

A historical map of the Plaistow area, showing property boundaries, buildings, and landmarks. A red outline highlights the conservation area. The map includes labels for "Holy Trinity Church", "School", "Plaistow", "Common House", and "Todhurst". Property numbers and acreages are scattered throughout the map.

# PLAISTOW CONSERVATION AREA

## CHARACTER APPRAISAL & MANAGEMENT PROPOSALS

May 2013



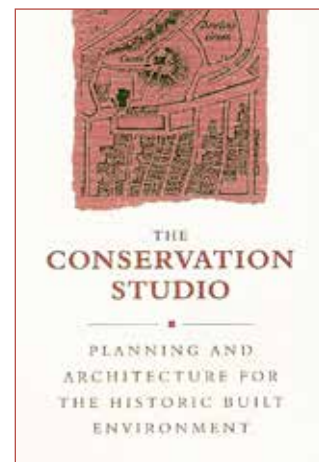
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*Historic photographs © Plaistow Village Trust*



## Executive Summary

This Plaistow Conservation Area Character Appraisal with its attendant Management Proposals has been produced for Chichester District Council by The Conservation Studio. The survey and desk-top research were undertaken between May 2012 and June 2012, and included a walkabout with representatives from the local community on 25th June 2012.

This document identifies the character and qualities of the Plaistow Conservation Area, highlights key issues, and puts forward proposals for its management over the next five years. As part of the process, the existing Conservation Area

boundary was reviewed and recommendations for a number of changes are included in the Management Proposals Section 3.2.

Following the drafting of the appraisal and strategy, a public consultation was carried out from 28th September 2012 for six weeks. After this, a Public Consultations Report was prepared (copies may be obtained from the District Council) and amendments to the text and mapping made as appropriate. Finally, the document was illustrated with photographs and historic maps.

## PART 1: PLAISTOW CHARACTER APPRAISAL

### 1 INTRODUCTION

#### 1.1 The Plaistow Conservation Area

Plaistow is a small village on the northern edge of Chichester District, close to the boundary with Surrey and only about six miles north-east of Petworth. The settlement is located on undulating countryside, and although there is a village pond, there is no obvious water course through the settlement.

The modestly sized Conservation Area focuses on a triangular street pattern which encloses buildings as well as a large open area of green space. Areas of woodland and well treed field boundaries wrap around the village which centres on the junction of Loxwood Road, The Street, Dunsfold Road and the private lane which leads northwards towards Plaistow Place. The three most important buildings in Plaistow, Holy Trinity Church, The Sun Public House, and the village Primary School (used jointly by Plaistow and Kirdford), are all located on, or close to, this junction. On the western side of The Street there was also once a forge (now largely rebuilt to provide private garages) and the former village shop, although this has now been converted into a house. Similarly, a former chapel, which lies very close by, is also now a private house called, unsurprisingly, Old Chapel House. Todhurst is the largest property in the village and was once a farmhouse although most of the timber-framed barns in its former farmyard have been converted into residential use. Plaistow Village Stores and Post Office can now be found in Dunsfold Road in a building overlooking The Common.

Of special note is the high concentration of listed buildings (nearly 30 in all) which can be seen, mainly in The Street. These are somewhat varied in form, but are united by the use of traditional materials and details which can be found in this part of the south-east. These materials include handmade plain clay tiles (often used decoratively as a wall finish), red or blue brick,



*Trees next to the Common*



*The Sun Inn*

timber framing with painted panels or stained weather-boarding, and, largely for boundaries or secondary buildings, the local Wealden greensand stone. There is only one stone-faced building, called unsurprisingly Stone House, which is also roofed in Horsham stone slates, the only example in the Conservation Area. Many of the listed buildings date to the 17th century or earlier, although their later brick frontages often conceal their true origins. These properties vary in size from very modest cottages to larger village farmhouses or barns, but none of the houses are of any substantial size, probably because the village was always under the control of Shillinglee House which lies some three miles to the west. Many of these properties have large gardens and most (but not all) can be seen from the public view point, adding to the rural character of the



village centre. Also of note are the areas of open green space, of which the wild flower meadow in front of Todhurst is the most visible. There is also a much larger area of grass on the opposite side of The Street (the 'Common') which is used by the village as a playground and football field. Beyond is a further open area of grass called 'Lower Common', which faces Loxwood Road. The land in front of Todhurst, and Lower Common, are both owned and managed by the National Trust.

Plaistow has been little altered and the historic maps confirm that until the mid 20th century the village had hardly changed, with the number and density of dwellings remaining almost static since the 1847 Tithe Map. However, some new housing has been added on the western edges and along Rickmans Lane to the south, mainly dating to the 1930s, 1950s and 1960s, although this has not impacted on the appearance of the historic core of the settlement. Otherwise, the quiet, rural setting to Plaistow has been maintained and although there are some occasional issues with traffic through the village, the Conservation Area generally retains a notably tranquil character. The Management Proposals for this Character Appraisal makes a number of recommendations for small changes to the Conservation Area boundary to include two 'positive' properties in The Street, and the realignment of the existing boundary in places to follow legal property boundaries rather than cutting through established plots.

## 1.2 Summary of key characteristics

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

- Small tranquil village located in countryside with an attractive setting of undulating woodland and fields;
- Triangular street layout encompasses areas of open green space used as a village common and a children's playground;
- The village pond forms a focal point in the middle of the village;
- Informal low density layout of houses and small cottages, many with visible gardens;
- Areas of woodland within the village reinforce its rural character;
- The junction of Loxwood Road, The Street, Dunsfold Road and the private lane which leads northwards towards Plaistow Place is the centre of the village;
- The three most important buildings in Plaistow, Holy Trinity Church, The Sun Public House, and the village Primary School, are all located close to this junction;
- Holy Trinity Church is unlisted and dates to the 1860s - it is notable for its sandstone elevations, clock tower, and tall lancet windows;
- The Primary School was built in 1869 and retains a well detailed front elevation to Loxwood Road, although there have been sizeable additions to the rear;



*Todhurst*



*Holy Trinity Church*



*The Primary School*



*The Village Stores*

- There are nearly 30 listed buildings within the Conservation Area, all in residential uses apart from The Sun Public House and an adjoining K6 telephone kiosk;
- The largest house is Todhurst, a 17th century timber framed former farmhouse with brick and tile hung elevations under a steeply pitched tiled roof – views of this building from The Street across the wild flower meadow are of special significance;
- The Tile House is another larger property, which is notable for its tiled front elevations which also conceal earlier timber framing;
- Materials include timber framing, sometimes exposed with white painted panels, dark stained weather-boarding, blue and red bricks, handmade clay tiles, and some Wealden sandstone;
- The steeply pitched clay tiled roofs, often with substantial chimney stacks, are a local characteristic;
- Mainly vernacular building forms;
- The undulating topography allows both short and long views across, out of, and into the Conservation Area, although they are often contained by the dense lines of trees or woodland around the village;
- Soft irregular edge to village, comprising the boundaries to back gardens incorporating trees and hedges.



*The Street, Plaistow*



*Plaistow Village School*

### 1.3 The control of conservation areas

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

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

In response to these statutory requirements, this document defines and records the special architectural and historic interest of the Plaistow Conservation Area and identifies opportunities for enhancement. It is in conformity with English Heritage guidance as set out in Understanding Place: Conservation Area Designation, Appraisal and Management (March 2011). Additional government guidance regarding the management of historic buildings and conservation areas is set out within the National Planning Policy Framework (NPPF), published in March 2012, which replaced Planning Policy Statement 5: Planning and the Historic Environment (PPS5).

This document therefore seeks to:

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

### 1.4 Community involvement

This document has been produced for Chichester District Council following consultation with the local community, including a walkabout with representatives from the local community on 25th June 2012.

Following the drafting of the appraisal and strategy, a public consultation was carried out from 28th September 2012 for six weeks.

After this, a Public Consultations Report was prepared (copies may be obtained from the District Council) and amendments to the text and mapping made as appropriate. Finally, the document was illustrated with photographs and historic maps.

## 2 LOCATION AND LANDSCAPE SETTING

### 2.1 Location and activities

Plaistow is located in a rural setting between Kirdford and Chiddingfold close to the boundary of Chichester District with Surrey. There are no main roads nearby, which provides the village with a high degree of tranquillity and a slight sense of isolation, reinforced by the countryside setting and the predominantly residential uses - The Sun Inn is the only commercial building in Plaistow apart from the Village Stores/Post Office, the Primary School and the Winterton Memorial Hall, which can all be found in Loxwood Road. Two further public houses, The Fox in Dunsfold Road and The Bush in Rickmans Lane, have both been converted into houses.

