

NORTH LANCING



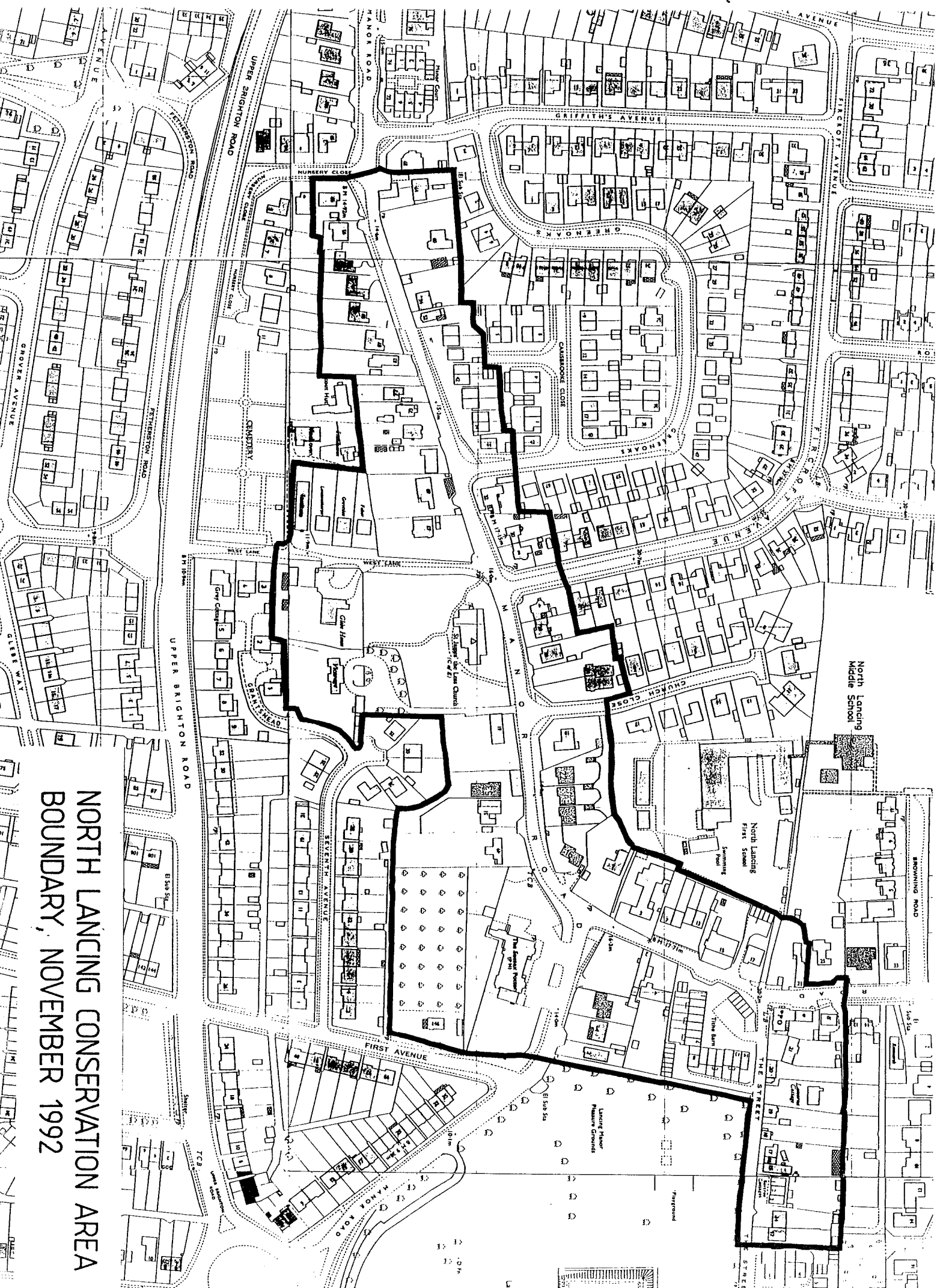
IMPORTANT - AMENDMENT TO BOUNDARY

At its meeting on 24th November 1992, Adur District Council amended the boundary of North Lancing Conservation Area.

