

Neighbourhood Plan - Environment & Heritage Group

No. 4 Conservation & Archaeological Heritage

The Neighbourhood Plan will adopt the policies of the Arun Local Plan, Conservation & Archaeological Heritage Chapter 18. If policies change on the local plan this section of the neighbourhood plan will be reviewed.

The Historic Environment

The historic environment is one of Arun district's greatest assets. It includes a varied and beautiful landscape rich with a variety of monuments and architecture and diverse archaeology. The present landscape has been modified over thousands of years, helping to create the environment in which we live and work today. Contained within it are the physical remains of our history, which form an irreplaceable resource for discovering the past.

This historic environment is worth protecting for its own sake as well as for the information and pleasure that it provides now and for future generations. In addition, it is also important to the local economy; it is one of the reasons why people visit the area and is also a key factor in the ongoing regeneration of parts of the district.

Arun District Council Local Plan – Consultation Doc 19.07.12 Para 18.0.1 & 18.0.2

The two Parishes are both areas of historic importance containing 24 Listed Buildings, 14 Buildings of Special Character, 3 Conservation Areas and 1 Area of Special Character.

It is known that an ancient settlement of Berneham was recorded in the Domesday Book with a mill and the Church of St. Mary the Virgin. The original Parish is thought to have taken its name from an individual named 'Beorna' whose 'ham' or enclosure was in this low-lying countryside. Until the Middle Ages, a tidal creek ran to within a few yards of the church and fishing, not farming, was the main occupation of the villagers, as was smuggling. With the arrival of the railway in the nineteenth century and subsequent development of the glasshouse industry the village of Barnham grew around the railway station rather than the church which had previously been the case. (*Barnham Parish Website & Barnham Online*).

The first record of Eastergate Parish is believed to be that in the Domesday Book where it is listed as a hamlet of about 100 people and called 'Gate.' There is mention of a church but opinions differ as to whether the existing church is the original referred to. It is thought that a tollgate stood between Eastergate and Westergate, hence the origin of the name. (*Eastergate Parish Website & Sussex Online Parish Clerks*).

"..The land has undergone a tremendous change in this area over the centuries with the encroachment of the sea claiming Middleton and Cudlow near Climping. Barnham was built on slightly higher ground and in time the land between Barnham and the coast was drained so that the land could be used for farming. The drainage ditches remain and are as necessary today as they have always been.."

Sandra Lowton-Local Historian.

The Local Plan refers to 'Heritage Assets.' The *Heritage At Risk Register 2012* is held by English Heritage and can be found on their website. At the time of writing this document there are no listings on this register for either Barnham or Eastergate.

ADC is going to produce their own 'Heritage Assets at-risk register' which is to be reviewed on an annual basis.

Recommendations / Enquiries

The Environment & Heritage Group to be involved in ADC's annual review of the 'Heritage Assets at-risk register.'

Listed Buildings

A Listed Building is one that has been identified by the Secretary of State as being of "special architectural or historic interest". As such it is worthy of special protection. The listing process is not restricted to buildings. It can include any structure of interest, for example bridges, walls, telephone kiosks and even gravestones. English Heritage maintains the list of properties and structures (including their descriptions and location maps) which can be accessed from their website.

Arun District Council Local Plan – Consultation Doc 19.07.12 Para 18.1.1

There are currently 24 listed buildings in the parishes, 14 in Eastergate and 10 in Barnham, (see Appx A). Two Grade I; One Grade II*, & the remainder Grade II. As the Local Plan states, "Listed Buildings form a vital part of the district's character and local distinctiveness" (*Para 18.1.3*).

It is important that buildings of historic interest are listed for their continued preservation or they will be lost forever. The 'Old Bakery' in Lake Lane, Barnham has already been demolished and more recently the old BT Red Telephone Kiosk has been removed.

Historical heritage is part of our attraction for tourism as well as making the area an appealing place in which to live and work.

Recommendations / Enquiries

To work with ADC and English Heritage to preserve these and other features that are important to the villages' historical and archaeological heritage.