### 2.2 Topography and geology

The village lies on undulating land with a village pond, fed from a natural spring, on the north side of Loxwood Road. A small stream called Dunnell's Ditch runs from this pond in an easterly direction before disappearing under Loxwood Road. The centre of the village is relatively flat, with slight changes in level to the principal streets which adds to the attractiveness of the views along them. The underlying geology is mixed (hence the springs) although there are outcrops of a type of sandstone (Wealden greensand) nearby which is still quarried at Fittleworth.

### 2.3 The landscape setting

Plaistow lies within a rural setting with fields which are mainly used for grazing animals close by. There are several very large areas of deciduous woodland, some of which come close into the built-up area, such as the wood on the west side of Back Lane, which has been developed by the village as a nature reserve. Because 20th century development has been so limited, most of the Conservation Area boundary immediately abuts these fields and woodland. Further away from the village, but within easy walking distance, are several very large woods - Ashpark and Kingspark Woods to the west, Weald Barkfold Wood to the north; and Hog Wood to the north-east.

In 2003 West Sussex County Council produced a West Sussex Landscape Character Assessment which divided the county into 43 areas of distinct character, Plaistow lying within the 'North Western Low Weald' Character Area. This area extends from the Arun valley in the east to Petworth and Northchapel in the west, and represents the western extend of the Low Weald.

This Character Area is described as forming part of a scenic, undulating landscape of mixed geology, with gentle, enclosed rural landscapes with a sense of unity conferred by strong patterns of woodland, streams, and rolling pasture interspersed with more arable fields. Overall, the area has a remote and tranquil character.



*The Memorial Hall, Loxwood Road*



*The village pond, off Loxwood Road*

Of note are the remains of hammerponds in the valleys and other remains relating to the medieval iron industry, namely iron workings and lime kilns. The remains of twelve separate glassworks are also recorded in the area, including at Wephurst, Plaistow and to the north west of Upper Ifold.

The characteristics of this Character Area are as follows:

- Gently undulating pastoral landscape;
- Dense network of medium sized woodlands, shaws and hedges with mature hedgerow trees;
- Mature and over-mature oak trees;
- Woodlands often following winding streams;
- Ancient semi-natural woodland and old woodland pasture;
- Oak - hazel coppice;
- Small and medium sized fields of predominantly pasture with some larger arable fields;
- Wealden villages, some centred on village greens, scattered farmsteads and cottages;
- Varied local building materials of stone, brick, weatherboard and half timber;
- Dominant east-west pylon line;
- Winding narrow lanes linking scattered hamlets and farms.

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



*Dense woodland off Back Lane*

## 2.4 Biodiversity

*A Strategy for the West Sussex Landscape* confirms that the North Western Low Weald Character Area, on which Plaistow stands, has a diverse natural history and retains important ancient and semi-natural woodland, hedgerows and mature hedgerow trees which needs to be conserved and managed to maintain its diverse woodland types, including coppice, hangers and mixed broadleaved woodland. Close by in Kirdford, the River Kird and its immediate water meadows also provide a number of varied habitats for wildlife which should be preserved and, where feasible, enhanced, to increase its biodiversity potential. Within Plaistow, an area of woodland to the west of Back Lane has been deliberately left to develop as an informal nature reserve, where nightingales and owls can be heard.



*Lower Common*

### 3 HISTORICAL DEVELOPMENT

#### 3.1 Historic Environment Record (HER)

Part of the HER for the Plaistow area records the industrialised activities which took place in the locality, namely glass making, iron smelting, stone quarrying, and brick making. Glass works are recorded at Shortland Copse (14th century), at Lyons Farm at Oakhurst, only .25 miles from Plaistow Church (16th century), at Hog Copse (early 14th to mid 16th century), at Wephurst Park, 1.5 miles north of Kirdford (late 14th and 15th century), and at Crouchlands House (early 14th century to the mid 16th century). In the 16th century Crouchlands Farm was owned by Robert Strudwick, who came from a family of glass makers. Throughout the district, there are remains of smelters, furnaces and the many holding ponds which were needed for the smelting processes, the most important being at Shillinglee Park (Shillinglee furnace lay to about 1.5 miles to the north east of Northchapel and was in operation in 1574). A further ironworks was located at Park Mill Farmhouse in Shillinglee Road, which was established by 1574 and had

closed down before 1620. Sandstone, mainly for paving, was quarried on land owned by Todhurst, presumably to the west of Plaistow. Petworth marble (known locally as winklestone) was also quarried from small, dispersed pits scattered over a large area of between 200 and 300 acres to the west of Crouchlands Farm.

Brick and tile making was another local activity with brickyards in Shillinglee Park in 1836, although they were disused by 1890. Further brickfields are recorded in 1845 in Kirdford and on the edge of Ashpark Wood to the west of Plaistow - this was still in operation in 1989. In 1876 a brickfield is noted at Foxbridge, to the east of Plaistow.



*Crouchlands Farm*

### 3.2 Historical development

The area around Plaistow seems to have been used for nomadic hunters in the Bronze Age, between 1700 and 500 BC. The discovery of a number of scattered flints, flint scrapers and flint flakes in a field to the north of Plaistow Church near Oakhurst suggests that there was a Neolithic flint working site close by. During the Iron Age, the availability of iron ore led to iron smelting, and, in the Romano-British period, a similar availability of clay meant that pottery was also made locally. Roman Stane Street passes by seven miles to east, but there is no evidence for Roman settlement in the immediate vicinity, although a green lane is recorded on the HER which lies close to Plaistow and has apparently always been known locally as 'the Roman road'. The area at this time was mainly deep forest and as a result was only sparsely populated in Saxon times, although there may have been a reference to Strudwick Wood Farm in a charter of 956.

Although Plaistow is not mentioned in the Domesday Book, probably because it formed part of a much larger manor, La Play(e)stow was



*Winklestone in the west wall of Plaistow Place*

recorded in 1272 on an Assize Roll - the name may derive from the Old English for a religious site. Glass making was an important local industry between the 13th and the 15th centuries, the first site being at Wephurst although the main activities were centred in Kirdford and Wisborough Green. Iron making was also important, using local ironstone and charcoal manufactured out of timber taken from the nearby forests. There were substantial furnaces at Shillinglee and Ebernoe in the 16th century. One of the principal houses in the village (although