The new Conservation Area boundary is shown on the map inserted inside the front cover.

The Report will be amended to incorporate the changes as soon as possible.

CONSERVATION AREA : REPORT



**NORTH LANCING CONSERVATION AREA
BOUNDARY, NOVEMBER 1992**

ADUR DISTRICT COUNCIL

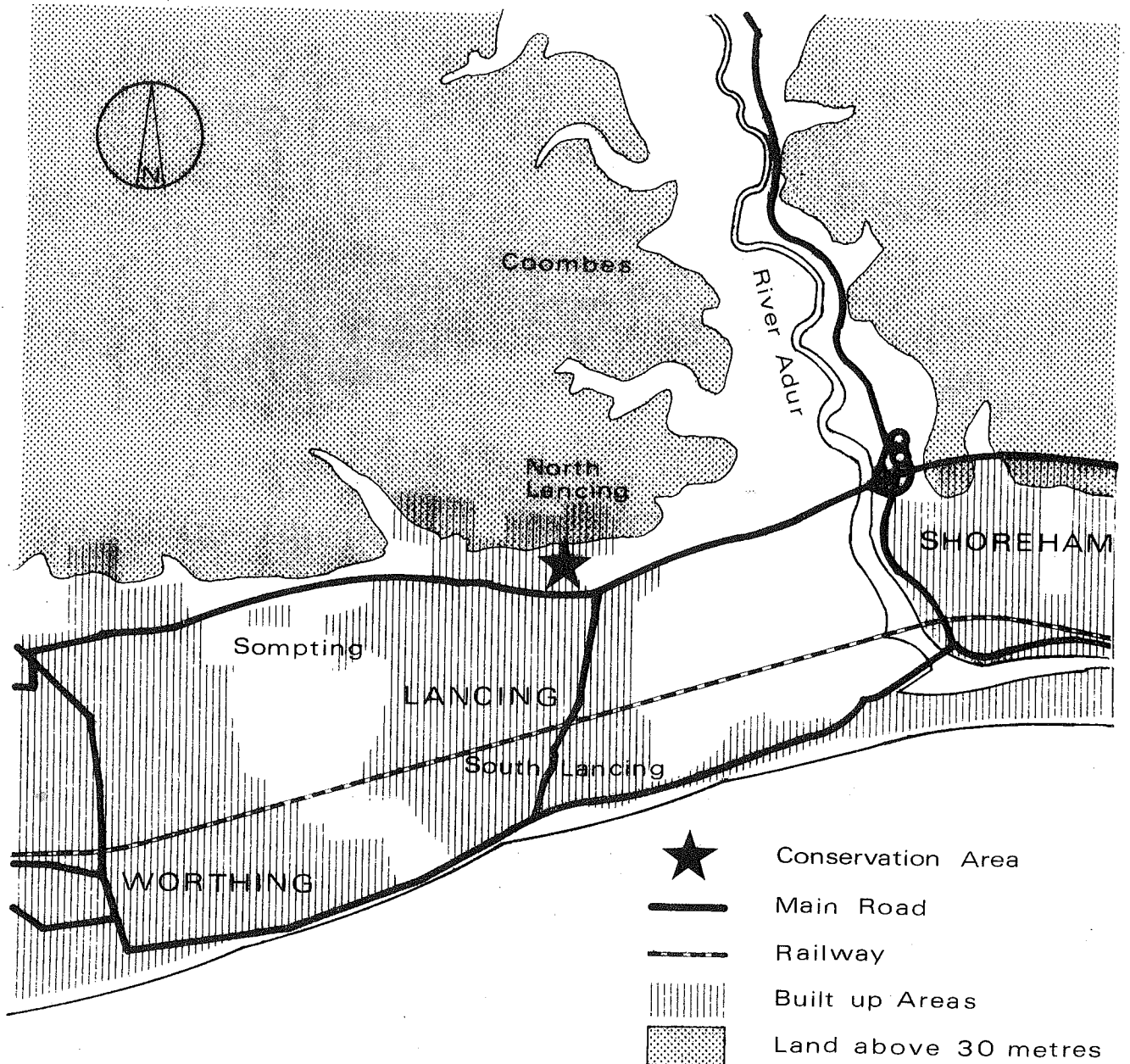
NORTH LANCING CONSERVATION AREA

A Designation Report by
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District Planning Officer