To canvas local residents' opinions on additional buildings / features to be formally listed for future preservation. For example:

- Red BT Telephone Kiosk in Yapton Road, Barnham (by old village hall demolished May 13) *Now removed and lost to the village.*
- The Murrell Arms PH and outbuilding, Yapton Road, Barnham. Currently only on the local list.
- The Old Rectory, Old Rectory Drive, Eastergate. Currently only on the local list.
- The Old School, School Lane, Eastergate. Currently no listing.

- 1-4 Field Cottages, Church Lane, Barnham, built 1890. Currently only on the local list.
- 1-4 Fishbourne Cottages, Elm Grove North, built 1901. Currently no listing.
- 1-4 Tisted Cottages, Elm Grove North, built 1906. Currently no listing.
- Vine Cottage, Yapton Road, Barnham, built 1801. Currently no listing.
- The flint wall between Manor Farm and Eastergate School, seeking advice, guidance and grants for its restoration, including materials to be used. Currently no listing.
- The flint walls along Church Lane, Barnham, seeking advice, guidance and grants for their upkeep, including materials to be used. Currently no listing.
- The two pillars marking the entrance to Highground Lane, Barnham. Currently no listing.
- Lych Gate of St. Mary's Church, Barnham. Currently no listing.
- Eastergate Parish Hall (with special reference to the murals). Currently no listing.

To recommend to ADC additional buildings / structures to be formally listed.

To provide enhanced access and information regarding these buildings and recommend pamphlets be produced of footpaths tracing a route through the historical areas of the villages, including the conservation areas, and giving information regarding these and other features of interest.

Buildings or Structures of Character

The quality of the historic environment is not just about Statutorily Listed Buildings, although these are of vital importance. It is also about the contribution of unlisted buildings and structures to local distinctiveness and sense of place, which play a crucial role in anchoring local visual and historic identity and form part of the areas' rich built heritage. They may also act as a significant focus for encouraging urban vitality.

These are known as Buildings or Structures of Character. The Council has worked with local heritage groups and Town and Parish Councils to identify these properties. The properties are contained in what is known as the Local List, which contains approximately 1,300 buildings or structures.

Arun District Council Local Plan – Consultation Doc 19.07.12 Para 18.2.1 & 18.2.2

The Local List currently includes the following 14 buildings:

In Barnham:

- 1-4 Field Cottages, Church Lane, Barnham
- Minstrels Barn, Church Lane, Barnham
- The Old School House, Yapton Road, Barnham (formerly Barnham Village School)
- The Murrell Arms PH, Yapton Road, Barnham

In Eastergate:

- Barnham Railway Station Ticket Office Building and Signal Box (*now removed to Aldingbourne Parish*), Barnham Road
- Barnham Bridge Inn PH, Barnham Road
- 2, 3, 4 & 5 Elm Grove North
- The Old Rectory, Old Rectory Drive

Recommendations / Enquiries

To work with ADC to protect these and other features that are important to the villages' historical and archaeological heritage.

To canvas local residents' opinions on additional buildings / features to be added to the local list for future preservation. For example:

- Protect the frontage of Railway Cottages, Barnham Road and upgrade, 'Rose Cottages' plaque.
- Consider the preservation and renovation of the frontage of the Barnham Bridge Inn.
- Protect the Village Green & Sign, outside Murrell Arms PH, Yapton Road, Barnham and all historical items located there.
- Renovate the facade of Buildings in Barnham Square (return all to black & white timbers).

To recommend where enhancements can be made to existing buildings/structures on the local list. For example:

- Revamp the village centre to make this a more attractive and cohesive street scene, acknowledging and befitting the historical aspects of the village.
- The buildings in Barnham Square with timbers be repainted to black and white to make the village centre more cohesive; positively enhancing the townscape and street scene.
- To review all shop fronts and buildings in the square, currently a ramshackle collection, making corporate signage of a decent standard and quality to blend in with the historical nature of the village centre.
- Review footpaths in the village centre, re-lay with more attractive paving and review slopes and width of paths which in some areas (in front of Barnham Bridge Inn) make access difficult for not only walkers but also prams, pushchairs and wheelchairs.
- Consider to what use the neglected site neighbouring the chemist could be given.

