are marked on the Townscape Appraisal map.

Because of the enclosed nature of the village centre, views within the core of the conservation area are limited to vistas along the three main streets. The Square is the most important focal point, especially when viewed northwards from Prinsted Lane (south). A footpath does lead eastwards over the fields by the side of Long Acres, but views from it as it leaves the village are confined by dense hedging. Again, the most important views are marked on the Townscape Appraisal map.

5 DEFINITION OF THE SPECIAL INTEREST OF THE CONSERVATION AREA

5.1 ACTIVITIES AND USES

The Prinsted Conservation Area encompasses a residential village with only one building, Fraryhurst, being in commercial use as an Old People's Home. To the south, the Nutbourne Marshes nature reserve, and the Sussex Border Path, do draw visitors to Prinsted beach, where there is a small car park. This does create some traffic through the conservation area, but this is largely low key. Southbourne provides the range of goods and services, or alternatively Emsworth and Chichester are both only a short drive away, although the busy A259 can be difficult to cross at certain times of the day due to the high level of traffic.

5.2 LISTED BUILDINGS

There are 17 listed buildings in the conservation area, all of them in residential uses, and all listed grade II apart from The Old House, which is listed grade II*. The listed buildings are mainly timber-framed cottages, often refaced in the 18th or 19th centuries in brick and/or flint, or later, more substantial buildings built mainly from brick.

The Old House, located to the south of Prinsted Manor in the centre of the village, is a low, timber-framed building which retains elements suggesting that it was originally a 14th century aisled house. It was converted in the 17th century to create a lobby entry floor plan, when a chimney was added in the middle of the building. This creates a small hallway or "lobby" between the front door and the chimney, providing access on either side to a room. Its unique features and early date is reflected in its special II* listed status.

There are also several other very early buildings in the conservation area. Printhead Farmhouse is another cottage with a painted flint front elevation which conceals a 17th century or earlier timber frame. In contrast, Little Orchard clearly retains its timber frame, visible on the front elevation and now infilled with brick and flint. The building is dated 1475, but it would be interesting to know the basis for this claim. Walnut Tree Farmhouse is a 16th century lobby entry timber framed building with its original plaster infill panels exposed on the northern elevation, although the front has been faced in brick. Littlegate Cottage and Baytree Cottage is one building, again with a 17th century timber frame which has been heavily rebuilt in brick. Now divided into two, this was probably one building originally with a central entrance with a chimney behind (i.e. lobby entry type). All of these buildings are three bays wide, a typical feature of timber framed, lobby entry houses of the 16th and 17th centuries.



The Old House



Printhead Farm House



Walnut Tree Farmhouse



Littlegate Cottage and Bay Tree Cottage



Prinsted Manor is dated 1663



Apple Tree Farmhouse

Within the village are two slightly later houses, both of which are more substantial and were clearly provided for the local gentry. Prinsted Manor has a fine façade made up of blocks of limestone and flint, with red bricks for the dressings to the windows and the string course at first floor level. Its general form is of the 17th century and it is conveniently dated 1663 with the initials G I S (G J S?), but may well have been built on the foundations of an earlier building which supplied the limestone blocks. The windows are sashed and relate to a major remodelling in the 18th century, possibly when the buildings finally went out of the ownership of the Lumley family.

Apple Tree Farmhouse is also dated, this time 1678, with the initials I S above. It is a similar size to the manor house but with a hipped roof and is generally more vernacular in form with a variety of later alterations. The front elevation is made up with knapped flints, again dressed with red brick including most notably the front entrance. It is possible that “I S” is in fact the initials of John Smith (or his descendent) whose name appears on the 1630 map on a field just south of the building.

Otherwise, the remaining listed buildings in the conservation area are made up from 18th or 19th century cottages or modest houses, such as the group formed by nos. 1, 4 and 5/6 The Square. No. 1 has unfortunate 1950s windows and has been painted white, but retains a thatched roof. Next door, nos. 4 and 5/6 are pretty red brick and flint cottages, with traditional casement windows and thatched roofs. This group forms the northern side of The Square and is very important in views up from the southern section of Prinsted Lane. Around the corner, in Prinsted Lane east, Black Fox Cottage is a brick building of the mid-18th century, with a brick dentil eaves detail and (reportedly) an interior which retains many original 18th century details including panelling and fireplaces. Walnut Tree Cottage is similarly built from red brick, with sash windows and a late 18th century doorcase.