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LOCATION MAP



0 1 2 3
SCALE Kilometres

SECTION ONE

MEANINGS AND OBJECTIVES OF CONSERVATION

- 1.1 Many of the centres of our old towns, villages and hamlets are in danger of losing their former character, mainly through the increase in pressures for development and the intrusion of the motor vehicle. It is necessary to recognise and plan to meet these changing requirements, for such settlements should acknowledge the spirit of our age while retaining their basic historic character. It is very easy for this character, which has been built up by so many generations, to be thoughtlessly neglected or destroyed.
- 1.2 In order, therefore, to retain this important aspect of our heritage, District Planning Authorities are required, under Section 277 of the Town and Country Planning Act 1971 as amended and extended by the Town and Country Amenities Act 1974, to determine these areas of special architectural or historic interest which should be preserved or enhanced, to designate them as Conservation Areas and to formulate and publish proposals for their preservation and enhancement.
- 1.3 Designation is not an award of merit, nor is it merely a method of preservation although the latter is an important aspect. Real conservation should be seen as a total aim in which building functions, relationships, form, location and total environment are all taken into account. As part of the Planning Process, conservation should be seen as a working process for improvement.
- 1.4 To this end the powers conferred on Local Authorities by the recently enacted Town and Country Amenities Act 1974 are particularly important. These will allow District Planning Authorities to exercise full control over all aspects of Conservation Areas in a positive and flexible manner, having due regard to changing pressures on and requirements of social existence. At the same time District Planning Authorities are required to take positive steps towards the improvement of Conservation Areas themselves by formulating and publishing proposals and, where necessary, investing public money in order to ensure that the total environment of a Conservation Area develops as part of the urban or rural system rather than as a static museum piece.