To set a timetable for the regular review of the buildings & structures in the Parishes and submit to the District Council, through the Parish Councils, those that could be included on the Local List.

Conservation Areas

Conservation Areas are statutorily defined as "areas of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance.

Conservation Areas are designated not on the basis of individual buildings but because of the special architectural or historic interest, quality of the area, its mix of uses, historic layout, characteristic materials, scale and detailing of open spaces. Designation also takes into account the need to protect trees, hedges, walls, railings and other characteristic features. Once designated, special attention must be paid, in all planning decisions, to the desirability of preserving or enhancing the character and appearance of the area.

Special features of these areas include not only individual buildings but various factors such as: historic street patterns and building layouts, the mix of uses, scale and detailing of buildings, materials, street furniture, vistas and the spaces between buildings.

Arun District Council Local Plan – Consultation Doc 19.07.12 Para 18.3.1, 18.3.2 & 18.3.3

The two Parishes have 3 Conservation Areas, 1 in Barnham and 2 in Eastergate. Each area has its own mini-statement written by ADC and these follow:

Conservation Area Church Lane, Barnham

Description of the Character and Appearance of the Conservation Area

The Conservation Area includes the original medieval settlement of Barnham, lying to the south of the principal village.

Surrounded by agricultural land, the Conservation Area has a distinctive rural character with buildings of various styles, ages and materials; principally brick, flint, plain clay tiles and natural slate.

An informal pattern of development enhances the rural character, together with mature planting, flint boundary walling and grass verges.

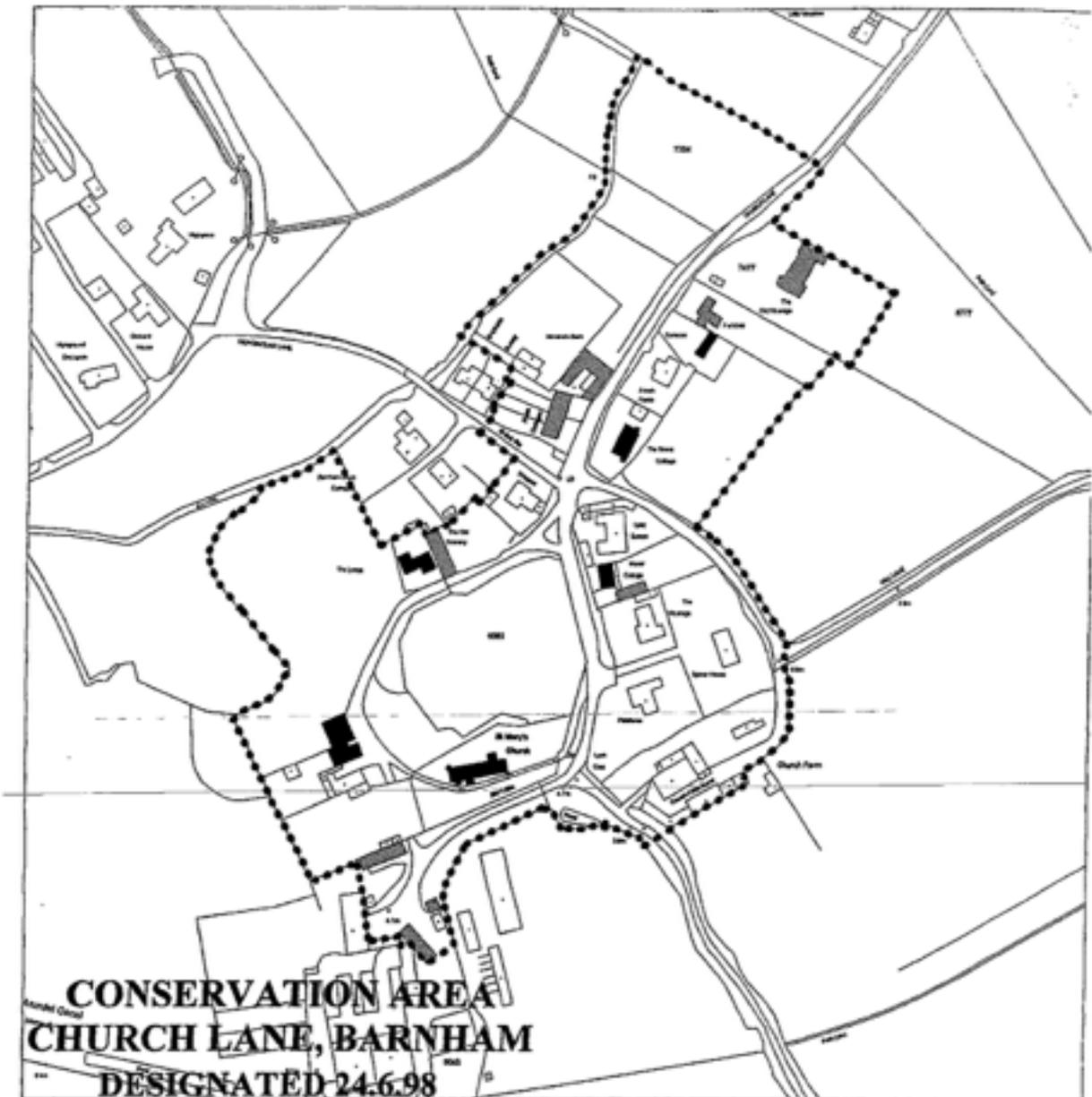
The open field to the north of St. Mary's Church is a particularly attractive feature of the area, surrounded by mature trees. The fields between Church Lane and the rife are also important to the immediate setting and rural character of the settlement.