There are also a number of listed former agricultural buildings in the conservation area. They are the barn to the west of Apple Tree Farmhouse, and a barn, now used as a garage, next to Little Orchard. This is not specifically mentioned in the list description but lies within the curtilage of the listed building.

5.3 POSITIVE BUILDINGS

There are seven unlisted buildings within the Prinsted Conservation Area which make a *positive* contribution to the character and appearance of the conservation area. They are mainly 18th or 19th century and, with the listed building described above, form an important part of the special architectural and historic interest of the area. These buildings have been identified during the survey process and, as recommended in PPG15, are recorded on the Townscape Appraisal map.



Nos 1,4 and 5/6 The Square



Barn behind Apple Tree Farmhouse



Fraryhurst



*Use of flint, brick and handmade clay tiles
(Apple Tree Farmhouse)*

These are all in Prinsted Lane east apart from Freeland, a mid-19th century stuccoed house, painted white, in Prinsted Lane west. The others are Fraryhurst, the front portion of which dates to c.1860 and is notable for its use of knapped flint and yellow brick; nos. 1-3, a somewhat altered terrace of a similar date with a hipped slate roof; and opposite, Long Acre, another early 20th century house. This has clay tiled pitched roofs, attractive brick stacks, and sash windows, and sits well back from the lane in a spacious plot. Regrettably, many of these have modern plastic windows and porches which are a negative feature within the conservation area.

5.4 BUILDING MATERIALS AND COLOURS

The conservation area is notable for its varied building materials, including timber (for framing and cladding); knapped or boulder flint; and red, brown or yellow brick. For the roofs, thatch is the most predominant material following by clay roof tiles, usually handmade and producing the pleasing variations in texture which are so important on many of the buildings. Bricks were made locally and there was a clay pit at nearby Westbourne. There is some imported limestone, as can be seen on Prinsted Manor, which possibly comes from the Bembridge quarry on the Isle of Wight. Walnut

Tree Farmhouse retains some Sussex sandstone on its south elevation. A number of the historic buildings, mainly of the mid to late-19th century, are stuccoed and painted, usually white or a pastel colour. Overall it is notable how the village buildings often combine a number of different materials: timber, brick, flint and stone, to create varied and interesting elevations, with the reddish-orange tones of the brick dominating.

In summary:

Roofing:

- Thatch – combed wheat reed (would originally have been long straw) with cut ridges e.g. Walnut Tree Farmhouse; nos. 4 and 5/6 The Square;
- Handmade clay peg tiles (steep pitches above 40 degrees) – made locally e.g. Prinsted Manor; Apple Tree Farmhouse;
- Grey slate (shallower pitches) – imported from Wales or the West Country e.g. Freeland.



Thatch is important in Prinsted (Little Orchard)

Walling:

- Timber framing, infilled with flint or brick e.g. Walnut Tree Farmhouse; Little Orchard; Littlegate Cottage;
- Red brick, laid in Flemish bond (18th century or later) e.g. Walnut Tree Cottage; Black Fox Cottage;
- Painted render, usually white or a pastel colours e.g. Long Acres; nos. 1, 2 and 3 Prinsted Lane east.

Windows (all timber and usually painted white):

- Timber sashes eight over eight for the pre-1850 windows, two over two thereafter e.g. Prinsted Manor; Apple Tree Farmhouse; Dolphin Cottage;
- Side opening casement with six or eight lights e.g. nos. 4, 5/6 The Square.



Walnut Tree Cottage

Front doors (all timber and painted):

- Six panelled either with raised and fielded panels or flush panels e.g. Prinsted Manor;
- Modest ledged and braced “cottage” doors e.g. Little Orchard.

Overall the impression of colours is that they are very varied, but with the orangey-brown of the clay tiles and bricks predominating, along with the silvery-grey of the flint and the pastel-painted walls of the many cottages and houses within the conservation area.

5.5 PUBLIC REALM

There are no historic paving materials in the conservation area, and where pavements do exist, they are covered in tarmacadam, which is also used for the roadway. Kerbs are concrete. Street lighting is by unobtrusive short white painted steel standards which may date to the 1930s. Timber telegraph poles with overhead wires are relatively low key. A traditional red cast iron Post Box is located outside Baytree Cottage.