THE STREET



THE OLD POSTING HOUSE MILL ROAD

SECTION TWO

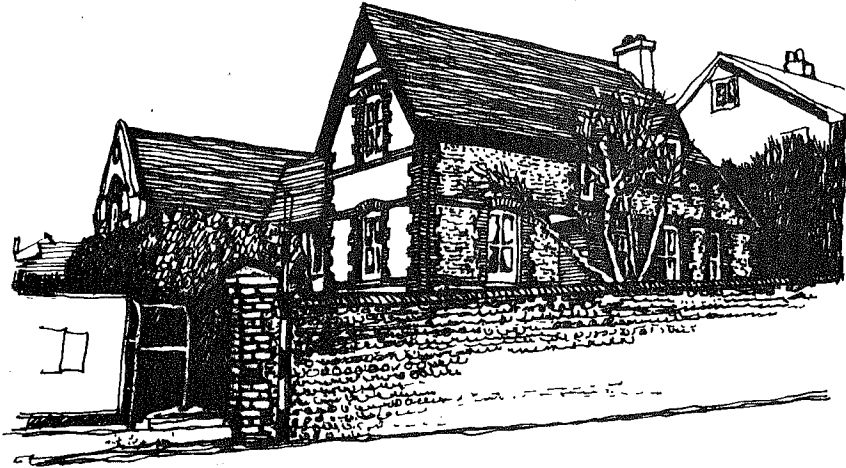
NORTH LANCING - HISTORICAL BACKGROUND

- 2.1 North Lancing is situated at the foot of the South Downs, on a low spur that reaches out into the coastal plain. The centre of the old settlement is 2.5 km west of the River Adur and 2 km north of the coast.
- 2.2 Archaeological evidence shows that the area has been inhabited since Neolithic times. On the Downs above Lancing is the site of a Roman Temple and it is probable that The Street is on the line of a Roman Road between Chichester and Portslade which forded the River Adur near the Sussex Pad.
- 2.3 The settlement of North Lancing dates from Saxon times and the name is probably derived from "Wlenching", (a son of Aella, the founder of the South Saxon Kingdom).
- 2.4 The geography of the area has changed dramatically since Saxon times. Until the Middle Ages, South Lancing was a peninsular between The Broadwater to the west and the estuary of the River Adur, navigable to Bramber, to the east. Since then the sea has built up a shingle bank along the coast, the estuary has silted up and the low lying land has been reclaimed.
- 2.5 After the Norman Conquest the area was controlled for a time by "William de Braose" who built the castle at Bramber. The Manor of North Lancing remained the property of the Saxon de Brock family who were probably responsible for the founding of the present church in 1120.
- 2.6 This church was almost completely rebuilt between 1280 and 1300 and only small parts of the earlier building remain e.g. the south porch dating from about 1180. The height of the tower was lowered in 1618 and the low pyramidal cap added. Much restoration was carried out during the last century and the early part of this.
- 2.7 The coast of Sussex remained isolated from the greater influences of the rest of the country until the latter part of the eighteenth century. It was then that Brighton and Worthing began to develop as resorts and watering places, sponsored by the rich and royalty.
- 2.8 An east-west route for pack animals and droves of cattle had long been established through North Lancing and fording the Adur between the Sussex Pad Inn, (derivation from 'pack') and Old Shoreham. The present timber Toll Bridge and causeway were constructed in 1782.

- 2.9 A map published in 1804 to show the new turnpike between Worthing and Horsham also shows North Lancing by-passed to the south on the route of the present Upper Brighton Road. Before this date coaches between Worthing and London passed through Sompting and the market town of Steyning. The coach road between the expanding towns of Brighton and Worthing was shortened in 1808 by the construction of a road along the beach, which had blocked The Broadwater inlet, between South Lancing and Worthing. In 1833 the construction of the Norfolk suspension bridge completed the coastal route between the two resorts, avoiding North Lancing completely.
- 2.10 The building of the South Coast Railway through South Lancing in 1845 had little immediate effect on the population of the area, which in 1861 was about 900. It did, however, open the way for an expanding market for nursery and garden produce, which the soil, climate and south facing aspect of the area favoured so well.
- 2.11 Before the First World War North Lancing and South Lancing were still two small villages separated by fields and orchards. Change, however, was inevitable, heralded by the introduction to South Lancing in 1910 of the Southern Railway Carriage Works, the first major employer in the area.
- 2.12 Between 1918 and 1939 North and South Lancing expanded greatly. Most of the roads as they exist today were laid out and the two villages became joined by urban development, which also extended part of the way up the Downs to the north of the present A.27.
- 2.13 Thankfully the old village centre of North Lancing escaped the worst of this development, protected by the ownership of land within the existing settlement structure and the neighbouring market gardens. The area to the east of the village escaped all development being the grounds of Lancing Manor, now a public park. The Manor was only recently demolished and its former site is now occupied by a new Sports Centre.
- 2.14 During the last twenty years increasing pressure on the availability of land for residential purposes has meant that almost all possible building plots in and around the proposed conservation area have been developed. These new buildings have been at higher densities than those of the inter-war period and have for the most part been houses rather than bungalows. This has led to a compaction of the urban setting and a hardening of the environment.

SECTION THREE VISUAL DESCRIPTION AND ANALYSIS

- 3.1 The area considered for conservation in North Lancing is the heart of the old village, now almost completely surrounded by recent suburban development. The area includes those properties and their grounds which adjoin the following roads: Manor Road between Greenoaks and Lancing Manor Recreation Ground, and parts of Mill Road, The Street and West Lane. The area can best be described by following a route through the village and dealing with each area in turn.
- 3.2 The Street has mainly escaped the effects of modern development and still retains much of its old character. On the north side are old flint cottages with their frontages directly onto the road with no pavement. Further east are more modern properties set back from the road but some of the flint and chalk wall is still intact. On the south side is the Lancing Manor Recreation Ground behind a high flint wall with a fine stand of beech trees. A footpath between two flint walls runs from The Street down the west side of the Recreation Ground to Manor Road and forms a boundary to the proposed conservation area.
- 3.3 On the south-east corner of Mill Road and The Street, on the site of the Old Tythe Barn, is a recent 'L' shaped block of terraced houses. Immediately south of these is Smithy Cottage behind a high flint wall and south again is The Old Forge and its large garden. This was used as a tea room between the two world wars, but is now semi-derelict and its large garden overgrown.
- 3.4 The west side of Mill Road contains several buildings of merit including the Old Posting House, The Old Cottage (half timbered and thatched) and the Victorian School House. These are interspersed with modern neo-georgian style houses. The character of Mill Road is held together by its flint garden walls and its narrowness, there being no footpath on the west side.
- 3.5 On the south side of Manor Road, opposite its junction with Mill Road is the Sussex Potter. This is a large 1920's public house, now in use as a restaurant. It is surrounded by large car parking areas defined by only low walls. The width of Manor Road at this point with its wide pavements and its junction with First Avenue gives the impression of too much space and lacks identity. There are, however, several fine trees standing within the car park and views east to the recreation ground are curtailed by the stand of beech trees within the recreation ground.