Barnham Court and St. Mary's Church are an historically important and imposing pair of buildings; the former dating to circa 1640 is one of the finest brick houses of its date in the county.

The Conservation Area includes two of the older farm buildings on Barnham Court Farm, including a granary on staddles.

Opportunities for Enhancement

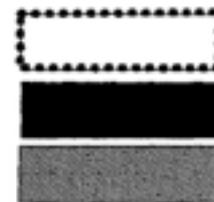
- Considerable improvement to the appearance of the Conservation Area could be achieved by the undergrounding of overhead telephone/power lines.
- Use of internal rather than external television aerials.



BOUNDARY OF CONSERVATION AREA

LISTED BUILDINGS AND WALLS

**OTHER BUILDINGS WHICH CONTRIBUTE TO THE CHARACTER
AND APPEARANCE OF THE AREA**



Based upon the Ordnance Survey Mapping
with the permission of the Controller of Her Majesty's
Stationery Office © Crown Copyright. Unauthorised reproduction
infringes Crown Copyright and may lead to prosecution or civil
proceedings.
Arun District Council Licence No. LA077011
Scale 1:2500
January 1998.

**NEG. No. 471.1
PLAN No. 75.9**

www.arun.gov.uk
planning@arun.gov.uk



C.I.T. Rogers BA DMS FURD
Director of Planning & Housing
Arun District Council
Millers Road
Liphook
West Sussex BN17 5LP



Conservation Area Eastergate (Church Lane) and Eastergate (Square)