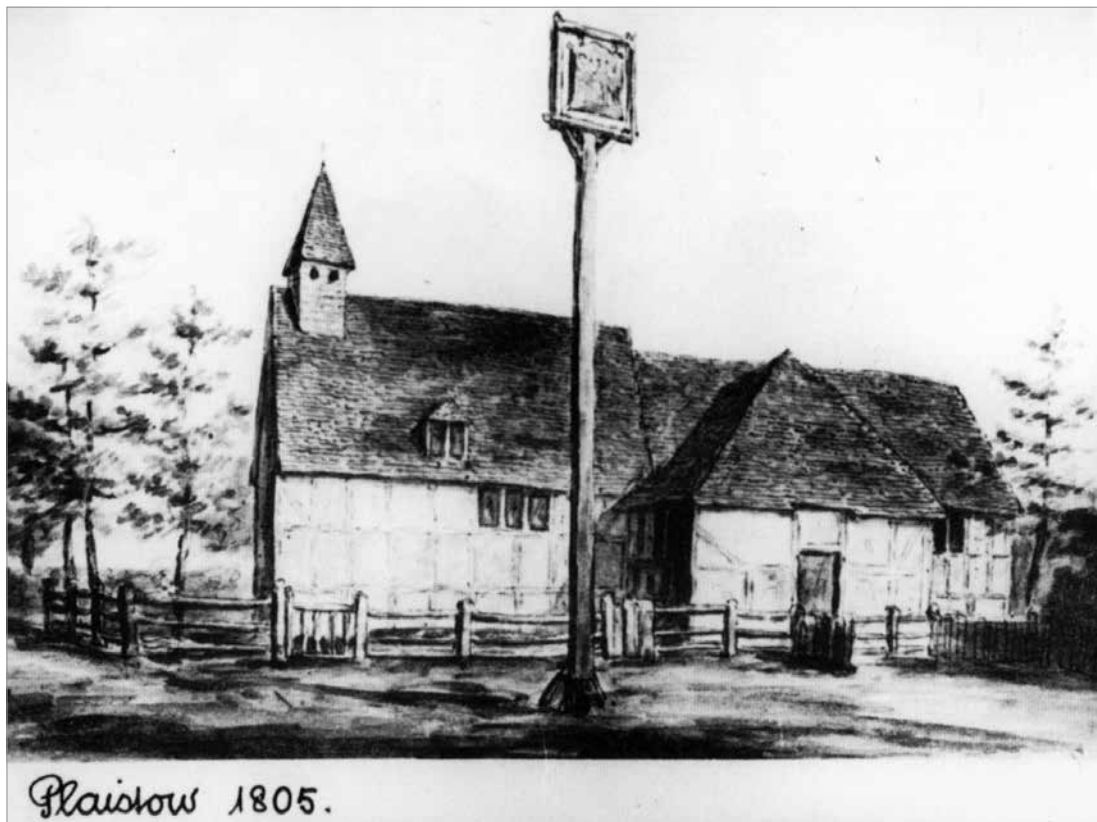
*Plaistow Place*



just outside the Conservation Area boundary) is Quennells, which was owned by the Quennell family, iron masters of Blackdown - the first documentary evidence for a house on the same site is around 1294. Plaistow Place, another substantial house which lies on the edges of Plaistow, is said to have been the owned by Edward Lee, Archbishop of York, between 1531 and 1544. However, the main house and estate was at Shillinglee, which lies about three miles to the west of Plaistow. Shillinglee Park was established by 1342 but in 1542 was passed to the Crown. Later, it formed part of the Arundel Estate, belonging to the Norfolk family, but in 1641 the Norfolks sold the Shillinglee estate to Alderman Gerald Gore, father-in-law to Sir Edward Turnour, judge, who as Attorney-General at the Restoration prosecuted the Regicides. His second son Arthur inherited the estate, and he lived there with his family for many years, his son (another Edward) commencing a major rebuilding programme of the house in 1735. His architect was Thomas Steel, 'carpenter' of Chichester, and he was responsible for what is now Shillinglee Court. In 1744 Edward Turnour Garth, great-grandson of the judge's elder son,

assumed the name of Turnour and in 1766 was created 1st Earl Winterton. Further changes were made to the house in the 1770s, when the south wing (Now nos. 1, 2 and 3 Shillinglee House) was added. Over the next 250 years the family acquired 18 farms in the area with upwards of over 3,000 acres of land. Edward Turnour, 5th Earl Winterton, died in 1907 and one of the stained glass windows in Holy Trinity Church in Plaistow was provided in his memory - his wife Georgiana, who died in 1913, is similarly commemorated by two further windows and a stone memorial. His son, also called Edward and the 6th Earl Winterton, was the MP for the area for nearly 50 years, finally resigning his seat in 1951. Shillinglee was occupied by Canadian troops during World War II and in 1943 was gutted by a fire. After lying empty for many years, it was restored between 1976 and 1977 and converted into one house and three flats.

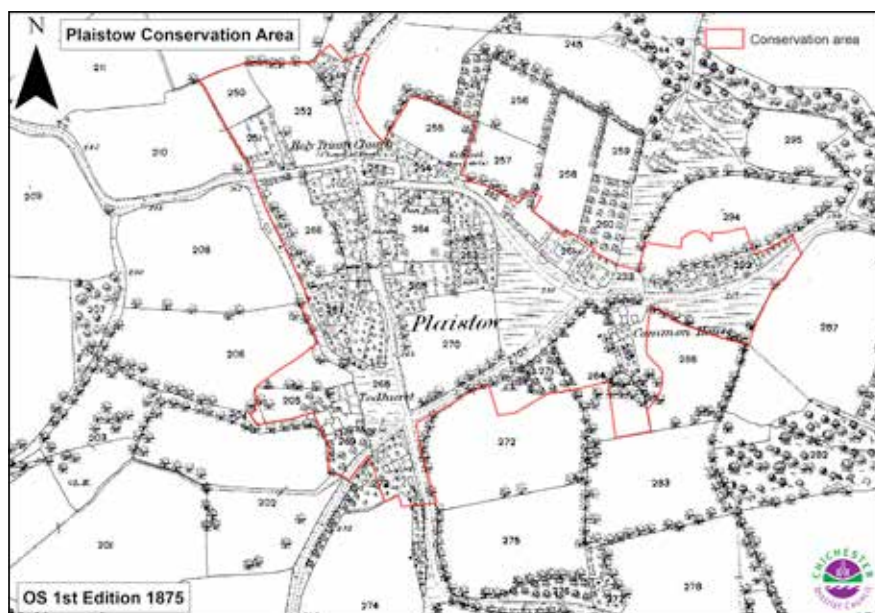
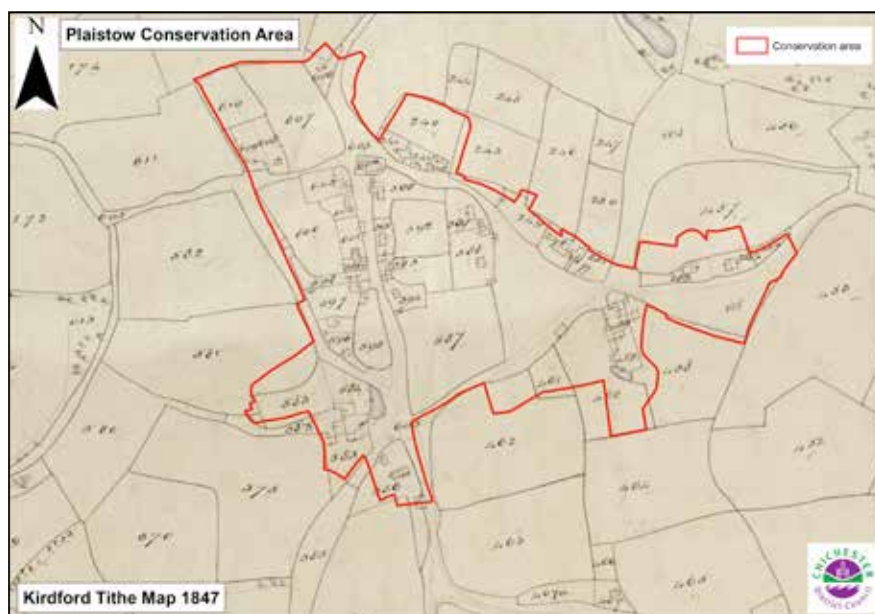
As the smaller settlement, Plaistow did not have its own church but came within the parish of St John's Church at Kirdford, which dates as far back as the 12th century. A small chapel-of-ease, dedicated to St Thomas, certainly existed

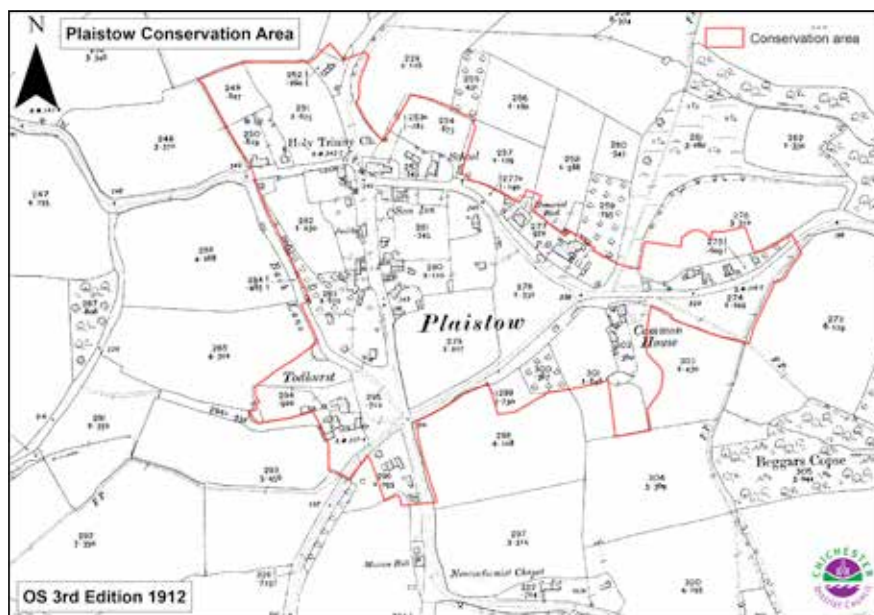
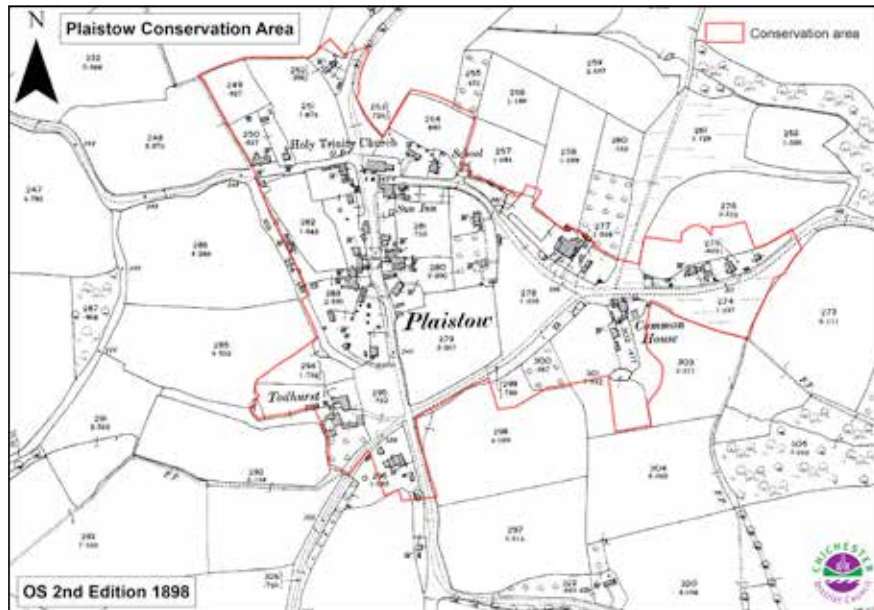