THE SCHOOL HOUSE MILL ROAD

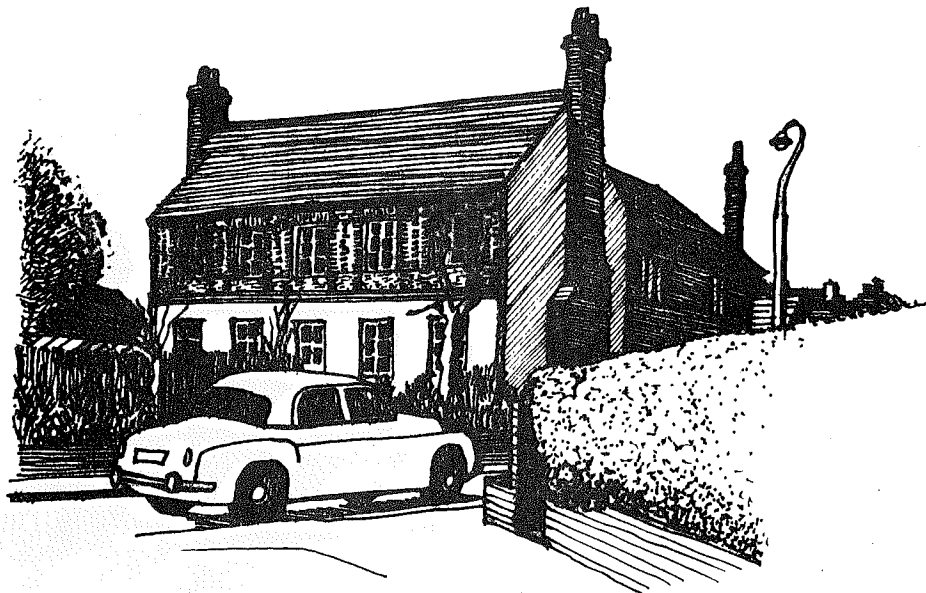


THE OLD COTTAGE MILL ROAD

- 3.6 West along Manor Road there is great difference in character between the two sides of the road. The north side has been greatly affected by road widening, has lost most of the original flint walling, and is joined by two new estate roads, both of which have wide visibility splays at their junctions. These roads do however allow views through to the ridge of the Downs.
- 3.7 The houses to the north side are a wide mixture of styles ranging from the quietly restful Church Farm House, (now converted into two houses) to the dominant red brick Victorian mass of the Red House at the extreme west end of the proposed conservation area. Other styles include two pairs of inter-war thatched roofed semi-detached houses which have settled quite well into their setting, a few bungalows and a modern development which though visually very hard at present may well be softened by time and good planting.
- 3.8 The south side of Manor Road has changed very little. The flint walls are almost continuous and there is no footpath in places. The most dominant feature is the parish church of St. James the Less within its well kept and spacious churchyard. Immediately to the east between two flint walls is the drive leading to the Vicarage, screened from the road by trees. Adjacent to this and below the level of the road is Friar's Acre, a half timbered 16th century house in a mature garden. This is separated from two modern houses, by a small barn which forms part of the wall to the road.
- 3.9 On the west side of the churchyard is West Lane running down to the Upper Brighton Road (A27). At the top it has changed very little, being narrow, unsurfaced with grass banks, flint walls over-grown with ivy and several fine trees. South of the churchyard is Glebe House, flint faced under a slate roof and behind high flint walls. The west side of the lane is less pleasing with three small bungalows and a hall. The character of the lane is lost completely at its southern end where it joins the busy main road (A27) and where a modern cemetery has been established.