Description of the Character and Appearance of the Conservation Area

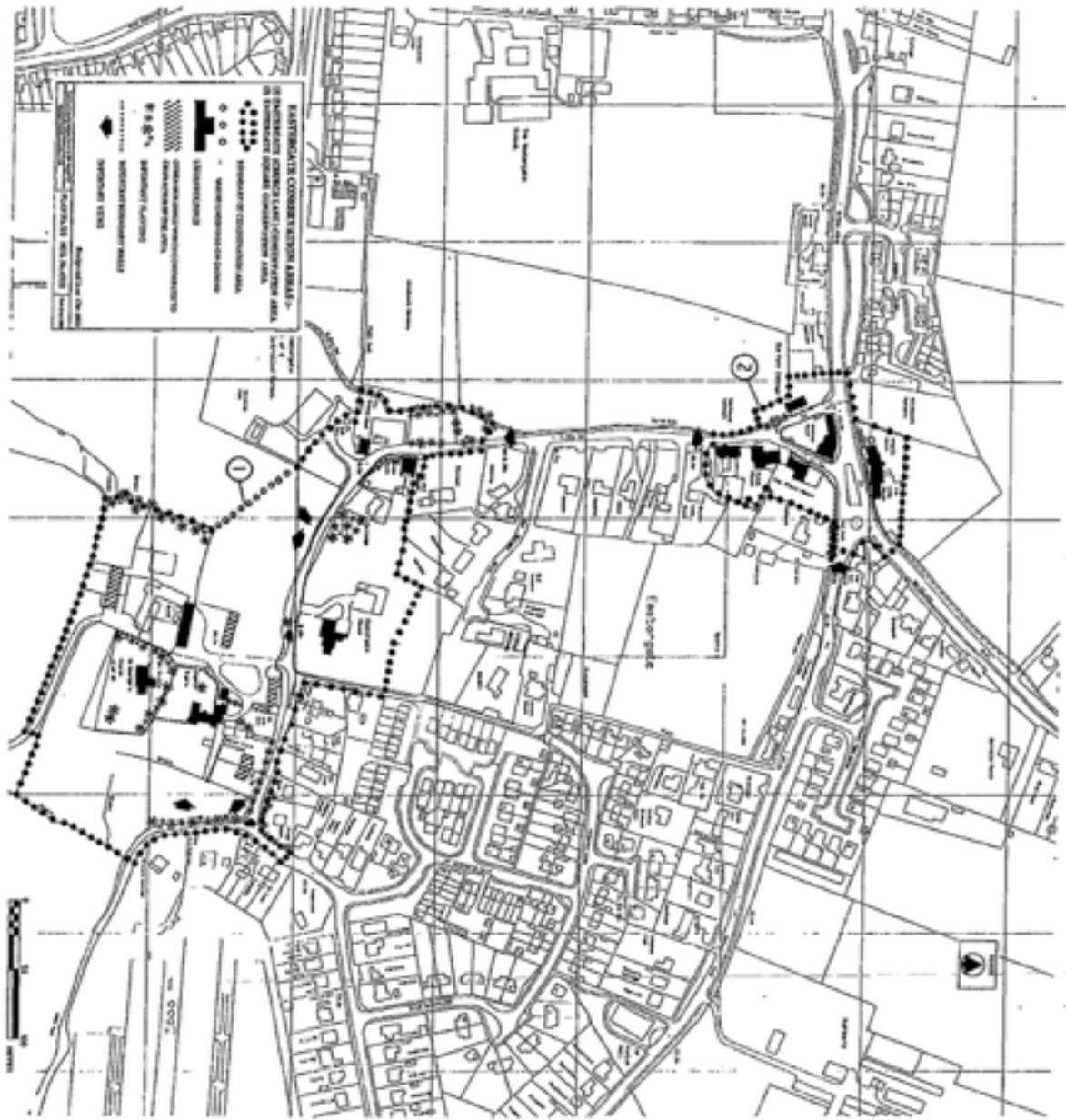
The village of Eastergate is situated on the A29, some 5 miles north of Bognor Regis. The Conservation Areas were designated in June 1992.

The Church Lane Conservation Area retains its rural character and the essential historic characteristics of a rural, agricultural, settlement based on the Manor House (16th Century), St. George's Church (Norman) and farm buildings, including a granary on staddle stones.

The rural character of the area is further enhanced by impressive views across open fields towards this group of buildings and the village generally.