There are no traditional materials in the public realm in Prinsted

6 ISSUES

6.1 NEGATIVE FEATURES

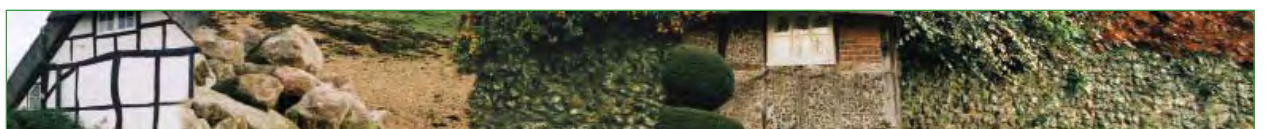
Prinsted is a well preserved rural village with few obvious threats to its character. The buildings are generally in good condition and it is clearly a desirable location in which to live, particularly because of its proximity to Emsworth and Chichester. There are few serious threats to the character of the conservation area, although the following “negative” features have been identified:

- A number of unlisted residential properties in the conservation area have plastic windows and rather dominant, modern porches;
- A number of modern houses have been built in the conservation area, of no special architectural interest;
- There has been some post-war development on backland sites;
- The occasional example of poor quality front boundaries, including the addition of modern timber fences to existing flint walls;
- Poor quality street lighting;
- Some garages with flat roofs and other inappropriate details.

6.2 ISSUES

From the various “negative” features identified in 6.1, the following “Issues” are considered to be the most relevant:

- The use of modern materials and details in unlisted “positive” buildings;
- Some poor quality post-war development;
- Threat of further inappropriate new development;
- Alterations to traditional boundaries;
- Poor quality street lighting;
- Conservation area boundary review – no amendments required.



I BACKGROUND

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

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

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

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

The purpose of this document is to provide the District Council with a possible programme which could be implemented with the help of the community over a five year period, although it may not be possible to achieve all of the actions within this timescale.

2 RECOMMENDATIONS

Drawing on the “Issues” identified in Chapter 6, the following Recommendations for the future management of the Prinsted Conservation Area are made:

2.1 THE USE OF MODERN MATERIALS AND DETAILS IN UNLISTED “POSITIVE” BUILDINGS

Some of the unlisted *positive* historic buildings in the conservation area have been unsympathetically altered by the insertion of plastic windows and over dominant front porches. Despite these changes, they make a *positive* contribution to the character and appearance of the conservation area. Additionally, over-large or poorly designed extensions could be a potential issue. These *positive* buildings are all marked on the Townscape Appraisal map.

Recommendation:

Applications for change to all of the “Positive” buildings in the conservation area, as identified on the Townscape Appraisal map, will be assessed in the light of the “Good Practice Guidance” enclosed at Appendix 3.

2.2 SOME POOR QUALITY POST-WAR DEVELOPMENT, AND THE THREAT OF FURTHER INAPPROPRIATE NEW DEVELOPMENT

Some new development has already taken place in Prinsted, both within and on the edges of the conservation area. These buildings generally are at best *neutral* in their impact on the special character of the conservation area, but further development, particularly in some of the spacious gardens which surround many of the buildings, might be detrimental. The careful control of all new development is already required under policies included in the Chichester Local Plan, but further, more detailed guidance, is included at Appendix 3.

Of note are the approach roads into the conservation area which have already been partially developed with a mixture of mainly 20th century buildings which are also largely neutral in their impact. These are usually appropriate in terms of their scale, density and massing, but further development, particularly which might be



Changes to “positive” buildings must be carefully controlled



1960s development in Prinsted



Flint walls and soft hedging in Prinsted

visible from the public viewpoint and which impacted on the spacious plots and existing good quality boundaries, should not be permitted.

Recommendation:

All new development should follow the “Good Practice Guidance” included at Appendix 3.

2.3 ALTERATIONS TO TRADITIONAL BOUNDARIES

Prinsted is notable for its flint and brick walls, and for the soft hedging and mature trees which also provide the boundaries between the buildings and the main streets. All of these add to the special character of the conservation area, particularly by enclosing views along the various streets. Occasionally, these have been removed to create off-street car parking, creating disruptive breaks in the street. Also, there are some examples of poor quality front boundaries, particularly where modern materials have been placed above traditional flint walls.