MANOR ROAD AT THE SUSSEX POTTER



CHURCH FARM HOUSE MANOR ROAD

SECTION FOUR CONCLUSION AND RECOMMENDATIONS

4.1 Conclusion and Recommendation

The part of North Lancing which is proposed for designation as a Conservation Area is centred on the concentration of older buildings in The Street, Mill Road, West Lane and Manor Road.

It is RECOMMENDED that the Adur District Council, after the necessary public consultation, designate the area defined on the Map (Appendix A) as a Conservation Area.

4.2 Recommended Policies

Summary

Identification of buildings and walls with high 'townscape' value.

Control over new walls in front of dwellings and abutting highways and footpaths.

More tree planting and conservation of existing tree stock.

Removal of overhead wires.

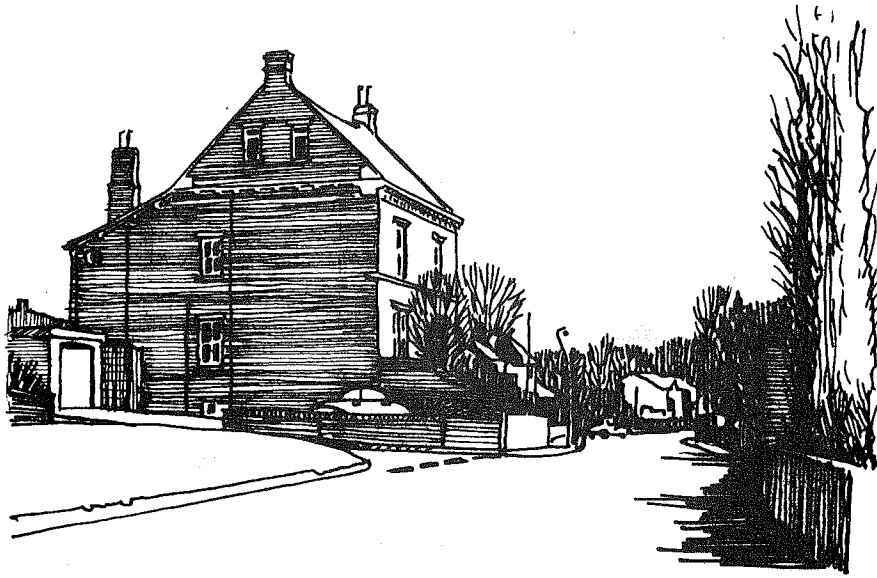
Replacement of lampstandards.

Strict control of advertisements.

Strict control of any new development including the preparation of 'design briefs' for sites accommodating more than one building in total.

4.2.1 TOWNSCAPE:

It is strongly considered that many of the existing unlisted buildings and all flint walls (old and new) are of great value and in a sense embody the character of the area. The demolition of these buildings will be controllable under the Town and Country Amenities Act 1974 once the area is designated a Conservation Area. These buildings and walls are identified as of 'high townscape value' on the Designation Map.



THE RED HOUSE MANOR ROAD



GLEBE HOUSE WEST LANE

4.2.2. WALLS:

One of the most attractive features of the old village of North Lancing was its narrow roads between flint walls. Due to the conflicting requirements of the motor car, much of this feature has been lost and what little remains must be protected. To this end it is suggested that the Council considers making a Direction under Article 4 of the Town and Country Planning (General Development) Order 1973 in order to control in detail the materials used in the erection or replacement of any wall or fence in front of any building or adjacent to any road or footpath within the Conservation Area. Such a measure will ensure this important aspect of the character of North Lancing is retained and enhanced.