By contrast, the area of Eastergate Square is more urban in its character with a close knit grouping of buildings of various styles and ages fronting the main roads, reflecting the historic development of the village at a road junction.

In addition to the attractiveness of individual buildings and their grouping, a variety of brick and flint walling and boundary hedges contribute to the special character of these Conservation Areas.



Recommendations / Enquiries

The Parishes will work with ADC to continue to enhance and protect these areas, promoting their historic significance to both the local and tourist communities.

ADC to review the Barnham Conservation Area description with specific reference to preserving “vistas and spaces in between.”

ADC to consider whether Murrell’s Field, and the neighbouring field, should be absorbed into the Conservation Area.

To identify the custodian of the field north of St. Mary’s Church, Barnham, mentioned in the statement, to ensure that it is preserved and maintained appropriately for all to appreciate.

The Environment & Heritage group to review the Conservation Areas and consider any other enhancements that may be made.

Areas of Special Character

In addition to the designated Conservation Areas, there are other parts of the district which are important for their character and the contribution they make to the local environment. These include areas of older development or those with a particular character of buildings or layout. Although they are not of sufficient historic or architectural interest for designation as Conservation Areas, it is important that these areas are protected because of their intrinsic quality and their local importance.

Arun District Council Local Plan – Consultation Doc 19.07.12 Para 18.4.1

Each area has an appraisal identifying the important elements and characteristics. There is one area of special character in the parishes, its appraisal follows:

Barnham Road, Downview Road (part), Barnham

This Area of Special Character was first designated in 1995 and was subsequently revised in 1997.

The designated area is substantial in size, incorporating part of Barnham Road and part of Downview Road.

Barnham Road

This section is a wide, main road serving the settlement of Barnham. The area consists of a variety of substantial buildings of various styles, predominantly two storeys which are set back from the road within large individual plots.

The collection of Edwardian style dwellings enhances the area substantially; reflecting the growth of the settlement after the completion of the railway junction.

A large number of the houses contribute to the character of this Area of Special Character; these are illustrated on the accompanying map.

Trees and hedges are important in the streetscene. A variety of mature and semi-mature trees line Barnham Road; the hedges are important for creating a semi-rural character to the area as does the lack of pavement on most of the west side of Barnham Road.

Downview Road

This is an established quiet residential area of low density, consisting of good sized properties, secluded from the main road by mature and semi mature trees and hedging. There is no established footway along Downview Road, only grass verges with no formal road markings contributing to an informal character. Each property is individually designed, enhancing this section of the Area of Special Character.

This is an attractive, leafy, low density residential area on the main approach into Barnham from the north-west. The special character derives from the, mainly, large dwellings standing in substantial gardens and grounds and set back from the roadways. The feeling of spaciousness between the buildings is important. There is a considerable amount of mature planting which combined with hedges and the lack of formal pavements over part of the area provide a distinctly mature suburban character.



Barham Road, Downview Road (Part), Barham

Recommendations / Enquiries

The Environment & Heritage Group of the Neighbourhood Plan will seek to proactively increase the Areas of Special Character within the Parishes.

Barnham Parish includes a section of the old Portsmouth and Arundel Canal (disused). The canal was opened in 1823 to link the Wey and Arun Canal to Portsmouth. The canal has no formally protected status and, in discussion with the County Archaeologist as a disused canal it is unlikely to gain such status. However the disused canal is an important part of the area's historical, archaeological and industrial heritage and it needs to be preserved as such. Local landowners should be supported and encouraged to preserve this site of Industrial Archaeology.

The Canal 'West of Yapton' (*Biodiversity Survey – Old Canal West of Yapton, SxBRC Report*) has previously been considered for potential SNCI status. The NP recommends that this area is reviewed again for potential SNCI status.

Archaeological Heritage

Archaeological remains are a fragile and finite resource. Appropriate management of archaeological remains is essential to ensure they survive in good condition and are not needlessly or thoughtlessly destroyed. While there are a number of scheduled ancient monuments throughout the Arun district the majority of archaeological sites are not scheduled ancient monuments.