Recommendation:

Any changes to the existing boundaries of the buildings in the conservation area should follow the “Good Practice Guidance” enclosed at Appendix 3.

2.4 STREET LIGHTING

It has been noted that the existing street lights in the conservation area date probably to the 1930s and are of no special merit. The installation of traditional cast-iron reproduction 19th century street lights in the centre of the village would be a welcome addition, although they should not create any additional light pollution.

Recommendation:

West Sussex County Council, Chichester District Council and Southbourne Parish Council could consider the installation of more traditional street lights in Prinsted village centre, as and when funds permit.

2.5 CONSERVATION AREA BOUNDARY REVIEW – NO AMENDMENTS REQUIRED.

A thorough review of the existing conservation area boundary was undertaken as part of the survey work for the conservation area character appraisal. Generally, it is considered that the existing boundary accurately reflects those areas of special architectural and historic interest and no amendments are proposed.

Recommendation:

Retain the existing conservation area boundary.



Traditional street lights would be a welcome improvement in Prinsted

3 MONITORING AND REVIEW

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

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

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



4 CONTACT DETAILS

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

Telephone 01243 785166

Fax 01243 534558

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



APPENDIX I LEGISLATIVE BACKGROUND

NATIONAL PLANNING POLICY

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

LOCAL PLAN CONSERVATION POLICIES

There are several relevant policies in the *Chichester District Council Local Plan - First Review* adopted in April 1999. Chapter 2 Environmental Strategy contains a description of the Council's aims and objectives relating to historic buildings and conservation areas. The policies relating to these specialist topics are set out in a separate section under *Built Environment: policies BE4 and BE5 (historic buildings) and BE6 (conservation areas)*.

The Prinsted Conservation Area was designated in January 1981. The Local Plan insert map which is relevant is no. 33. This confirms the following designation:

- A conservation area is based on Printhead Lane and The Square;
- A Settlement Policy Area (Policy BE1) defines a much larger area, encompassing the conservation area and Southbourne;
- Outside this boundary, a Strategic Gap (Policy RE6) encompasses almost the whole area;
- Part of this larger area, to the south of the A259 and therefore including the Prinsted Conservation Area, lies within the Chichester Harbour Area of Outstanding Natural beauty (AONB) (Policy RE4);
- A "Special Area of Conservation" (Policy RE7) lies to the south of the conservation area, covering Nutbourne Marshes; this also a "Special Protection Area" (Policy RE7) and a "Site of Special Scientific Interest" (Policy RE7).

LOCAL DEVELOPMENT FRAMEWORK

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



APPENDIX 2 COMMUNITY INVOLVEMENT

This Character Appraisal, with its Management Proposals, has been prepared in close partnership with Chichester District Council. Public consultation commenced with a public exhibition at the Fishbourne Club on Wednesday 31st January 2007 and the document was also put on the Council's website for four weeks until the 28th February 2007 with a questionnaire encouraging responses. Following the analysis of these comments, the final document was drafted.

This document was approved by Chichester District Council for development control purposes on 24th April 2007 and will be a material consideration when making decisions about applications for development within, or on the edges of, the Prinsted Conservation Area. The document will also inform other agencies and individuals whose activities impact on the fabric of the Prinsted Conservation Area, such as West Sussex County Council, Southbourne Parish Council, local traders and householders.



APPENDIX 3 GOOD PRACTICE GUIDANCE

CONTENTS:

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

1 CONSERVATION AREA DESIGNATION

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

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

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

2 THE REQUIREMENTS FOR PLANNING PERMISSION IN A CONSERVATION AREA

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

These are:

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

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

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

3 ARTICLE 4 DIRECTIONS

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

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

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

4 NEW DEVELOPMENT

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

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

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

5 LISTED BUILDINGS

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

6 POSITIVE BUILDINGS

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

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

7 ROOFS

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

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

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

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

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

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

8 FRONT BOUNDARIES AND DRIVEWAYS

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

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

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

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

9 TREES

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

10 SATELLITE DISHES

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

For building less than 15metres high

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

For buildings exceeding 15 metres in height

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

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

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

and it is unlikely that permission will be granted.

11. SOLAR PANELS AND OTHER RENEWABLE ENERGY INSTALLATIONS

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

These are

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

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

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

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