*Plaistow Church 1805*

in Plaistow in the early 16th century. In 1520 the will of Robert Osbourne, who was vicar of Kirdford but who lived in Plaistow, was proved in the chapel in front of the Commissary of the Dean of Pagham, acting for the Archbishop's Peculiar Court. As some of the land and property within the area was owned by the manor of Slindon, a manor of the Archbishop of Canterbury, it is possible that the chapel owed its existence to Canterbury. However, in a petition of c1670 from the inhabitants, complaining of a lack of ministration in their Chapel of St Thomas, it

is clear that Plaistow fell within the Parish of Kirdford. In about 1850 the chapel was burnt down, and soon afterwards it was replaced by the present stone structure. This was designed by Joseph Butler, who was also responsible for the chapel at the Bishop Otter College in Chichester. In 1856, the new church was dedicated to the Holy Trinity, and underwent some further modifications in 1882. The church clock was added in 1887 to mark the Golden Jubilee of Queen Victoria.





There is also a history of non-conformism in the village. In 1873 a Miss Annie Denyer was born at Quennells, and she later became one of the Independent Brethren (Cokelers) of Loxwood. Quennells and Plaistow Place were both used as meeting houses before the Mission Hall (now rebuilt as a dwelling) was built in The Street in the early 20th century. A further non-conformist chapel opposite The Sun Inn is also now a dwelling (Old Chapel House).



*Old Chapel House*

Plaistow has a number of interesting connections between local dignitaries and buildings in the village. Plaistow School was built in 1869 and was paid for by John Napper of Ifold House. In 1908 the Village Hall was given to the people of Plaistow by Earl Winterton of Shillinglee in memory of his father, the 5th Earl Winterton. Common House was once lived in by Admiral Sir George Hope, who gave the playing field (now the Common) to the village in 1918.

A small number of houses were built on the edges of the village in the Inter-War years, but the historic core of the village, now a Conservation Area, remains very little changed. Some of the open green spaces in the village are owned and managed by the National Trust, which was given the land as part of an arrangement with the Slindon Estate. The Plaistow Village Trust was established in 1998 and is a registered charity which seeks to conserve the village while maintaining its economic viability - contact details can be found at the end of this document. The Parish Council is currently working on the production of a Village Design Statement, due to be published in late 2012.

## 4 SPATIAL ANALYSIS

### 4.1 Layout and street pattern

The Plaistow Conservation Area is centred on the junction of three roads, one from the west which leads to Shillinglee, Dunsfold and Chiddingfold (Dunsfold Road/Nell Ball), one from the south-east which leads to Kirdford (Rickmans Lane), and one from the west which leads to Ifold and Loxwood (Loxwood Road). In the quadrant of land formed by Loxwood Road and The Street is a triangular-shaped area of land, half of which is public open space. The rest contains the public house, a small area of modern development and a small number of listed buildings. This comprises the core of the village and a narrow lane connects the two roads, creating the third side of the road network. Further lanes lead northwards from the main road junction towards Plaistow Place, and south-westerly towards Rumbolds Farm. Back Lane runs roughly parallel to The Street, bending slightly to join it on the north side of the meadow in front of Todhurst. It is interesting to note that Loxwood Road originally



*Loxwood Road*

ran to the north of the church, but when the church was rebuilt in the mid 19th century, the road was moved to the south - the earlier route can be seen on the Tithe Map of 1847.

Historic development focuses on the main road junction by the Church, Sun Inn and the site of the former Smithy, later a garage, just south of the Sun Inn on the opposite side of The Street. Here the buildings are fairly tightly knit and close to the edge of the roads. The



*Plaistow village centre*

more modern garage on the site of the former smithy emphasises this more intimate character. By contrast, as the village has been extended southwards along The Street, building plots become larger with the properties being largely set back from the road within spacious gardens. The plots are irregularly shaped as the buildings have been added incrementally from the 16th century onwards. Further historic development stretches eastwards along Loxwood Road but again is very dispersed with low plot densities. There have been some very limited 20th century additions, such as the two houses in The Street, which have been carefully designed and sited to blend in with the existing historic streetscape. The only modern development of any size can be found in Oakfield, a small somewhat hidden cul-de-sac of just eight houses off Nell Ball, which appear to date to around 1970. Close by, but outside the Conservation Area boundary, there is a small group of 20th century houses including some 1990s development - this provides a further 35 residential units in all.



*The wild flower meadow in front of Todhurst*



*Lower Common*

The character of the village edge is predominantly soft and is formed by gardens, bounded by hedges or hedges and trees. This edge is irregular and indented, lacking long straight lines and running into farmland and areas of woodland.

## 4.2 Open spaces and trees

### Open spaces:

There are the three open green spaces of note - the wild flower meadow in front of Todhurst, donated by the Slindon Estate to the National Trust, who now manage it; the Children's Playground and football area on the east side of The Street, known as the Common, which was given to the village for community use; and the further area of open green space, known as the Lower Common, which backs onto Loxwood Road - this is also owned and managed by the National Trust. Lower Common and the Common form a traditional English green and are used for a variety of events several times a year. A public football field is located just outside the Conservation Area on the north side of Dunsfold Road - this was given to the village by the Gibbs Trust.

### Trees:

There are many individual or groups of trees in the Conservation Area and the most notable of these are marked on the Townscape Appraisal Map but are indicative only, so the omission of any particular tree must not be taken as implying that it is of no importance.

Trees are particularly notable in Back Lane, where they create a rather dark and enclosed southern end to this street; around the two Commons; and to the north of Holy Trinity Church, where the private lane leading up to Plaistow Place is lined with mature specimens. Most of these trees are deciduous, rather than conifers.

Within all conservation areas, anyone intending to carry out works to a tree greater than 75 mm diameter at 1.5 metres above the ground must give the Council six weeks written notice before starting the work. 'Work' is defined as lopping, topping, or felling. This provision provides the



*Trees back onto Loxwood Road*



*Trees on the lane to Plaistow Place*

District Council with an opportunity of assessing the tree to see if it makes a positive contribution to the character or appearance of the conservation area, in which case a Tree Preservation Order (TPOs) may be served. This protects the tree from felling or inappropriate lopping. Fruit trees are no longer exempt, although slightly different constraints occur where the tree forms part of a commercially managed forest or orchard.

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

### 4.3 Focal points, focal buildings, views and vistas

#### Focal points and focal buildings:

The most important focal point in the Conservation Area is at the meeting point of the principal roads outside Holy Trinity Church and The Sun Inn. This provides the village with a sense of focus which is reinforced by the dominant position of the church building, and although it is relatively modestly sized, it is the most important focal building in the Conservation Area. Opposite, The Sun Inn is another focal building, but only because of its corner location as it is similar in size and general scale to several of the adjoining listed buildings. Todhurst is an extremely important focal building on entering the village from the south, as it sits down slightly from The Street with the attractive wild flower meadow in front of it.

#### Views and vistas:

Because of the slightly undulating topography, there are many views across, into and out of the Conservation Area, and the most significant of these are marked on the Townscape Appraisal Map. Of note are the views across the meadow in front of Todhurst; the views across Upper and Lower Common; and the views northwards from Loxwood Road across the village pond.

In addition, there are particularly pleasant views westwards from the footpath which runs around the south-east quadrant of the village, connecting Loxwood Road to Rickmans Lane. These take in the mature trees, open fields, and a small complex of historic buildings around Common House.