Arun District Council Local Plan – Consultation Doc 19.07.12 Para 18.5.1

There are no Scheduled Ancient Monuments in our Parishes.

There have apparently been no archaeological digs in either parish so it is not known if there is anything under the ground. It is usual for a dig to take place before any area is developed and it is known that planning conditions have been made on recently proposed developments. For example, BN/15/11 Land East of Goodacres where the Senior Archaeologist of West Sussex County Council has made the following statement in his detailed comments:

The application site is located on the Sussex coastal plain, an area intensively settled in antiquity: the possibility that here may exist below ground some ancient landscape or settlement features, e.g. former field boundaries, trackways, refuse pits, post holes, relating to ancient settlement and fieldscapes, should be anticipated.

Such buried ancient features are likely to exist at shallow depth, just below the interface between plough soil/topsoil and the underlying brick earth or gravel subsoils: they would be vulnerable to damage or removal during the course of new ground excavations for construction of access roads, houses and associated garages.

In view of the moderate size of the site (2.88ha), the intended Public Open Space within the scheme, and of the long-term use of the site before the 1900s as agricultural land (involving ground disturbance within the topsoil

from past ploughing), the overall scale of the impact of development on ancient archaeological features is not anticipated to be high, barring any presently unexpected very significant archaeological site within the application area.

Measures to mitigate the impact of development on buried ancient features may therefore reasonably be provided for by means of a written scheme for appropriate archaeological investigation and recording, required under a suitable planning condition, if the application should be approved by your council.

*Application BN/15/11 dated 23/06/2011
Consultation Archaeologist West Sussex County Council*

Barnham Palstave Axe Hoard

When the branch line from Barnham Railway Station to Bognor was built there was an archaeological find about ½ a mile from the junction of the new line with the Brighton-Portsmouth line.

“..A hoard of Bronze Age Celts was found during construction of the Bognor Railway in the north-west part c.1864..”

British History Website

The County Archaeologist advises:

There is a short account of the hoard from a 1976 publication on Middle Bronze Age metalwork. One of the axes was illustrated in an article of Mark Anthony Lower's, in the journal *Sussex Archaeological Collections*, Vol. XVII (17) for 1865 (also attached). The author of the 1976 article (Rowlands) describes Lower's illustration as a "Class 2 group 2 unlooped palstave", a classification which I understand belongs to the "Taunton phase" of Bronze Age metalwork, dated between 3400 and 3250 years ago (1400 - 1250 BC).

Rowlands account says that,

“...there has been some confusion about where the axes now are. But some years ago, when I was visiting the British Museum, their Department of Prehistoric and Roman Antiquities had in its catalogue: "(Accession No.) WG 1861-2 Palstaves 76 C : Bognor Regis: LBSCR (London Brighton & Southern Counties Railway), a find...”

I think it quite likely that the British Museum may have one or more of the Barnham axes from the railway find. Another may be in Sussex Archaeological Society's Barbican House Museum, Lewes, perhaps Mr Perry's axe. Since Lower was a founder member of the Society, I would not be surprised if his axe ended up at Barbican House, even if apparently it cannot now be identified. I've very recently looked through Lower's papers in the Society Library, but found no mention of the axe hoard.

The two museums may be able to advise further on the axes' present locations, and the British Museum as to whether there is any correspondence accompanying the 1861-2 gifts, or further information that they can supply on their axes, and what or whom "WG" stands for, perhaps the donor or a

Victorian dealer in antiquities, from whom the British Museum bought the palstaves.

Recommendations / Enquiries

ADC to note the archaeological find discovered when the branch railway line from Barnham to Bognor was built.

The NP to note the history, and to explore further the current location(s) of this find and to include such information in any literature or tourist information produced about the village. Also include this in the pamphlets to be produced on footpaths through the historical areas of the villages as already mentioned in the 'Listed Buildings' section of this document.

To ensure with ADC that archaeological investigations are carried out in accordance with planning conditions before any developments with results published to the Parish Councils and interesting finds publicised to local residents.