4.2.3. TREES:

Some existing trees are already preserved and designation as a Conservation Area will afford the protection of the Town and Country Amenities Act 1974 to most other trees. However, all the trees should be surveyed and their condition noted. As part of a general scheme for enhancement, further tree planting should be considered when funds are available to improve the environmental quality of the Conservation Area. Every encouragement should be given to residents within the area to make a practical contribution by planting trees in suitable locations.

4.2.4. WIRESCAPE:

There are only a few overhead lines within the Conservation Area but these do detract from the visual quality of the environment. Consultations with the GPO will take place and a programme agreed for the gradual removal or re-routing of poles and wires.

4.2.5. LAMPSTANDARDS:

The type of lampstandard used within the Conservation Area is most unsympathetic to the character of North Lancing. The Lancing Parish Council is responsible for lampstandards generally within the parish with the Adur District Council acting as its agents. Every effort should be made to replace these either with old, cast iron standards or with modern ones of more sympathetic design.

4.2.6. UPKEEP:

Upkeep and maintenance of buildings and gardens is of generally high order and reflects the pride of residents within the Conservation Area. However, the few original flint boundary walls that remain cannot be too highly regarded and immediate action to restore weathered pointing and copings will save them from long term damage and perhaps total loss.

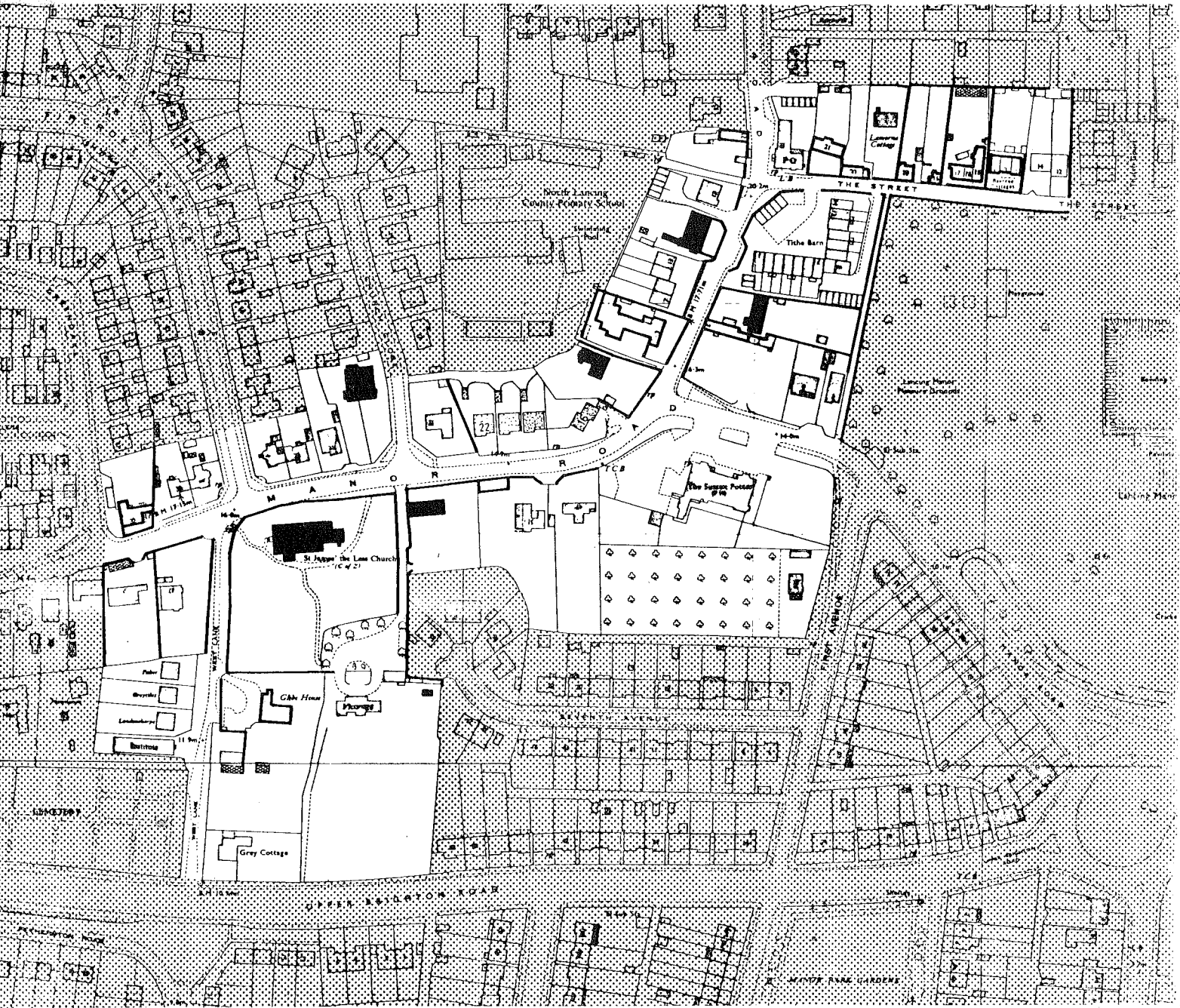
4.2.7. NEW DEVELOPMENT:

Any new development within the Conservation Area including extension to the existing property where planning permission is required will be very carefully controlled, particularly with regard to design and materials. It is also considered that the impact of any further substantial new development (i.e. the erection of more than one building on any site) will be so important that such sites should be the subject of a detailed 'Design Brief'.

4.2.8. ENHANCEMENT:

It is recommended that following the formal designation of North Lancing as a Conservation Area a scheme for enhancement, as required by Section 277B of the Town and Country Planning Act 1971 should be prepared with the help of public interest and participation.

APPENDIX A DESIGNATION MAP OF NORTH LANSING CONSERVATION AREA



Conservation Area



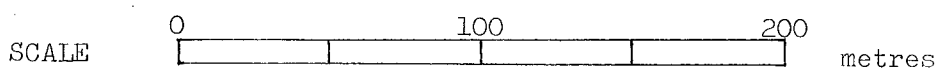
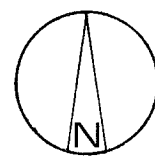
Listed Building



Building of High Townscape Value



Wall of High Townscape Value



APPENDIX B

LEGISLATION

Legislation in respect of conservation areas is contained in the Town and Country Planning Act, 1971, the Town and Country Planning (Amendment) Act, 1972, and the Town and Country Planning Amenities Act, 1974. Under the provisions of these Acts publicity has to be given to any application for planning permission where the proposed development would affect the character of the conservation area and all representations received are considered before the application is determined. In addition, anyone who wishes to demolish any building within a conservation area, or alter, either internally or externally, a building listed as being of Special Architectural or Historic Interest in such a manner as to affect its character, must apply for listed building consent. The District Council must also be notified of any proposal to cut or destroy any tree within a Conservation Area. The above is a generalised summary of the Acts. It is suggested that anyone who wishes to carry out any works should first approach the District Council in order to ascertain if consent is required, to clarify any policies, and to obtain guidance on the appropriate procedures.

LISTED BUILDINGS

Owners of listed buildings have a statutory duty to maintain them in a good state of repair. Limited funds are set aside by the Planning Authorities to provide financial aid towards the cost of essential structural repairs. Central Government funds are sometimes made available for listed buildings of exceptional quality.

Town and Country Amenities Act 1974

This important new Act introduces important controls on the demolition of buildings and works to trees within conservation areas:-

- a) Requires that the demolition of any building (apart from certain exemptions) within a conservation area shall require Listed Building Consent from the local planning authority.
- b) It is an offence to cut down, uproot, or wilfully destroy or damage trees within a Conservation Area. The Act controls the lopping, topping, or felling of any tree over 3"(75 mm) in diameter without due notice being given to the local planning authority.

APPENDIX C

Statutorily Listed Buildings within the North Lancing Conservation Area

The Church of St. James the Less, Manor Road

Friars Acre, 61 Manor Road

The Old Cottage, 1 Mill Road

The Old Posting House, 15 Mill Road

Smithy Cottage (and garden walls), 4 Mill Road Grade II

Church Farm House (Now 24 Manor Road and 1 Church Close)
(Supplementary List)

This report was produced by the Local Plans Team of the
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