### 4.4 Boundaries

Boundaries within the Conservation Area are very varied with stone and brick walls as well as natural hedging or trees, and as most of the buildings sit back from the road, these boundaries are particularly important in views along each street. Brick walls are usually no more than one and a half metres high and often include either a rounded or triangular coping – a good example can be seen in front of The White House opposite The Sun Inn.

There are also examples of the use of the local sandstone, such as the relatively low stone wall in front of Tile House, made from coursed sandstone blocks without a coping. Another example is the low stone wall which encircles Holy Trinity Church, with a triangular brick coping. In Dunsfold Road, modern timber-boarded fencing (although well weathered) is less appropriate in this very rural location. Close by, the low natural timber palisade fence with low planting behind it (Fox Cottage) is more in keeping with the character of the village. In some of the village, such as Back Lane and Loxwood Road, the boundaries are almost entirely natural, with thick hedging and overhanging trees enclosing the spaces.

#### 4.5 Public realm

The roads in the Conservation Area retain a rural quality which is further enhanced by the areas of open green space in the village centre, the wide grass verges (particularly along The Street), and the many soft front boundaries. The roads are supplemented by a network of tracks, footpaths and public rights of way radiating out from and encircling the village. The pavements (where they exist) and street surfaces are generally modern tarmac, although some of the pavements, such as in Dunsfold Road, retain granite kerb stones. The only examples of historic paving appear to be outside The Sun Inn, where there are areas of red brick paviors, and a similar area of brick paving in front of Plaistow Village Stores in Loxwood Road. A narrow path, covered in York stone, also leads from the public house towards Bay Tree Cottage, but this is probably a modern intervention. Litter collection is provided by plain black litter bins, and throughout the village are various traditional timber park benches, usually sponsored by a local benefactor. There is no street lighting in Plaistow, and in the village centre, the telephone wires have been undergrounded.

Other features include the listed K6 telephone kiosk outside The Sun Inn and the bright red cast iron pillar box outside the Plaistow Village Stores in Loxwood Road. There are two notice boards outside the Memorial Hall in Loxwood Road. Traditional finger posts on the Common and in The Street are attractive features.



*The stone wall in front of Tile House*



*The brick wall in front of The White House*



*The stone pathway and the listed K6 telephone box in front of The Sun Inn*



*One of the traditional finger posts in the Conservation Area faces the Common*



## 5 THE BUILDINGS OF THE CONSERVATION AREA

### 5.1 Building types

All of the historic buildings in the Conservation Area were built for residential uses apart from Holy Trinity Church, the Primary School, the Memorial Hall, and some agricultural barns or outbuildings, such as those next to Todhurst and Common House. Where a commercial use exists, such as the Plaistow Village Stores or The Sun Inn, it uses a building which was built as a house. As a result, the Conservation Area is notable for the high number of mainly historic cottages and small village houses which remain. They are nearly all only two storeys high although some have attic bedrooms. School Cottage is only single storey, with first floor bedrooms in the attic which are lit by dormer windows. These buildings can be detached, paired or arranged in short terraces, although it is interesting to note that several of the larger houses originally comprised groups of smaller cottages (e.g. Tile House) that have now been combined to form a larger property. Plot sizes are irregularly sized and shaped, confirming the incremental growth of the settlement over a number of centuries. The greatest concentration of buildings is in The Street, closest to the centre of the village, but even here, the buildings have gardens with many trees and shrubs which are visible from the public viewpoint and which reinforce the rural quality of Plaistow. The largest house is Todhurst, a former farmhouse, which forms an important group with its adjoining barns. Otherwise, the properties are usually no more than two or maybe three rooms wide, although a number have been substantially extended.



*Golden Cross Cottage, Rumbolds Lane*



*Foxhurst, Dunsfold Road*

### 5.2 Listed buildings

The Plaistow Conservation Area retains 26 listed buildings or structures, with a high number of 17th century or earlier timber framed cottages or houses which have largely been refaced in brick and tile. They are all listed grade II. As suggested in the list descriptions, it is possible that some of these buildings are earlier than the 17th century, although detailed archaeological evaluations have not been published. Outside the Conservation Area are two further listed houses of the 16th century - Plaistow Place and Quennells - and slightly later, Crouchlands in Rickmans Lane was built in 1652 by a local landowner Henry Stradwick. These substantial properties retain more prestigious details and materials than the 'village' properties in Plaistow itself, including the use of stone mullioned windows and Horsham slate roofs.

### 5.3 Positive buildings

In addition to the listed buildings, a small number of unlisted buildings have been identified on the Townscape Appraisal Map as being positive buildings of townscape merit. Buildings identified as being positive will vary, but commonly they will be good examples of relatively unaltered historic buildings where their style, detailing and building materials provides the streetscape with interest and variety. Most importantly, they make a positive contribution to the special interest of the Conservation Area. Where a building has been heavily altered, and restoration would be

impractical, they are excluded. In Plaistow, these buildings date to the 18th or 19th century.

The principal 'positive' buildings in the Conservation Area are:



*Springers, Loxwood Road*



*The Dairy, The Street*



*The Old Post Office, The Street*

- Holy Trinity Church - dating to the 1850s and built from local stone with a steeply pitched clay tiled roof, small spire with clock, and tall lancet windows, some with stained glass;
- Plaistow Village School, built in 1869 in stone and brick with carved barge boards - it has been extensively altered and extended to the rear;
- The Winterton Memorial Hall, built in 1908 using red brick with white brick dressings;
- Little Commons, Loxwood Road - a well detailed probably 1930s rebuild of an earlier house (a pair of cottages is shown in this location on the 1847 Tithe Map);
- Springers, Loxwood Road - an interesting probably 18th century cottage, much altered and extended (again, a pair of cottages is shown in this location on the 1847 Tithe Map);
- The Dairy - a late 19th century two storey property with a gable facing the street, a steeply pitched tiled roof, tile-hung upper floor, and casement window;
- The Old Post Office, The Street - a detached house dated to c1890 with a half timbered gable facing the street, steeply pitched tiled roofs, sash windows, and red brick or tile-hung elevations - this was clearly carefully designed to fit in with the historic buildings in the village.
- The Bothy and adjacent outbuilding, Common House a group of buildings together with listed Common House;
- Barn building to east, Loxwood Road, possibly relatively modern or relocated but reflecting the character of the area.

Just outside the current Conservation Area but suggested for inclusion, is Edmund's Hill Cottage in The Street, a two storey white brick cottage with a steeply pitched tiled roof, symmetrical front and central entrance porch.

The loss of a building which makes a positive contribution to the character or appearance of the conservation area will be treated as substantial harm to the conservation area, so proposals to demolish such buildings will be assessed against the same broad criteria as proposals to demolish listed buildings. This implies therefore that all buildings marked green on the Townscape Appraisal Map will be retained in the future unless a special case can be made for demolition. Again, further information is provided in the Management Plan.

#### 5.4 Locally listed buildings

Chichester District Council has agreed a local building list for the Chichester Conservation Area. However, currently this does not extend to other areas within the District so at present there are no locally listed buildings in the Plaistow Conservation Area.

#### 5.5 Building styles, materials and colours

Most of the historic buildings in the Conservation Area are modestly sized village houses or cottages, usually with a timber frame which is concealed by later frontages of red brick or tile hanging. The use of timber framing reduces the size of each room to no more than four or possibly five metres, so that the buildings are linked by their common sense of scale and proportion. Roofs are almost always steeply pitched and covered in handmade clay tiles although there is one example of the use of the more prestigious Horsham stone slate at The Stone House in The Street. Nearly all of these buildings are therefore vernacular in terms of their shape, roof form and overall scale, and there is only one example of a more 'polite'

village house - Church House - on the corner of The Street and Dunsfold Road. This dates to the early 19th century and has a simple, symmetrical front, faced in red brick with attractive blue brick headers. Foxhurst is a more unusual early 19th century house with a rendered front and a very shallow hipped slate roof - quite different from the rest of the buildings in the Conservation Area.



*Horsham stone slate roof, and stone-faced elevations, to The Stone House, The Street*



*Church House, The Street*

Apart from the church, most of the historic buildings in the Conservation Area are built using local materials and details which can be seen across many parts of Hampshire, Sussex, Surrey and Kent. These materials include handmade clay tiles, red or blue brick, exposed timber framing, plastered infill panels (usually painted white), and a great deal of tile hanging, often utilising decorative fishscale tiles.

Of special note is the use of the Wealden greensand, which is usually cut into rough blocks and approximately coursed. Despite its local

availability, it is not seen in any great quantity in Plaistow, possibly because of the age of the buildings - most of them are early timber framed structures, and stone would have been too expensive for these more modest properties. Its use seems to be largely restricted to boundary walls apart from The Stone House in The Street. This has completely stone elevations although red brick dressings are used for the window and door openings.