This group to carry out a 'HER' enquiry to determine whether there are any other archaeological finds from the NP area.

Blue Plaque Scheme & Similar

There are currently no known Blue Plaques in the NP area.

There is a plaque beneath the Barnham Railway Bridge which notes the historical event of the flooding in the village showing the height of the flood water level, 31 December 1993. 14 residents were rescued by the Inshore Lifeboat.

Recommendations / Enquiries

This group to investigate historically, and enquire of local residents, whether any persons of note, have lived, are living, in the NP area, and consider whether a Blue Plaque would be worth placing on any particular location or building. Fields of professionalism may include; Artists, Musicians, Sports, Scientists, Engineers, Actors, Designers, Inventors, Writers, Film Directors, Surgeons, Philosopher etc. If anyone of note is discovered, to work with the appropriate group to acknowledge this with a plaque, and include details in any pamphlets or tourist information produced about the two villages.

To research and enquire of residents whether any other historical events in the village are worthy of an historic plaque.

Appendix A – Listed Buildings in Barnham & Eastergate

Barnham

<u>Building</u>	<u>Grade</u>
1. The Parish Church of St. Mary, Church Lane	I
2. Barnham Court, Church Lane	I
3. The Lodge of Barnham Court, Church Lane	II
4. Curacoa, Church Lane	II
5. Manor Cottage, Church Lane	II
6. The Street Cottage, Church Lane	II
7. Parsonage Farmhouse, Lake Lane	II
8. Ivy (actually Rose) Cottage, Yapton Road	II
9. Luckham (actually Luccombe) Cottage, Yapton Road	II
10. Barnham Windmill, Yapton Road	II

Eastergate

<u>Building</u>	<u>Grade</u>
1. The Parish Church of St. George, Church Lane	II*
2. Barn & Cart Shed at Manor Farm, Church Lane	II
3. Eastergate House, Church Lane	II
4. Flint House, Church Lane	II
5. Granary Outbuilding at Manor Farm, Church Lane	II
6. Malthouse Cottages, 1-3 Church Lane	II
7. The White House, Church Lane	II
8. The Wilkes Head Inn, Church Lane	II
9. Manor Farmhouse, Church Lane	II
10. The Old House, Church Lane	II
11. Shelley House and The Elm Tree Stores, Church Lane	II
12. The Thatched Cottage, Barnham Road	II
13. Thimbles, Barnham Road	II
14. Eastergate Memorial	II

Questions

After whom is Shelley House named? Is it Percy Bysshe Shelley, poet, born in Horsham?

Acknowledgements

Sandra Lowton – Local Historian, for historical/archaeological information and guidance.

John Mills – Senior Archaeologist, West Sussex County Council

References

Arun District Council Local Plan – Consultation Document 19.07.12

Arun District Council, Local Development Framework, Supplementary Planning Document, Buildings or Structures of Character adopted 2005.

Arun District Council, Supplementary Planning Guidance, Conservation Areas, Adopted October 2000.

Arun District Council, Supplementary Planning Document, Areas of Special Character-Description Review, Adopted September 2005.

Arun District Council Website www.arun.gov.uk

Barnham Online www.barnham.info/info

Barnham Parish Website www.barnham.arun.gov.uk

British History Website www.british-history.ac.uk

Eastergate Parish Website www.eastergate.arun.gov.uk

English Heritage Website www.english-heritage.org.uk

My Littlehampton Website www.mylittlehampton.co.uk

Sussex Online Parish Clerks www.sussex-opc.org

Hard Copy Evidence

Map of location of Ivy Cottage Grade II Listed Building. It marks the location of 'Rose Cottage.' Map from English Heritage website.

Copy of email from County Archaeologist regarding the canal in Barnham and Eastergate.

Copy of email from County Archaeologist regarding the Barnham Palstave Axe Hoard.

Large Map of the NP area with overlay marked with location of all listed buildings, Conservation Areas and the Area of Special Character.