There are also a number of smaller buildings which refer to Plaistow's past as an agricultural settlement, particularly the large barns associated with Todhurst and smaller weather-boarded barns of outbuildings scattered throughout the village. Weather-boarding is also used on residential properties, again presumably covering earlier timber-frames, and is either stained black or sometimes tarred (the historic finish). Some of the properties, such as The White House, have white painted plastered panels between timber framing which is painted black, providing a strong contrast. There is also some use of red brick with blue headers to create a diaper pattern, such as the adjoining Old Chapel House and Church House.

Windows are usually casements, rather than sashes, and there are some good examples of diamond-shaped leaded lights, including Todhurst and The White House. External joinery is usually painted white or a pastel colour. Todhurst also retains some higher status stone mullions to some of the windows, although these are not easily visible from the public viewpoint. Doors are plain, often simple boarded doors rather than elaborate panelled examples. The buildings themselves have little decoration apart from the occasional use of a modillion eaves cornice, such as can be seen on Plaistow Village Stores in Loxwood Road (early 19th century). Thick brick chimney stacks add to variety and interest of the many tiled roofs which may be gabled or hipped, but are nearly always steeply pitched.

Holy Trinity Church and the Village Primary School, both built in the mid-19th century, are the only examples of the use of more established forms of architecture, as they were purpose-built. The church has a number of gothic features, including the tall lancet windows, and the school retains its heavily decorated barge boards, although the original mullioned and transomed windows have unfortunately been replaced.



*Tile hanging in Loxwood Road*



*Barn at Todhurst*



*The White House, The Street*



*Listed cottage in Back Lane with varied peg-tiled roofs*

## 6 NEGATIVE FEATURES AND ISSUES

### 6.1 Negative features

The following negative features were noted during the survey work for the Conservation Area Character Appraisal:

- Minor changes are needed to the Conservation Area boundary to ensure that the boundary follows legal boundaries and includes buildings of local interest;
- Some residents have mentioned that speeding traffic is occasionally a problem;
- Overhead cables are evident on the outskirts of the Conservation Area;
- The modest size of some of the historic buildings means that they have been subject to large extensions - examples include Springers in Loxwood Road, and Old Red Hatch, in Back Lane;
- Poorly detailed modern extensions to the Primary School in Loxwood Road;
- Some modern fencing;
- Some visible satellite dishes on listed buildings;
- The Sun Inn appears a little neglected.

### 6.2 Issues

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

- Small changes are needed to the existing Conservation Area boundary;
- The need for better management of traffic, particularly to improve pedestrian safety, through the Conservation Area;
- The careful control of new development in the Conservation Area;
- The protection and enhancement of the rural character of the Conservation Area;
- The protection and enhancement of the existing front boundaries.

## PART 2: PLAISTOW MANAGEMENT PROPOSALS

### 1 INTRODUCTION

#### 1.1 Format of the Management Proposals

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

The structure and scope of this document is based on the suggested framework published by English Heritage in It is in conformity with English Heritage guidance as set out in *Understanding Place: Conservation Area Designation, Appraisal and Management* (March 2011). Both the Conservation Area Character Appraisal and the Management Proposals will be subject to monitoring and reviews on a five yearly basis, as set out in Section 4.

#### 1.2 The purpose of the Management Proposals

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

Government policy, as set out recently in the National Planning Policy Framework (NPPF) 2012, has made it clear that conservation areas are not necessarily 'preservation' areas. Change is an inevitable facet of modern life and the challenge is to manage change in a manner that does not lose sight of the special historic qualities of a place. These Management Proposals seek to provide a framework for 'managed' change which will ensure that the special architectural and historic interest of the Plaistow Conservation Area is both preserved and enhanced for future generations.

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

The involvement and approval of the local community in the formulation and delivery of these documents helps to strengthen their status and will hopefully mean that the various actions identified in the Management Proposals will have greater impact and longevity. For

Plaiستow, this has been achieved by early consultation with members of the community before these documents were drafted. Following the drafting of the appraisal and strategy, a public consultation was carried out from 28th September 2012 for six weeks. After this, a Public Consultations Report was prepared (copies may be obtained from the District Council) and amendments to the text and mapping made as appropriate. Finally, the document was illustrated with photographs and historic maps.

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

## 2 LEGISLATIVE BACKGROUND

### 2.1 The implications of conservation area designation

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

- The local authority is under a statutory duty to review designations ‘from time to time’ and to ensure the preservation and enhancement of the conservation area; There is a particular duty to prepare proposals (such as conservation area appraisals, grant schemes or enhancement proposals) to that end;
- In the exercise of any powers under the Planning Acts, with respect to any buildings or other land in a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area;
- Extra publicity must be given to planning applications affecting conservation areas - this is usually achieved through the use of advertising in the local newspaper;
- Conservation Area Consent is required for the demolition of any unlisted building in a conservation area, subject to minor exceptions, and the local authority or the Secretary of State may take enforcement action or institute a criminal prosecution if consent is not obtained;
- Written notice must be given to the Council before works are carried out to any tree in the area, subject to minor exceptions;
- The display of advertisements may be more restricted than elsewhere;
- The Council or the Secretary of State may be able to take steps to ensure that a building in a conservation area is kept in good repair through the use of Urgent Works Notices and Amenity Notices;
- The energy conservation expectations of the Building Regulations (Part L) do not necessarily apply to buildings within a conservation area;
- Limitations on the siting of solar panels in conservation areas only apply to the front elevations of buildings, not the front roof pitch (although they can be controlled on the front roof slope by the introduction of an Article 4 direction if considered necessary)
- Powers exist for local authorities, English Heritage or the Heritage Lottery Fund to provide financial grant schemes to assist with the upkeep of buildings in conservation areas, although funds are usually targeted to areas of economic deprivation.



## 2.2 The control of development and change

### The requirements for planning permission

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

These are:

- Extensions to buildings in conservation areas almost always require planning permission. Therefore, if you are considering carrying out any work, please contact the District Council;
- Planning permission is needed for external cladding to dwellings in conservation areas, for instance using stone, artificial stone, timber, plastic or tiles;
- Planning permission is needed for any alteration to the roof of a dwelling resulting in a material alteration to its shape, most notably the addition of dormer windows.

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

Where a building is statutorily listed, different legislation applies, as all internal and external alterations which affect the special architectural or historic interest of the building require Listed Building Consent. Furthermore, commercial properties (such as shops and public houses), and houses which are in multiple occupation

such as flats or bedsits have far fewer permitted development rights and therefore planning permission is already required for many alterations to these buildings.

## 2.3 National policy and guidance

Central government policy on conservation areas, historic buildings and archaeology is contained in the NPPF, published in March 2012. For the time being, additional guidance is provided in the Historic Environment Planning Practice Guide, prepared and revised by English Heritage in June 2012. This covers the designation of areas and the responsibilities that stem from designation, including the appraisal of the special interest of conservation areas and the control of development affecting them. These expectations are further developed in separate English Heritage guidance on the appraisal and management of conservation areas, published in 2011.

Further government advice, providing local authorities with the power to reject any development that does not positively contribute to the improvement and regeneration of its setting, is also set out in the NPPF. Whilst not specifically concerned with conservation areas, it does provide broad support for improving standards of design and sustainability.

The government is currently (2012) considering legislation to replace some the provisions of the draft Heritage Protection Bill. More information can be obtained from the Department of Culture, Media and Sport (DCMS) or English Heritage.

## 2.4 The Local Plan and the emerging Local Development Framework

At present, the Chichester District Local Plan 1999, the Regional Spatial Strategy, as set out in the South East Plan adopted May 2009, and the National Planning Policy Framework adopted March 2012, form the Development Plan for Chichester District. They will be replaced by the Local Plan, which is the responsibility of the

District Council, and the Plaistow and Ifold Neighbourhood Plan once this has been through the formal process and adopted by the Council.

The Local Plan 1999 contains several relevant policies. Chapter 2 Environmental Strategy contains a description of the Council's aims and objectives relating to historic buildings and conservation areas. The policies relating to these specialist topics are set out in a separate section under Built Environment: Policies BE4 (Buildings of architectural or historic merit), BE5 (Alterations to listed buildings) and BE6 (conservation areas). Archaeology is dealt with under Policy BE3. These policies have been 'saved' and are still relevant, pending the production of a new Local Plan which will seek to ensure that locally distinctive policies, not already covered by the National Planning Policy Framework and the Regional Spatial Strategy (until it is revoked), are in place.

The Plaistow Conservation Area was designated on 14th November 1984. Map 55 in the Local Plan applies. This map shows that there is no Settlement Policy Area Boundary. The only designation is the existing Conservation Area boundary, where Policy BE6 applies. A copy of this policy is included at Appendix 1, along with other relevant policies relating to historic buildings.

### 3 RECOMMENDED ACTIONS

#### 3.1 Introduction

Plaistow is a very well preserved and cared for village with a strong sense of community, as evidenced by the formation of the Plaistow Village Trust in 1998. The houses within the Conservation Area are mainly historic buildings and most of them are listed, so they are automatically provided with special protection. Where new development has been allowed, such as the two new houses on the west side of The Street (Sherwoods and Forge House), great care has been taken by the planning authority to ensure that the new buildings fit into the existing streetscape and do not detract from the special interest of the Conservation Area. Additionally, the provision of a primary school, the village hall, the village shop and the village public house all help to provide some focus to the community. The management of some of the public open spaces by the National Trust has also helped to ensure that the village stays well preserved.



*New house in The Street (Sherwoods)*



*This part of the Common is managed by the National Trust*

Overall, Plaistow is an attractive and desirable place in which to live. Property prices reflect this popularity and the buildings and public spaces are generally well preserved and cared for. For instance, there are no ‘buildings at risk’ within the Conservation Area, the greatest threat to the historic buildings possibly being from over-large and dominant extensions. Even the unlisted buildings, such as Edmund’s Hill Cottage and the Old Post Office, retain their original roofing materials and although the windows have been changed in The Old Post Office, they appear relatively in keeping. The maintenance of these high standards of new development will be further enhanced by the publication of the Plaistow Village Design Statement in 2013.

These Management Proposals are therefore relatively brief and do not include any recommendations for site specific enhancements or for additional planning controls, such as an Article 4 Direction, which would affect unlisted family dwellings.

#### 3.2 Conservation area boundary review

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

**3.2.1 Extend the Conservation Area boundary southwards along The Street**

This would add one new building to the Conservation Area:

- Edmund's Hill Cottage - a 'positive' two storey symmetrically arranged cottage faced in painted brick with three over three sash windows, two on each floor, and a central entrance porch - the roof is covered in clay tiles - it is shown on the 1875 map.

Reason:

- *This building is of local interest and adds to the character of the surrounding area.*



*Edmund's Hill Cottage, The Street*

**3.2.2 Extend the Conservation Area boundary to include the whole of the garden to Old Barkfold**

The current Conservation Area boundary currently excludes the back garden.

Reason:

- *It is considered good practice to include the whole of a building's garden within a conservation area, so that the boundary follows existing legal boundaries.*

**3.2.3 Extend the Conservation Area boundary to the north of Loxwood Road**

Add the following:

- Add the wooded part of the field to the north of the church; the whole of the school play area; the field adjoining it which provides the setting to the village pond; the whole of the land behind the Village Stores up to its back boundary to the north; an additional area of woodland; and the whole of the rear gardens to the houses along Loxwood Road as far as, and including, Springers.

Reason:

- *These spaces contain some important mature trees which contribute to the rural qualities of the Conservation Area and also the setting of the church;*
- *These open green spaces are important in views across the village pond and in views out of the conservation area, providing part of its setting;*
- *The back gardens of the properties in Loxwood Road form part of the setting to these properties and it seems logical that the whole garden to each property is included.*



*The school play area*



*View across the village pond*

**3.2.4 Extend the Conservation Area boundary to include a small area of field and a ‘positive’ farm building on the east of Common House**

This small change encompasses a small barn, which although a new building is in keeping with the rest of the historic group around Common House, and also follows an established field boundary.

Reason:

- *The barn forms part of a group including historic buildings at Common House;*
- *The new boundary will follow an established field boundary.*

**3.2.5 Extend the Conservation Area boundary slightly to the west of part of Back Lane to include a small area of trees and the trees behind Todhurst Farm Barns**

This small change encompasses an important copse of trees which forms part of the informal nature reserve, and trees which form the setting to Todhurst Farm and its adjoining farm buildings, now largely converted into separate dwellings.

Reason:

- *These trees enclose the end of Back Lane and are also significant in that they act as a backdrop in views from The Street across the adjoining area of open land;*
- *These trees are important to the setting of Todhurst Farm, one of the most important listed buildings in the Conservation Area.*



*Trees in Back Lane*

**RECOMMENDED ACTION 1:**

Designate these five additional parts of Plaistow as part of the Conservation Area.

**3.3 The control of traffic through the Conservation Area**

Although Plaistow is a relatively remote village, at certain times of the day there is busy traffic through the village which is detrimental to the amenity of the area and can move very fast, despite the 30 mph speed limit. Parked cars outside the village school can also cause problems for pedestrians, and can create dangers for other drivers.

The Parish Council, District Council and County Council engineers could consider methods of ‘traffic calming’ to reduce traffic speed through Plaistow, perhaps by the creation of chicanes with priority to vehicles leaving the village. A further action could be the introduction of a 20 mph speed limit in the village centre. However, all traffic measures must however be carefully designed, using traditional materials and low key details with the minimum of signage, so that the character of the Conservation Area is not adversely affected.

The creation of further footpaths, both within and outside the Conservation Area, could be considered after consultation with local landowners and the local community.

**RECOMMENDED ACTION 2:**

As opportunities arise, the Parish Council, District Council and County Council will continue to seek ways of improving pedestrian safety and reducing traffic speeds in Plaistow, whilst protecting the special character of the Conservation Area.

### 3.4 The protection and enhancement of the rural character of the Conservation Area.

Plaistow lies in an attractive rural setting in rolling countryside, with a variety of open fields and areas of deciduous and coniferous woodland all enclosing the village. These link with the wide grass verges, the three commons, and the many mature trees, to provide a very rural character to the Conservation Area. This character needs to be reinforced and protected by the careful control of new development.

The District Council already has policies in the Local Plan which apply to the Plaistow Conservation Area, most importantly Policy BE6 which seeks to protect conservation areas from unsuitable development or change. In addition, listed buildings are protected by Policies BE4 and BE5. However, there will inevitably be pressure for extensions to existing buildings and, possibly, for replacement dwellings (though not obviously where the buildings are not listed or 'positive').

The District Council, assisted by advice from the Parish Council, needs to constantly be vigilant to ensure that new development is to an appropriate scale and height, and uses materials which blend in with the surrounding buildings and which continue or reinforce the rural character. Extensions will need to be sympathetically detailed and should not overwhelm the garden in which the building sits. Existing plot ratios should be maintained or at least only slightly increased.

The Parish Council is currently working on a Plaistow Village Design Statement which should be published by the end of 2012. All of these issues will hopefully be addressed in the new document.

#### RECOMMENDED ACTION 3:

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

### 3.5 The protection and enhancement of existing front boundaries

Front boundaries within the Conservation Area are usually made from hedging or from brick or greensand stone walls. These walls are generally quite low, usually between one or one and a half metres high. These walls make an important contribution to the character of the Conservation Area. Occasionally, they have been removed to provide vehicular access and parking spaces.



*Soft hedges are traditional in the Conservation Area (Back Lane)*



*Clipped hedges are also traditional in the Conservation Area (The Street)*

Whilst it is currently not possible for the District Council to provide grant aid to assist householders to rebuild lost walls, or else provide new walls in appropriate locations, the Council does nevertheless support in principle the concept of new stone or brick walls where they would make a positive contribution to the special character of the conservation area. The loss of any more stone or brick walls can be controlled by the District Council either because they

are listed or under existing conservation area legislation (where the walls are over one metre in height facing the highway).

#### RECOMMENDED ACTION 4:

The District Council will continue to protect existing stone or brick walls from demolition and will encourage property owners to rebuild old walls where they have been lost, as well as the provision of new stone or brick walls in appropriate places.

### 3.6 Monitoring and review

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

- Periodic reviews of the effectiveness with which the service addresses pressures for change;
- 
- Updating of the baseline photographic survey of the Plaistow Conservation Area on an eight-year basis;
- 
- Review the Plaistow Conservation Area Character Appraisal on an eight-year basis;
- 
- Annual review and updating of the Plaistow Conservation Area Management Proposals.

#### RECOMMENDED ACTION 5:

The District Council will continue to monitor the condition of the Plaistow Conservation Area in line with government guidance and as set out in the accompanying Action Plan

## 4 ACTION PLAN

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

### Immediate project (6 - 18 months)

are generally those that can be adopted without reference to other programmes including resource planning. They will be capable of being completed within the next year:

- Formal adoption of the Conservation Area Character Appraisal as a material consideration in determining planning applications and to inform future historic environment policies;
- Formal adoption of the Management Proposals as a supporting document to a potential future Historic Environment Supplementary Planning Document (SPD);
- Make amendments to the Plaistow Conservation Area boundary as proposed in the boundary review (Recommended Action 1).
- Ensure that development control practice guarantees that all new development in the Plaistow Conservation Area is of the highest quality, with particular reference to rooflines, height, bulk, materials and details;
- Monitor changes in the Plaistow Conservation Area, including producing and the regularly updating a photographic baseline for the Conservation Area, which should never be more than eight years old;
- Review of the Plaistow Conservation Area Appraisal on an eight year basis;
- Carry out a review of these Management Proposals on an annual basis.

### Medium-term projects (18 months - 3 years)

are those that require preparation but should be completed within three years:

- The Parish Council, District Council and County Council will consider ways of improving pedestrian safety and reducing the speed of through traffic in the Plaistow Conservation Area (Recommended Action 2).

### Continuous tasks

require regularly revisiting:

- Preserve listed and 'positive' buildings in the Plaistow Conservation Area from unsuitable alterations, extensions or demolition through the usual development control procedures.



## 5 CONTACT DETAILS

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## 5 BIBLIOGRAPHY

*Ifold, Loxwood and Plaistow –  
Forgotten border villages*  
by C H Bayley

## **APPENDICES**

### **Appendix 1**

Relevant Local Plan Policies

### **Appendix 2**

**Map 1:** Townscape Appraisal Map / Conservation Area Boundary Review

### **Appendix 3**

Good Practice Guidance

## APPENDIX 1

### RELEVANT LOCAL PLAN POLICIES

#### Policy BE6, Policy BE1, and Policy RE4

##### Policy BE6 Conservation Areas

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

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

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

##### Policy BE1 Settlement Boundary

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

This Policy states:

'Development will be permitted within these areas providing it is in accordance with the Built Environment Policies and Policies RE7, RE8, C10 to C12, TR1, TR6 to TR8, H1 to H8, H10, H11, B1 to B3, B7, B8, S7, R1, R3, T1 and T2'.

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

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

- Need for development essential for agriculture or forestry or for quiet informal recreation, for roads, the extraction of minerals or the deposit of waste may exceptionally be regarded as compelling provided that the proposal cannot be located or designed so as to meet these needs without giving rise to such harm;
- Applications for roads, mineral working or waste disposal will be subject to the most rigorous examination because of the possible impact of such development on natural beauty. Major developments for any purpose are likely to be inconsistent with the designation of areas of outstanding natural Beauty and any applications will need to be accompanied by environmental assessment; they will be permitted only if there is an overriding national interest and no acceptable alternative location is available;
- Any development permitted will be required to be in sympathy with the landscape and designed and sited so as to enhance visual quality and minimise noise disturbance; particular attention will be given to the setting and to the off-site impact to any traffic generated and any consequential highway improvements on the character, appearance and amenity of villages or the countryside;

- Development outside but near to a designated Area of Outstanding Natural Beauty will not be permitted if it would be unduly prominent in, or detract from, views into or out of the Area of Outstanding Natural Beauty (particularly from roads, Rights of Way or other public places), or would otherwise threaten public enjoyment of the Area of Outstanding Natural Beauty’.

### Policy BE3 Archaeology

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

#### *Archaeological assessment and field evaluation*

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

#### *Preservation in situ*

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

#### *Arrangements for excavation, recording and publication*

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

#### *Conditions to secure excavation and recording*

- (iv) Where the district planning authority has decided that preservation in situ is not justified, it may impose a condition prohibiting the carrying out of development until excavation and recording have been carried out in accordance with a written scheme of investigation submitted by the applicant and approved by the district planning authority, such schemes shall include proposals for the publication of any findings.

#### *Watching brief*

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

### *Field monuments*

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

### **Policy BE4 Buildings of Architectural or Historic Merit**

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

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

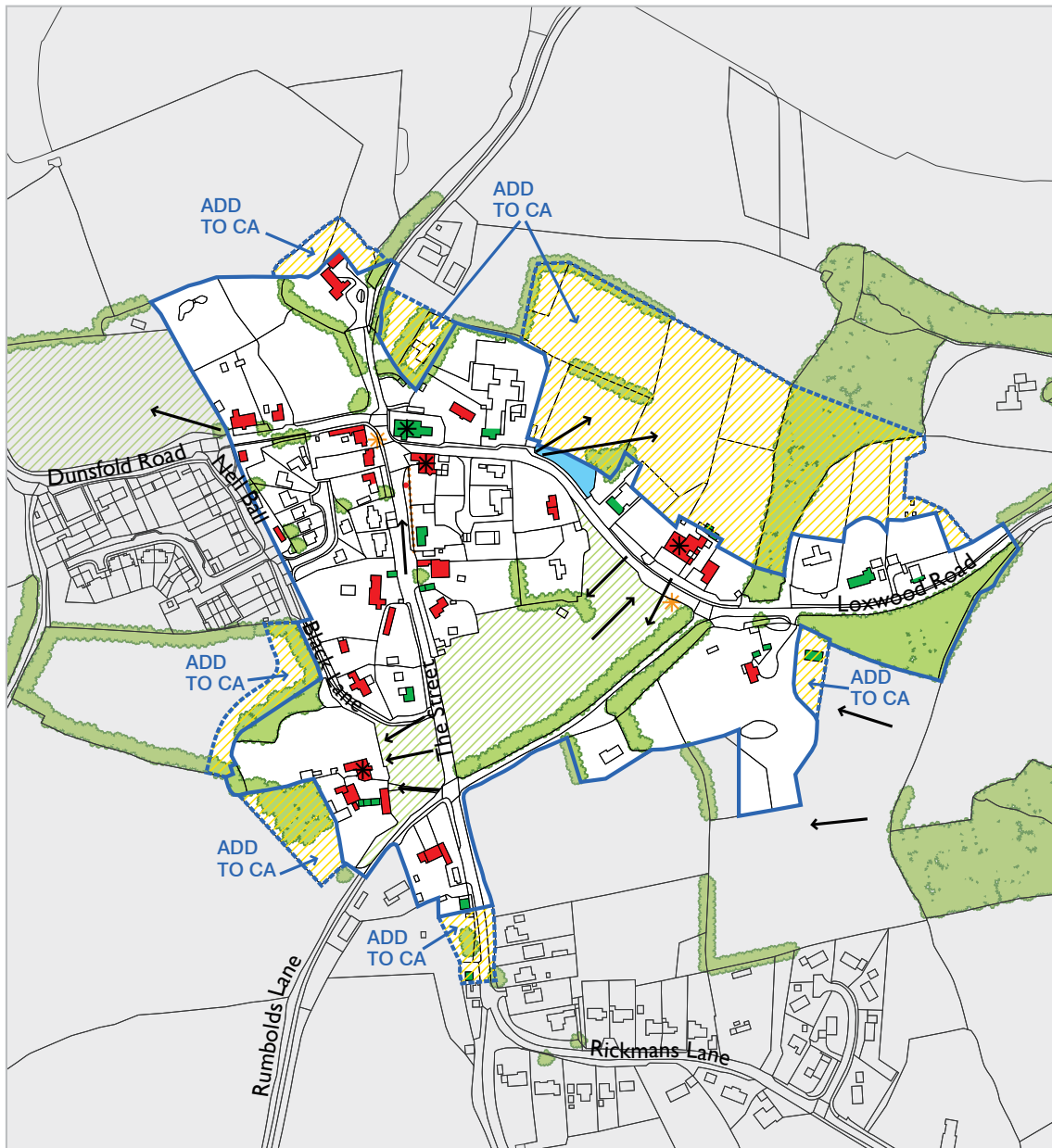
Development affecting a listed building which would result in the loss of character of an area will similarly be resisted.

### **Policy BE5 Alterations to Listed Buildings**

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

## APPENDIX 2

Map 1: Townscape Appraisal Map / Conservation Area Boundary Review



Chichester District Council  
**Plaistow Conservation Area**  
 Townscape Appraisal Map  
 (Not to scale)

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- |  |                                     |  |                         |
|--|-------------------------------------|--|-------------------------|
|  | Existing Conservation Area Boundary |  |                         |
|  | Proposed Conservation Area Boundary |  |                         |
|  | Add to the Conservation Area        |  | Traditional Finger Post |
|  | Listed Building                     |  | Traditional Paving      |
|  | 'Positive' Unlisted Building        |  | Village Pond            |
|  | Focal Building                      |  | Green Open Space        |
|  | Important Views                     |  | Important Tree Groups   |

## 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 tarmac. 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 tarmac 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 15 metres 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.

Chichester District Council

