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1.0 Goring Hall Conservation Area: An Overview

- 1.1 Goring Hall Conservation Area is located on the plain to the south of the downs about three miles from Worthing on the border with neighbouring Arun. At the southernmost section, the land borders the undeveloped greensward and coastline.
- 1.2 The Goring Hall Conservation Area is contiguous with the Goring Conservation Area, a separate conservation area centred on the historic settlement of Goring, which includes the listed church of St Mary and Court House, along with a handful of good quality houses associated with the redevelopment of the area in the 1930s.
- 1.3 The conservation area is centred on Goring Hall, a grade II listed red brick mansion originally of early 19th century date and designed by Charles Barry, the architect of the Houses of Parliament. The house originally enjoyed extensive grounds, and a famed Avenue of Ilex (Holm) Oaks was planted along the northern approach by David Lyon. The house suffered a fire in 1890, and a replica was built, albeit without the square tower, and faced in brick rather than rendered as the earlier house had been. Its later history saw it in use as a school, and today it has been much extended and is in use as a hospital. The Ilex Avenue marks the eastern extent of Goring Hall Estate.
- 1.4 Goring Hall Conservation Area was first designated on 29 April 1997. This current appraisal does not propose further boundary changes to the Goring Hall Conservation Area but acknowledges the importance of its setting to its character and appearance.

Goring Hall Summary of Significance

Goring Hall is the principal building within the conservation area and it, along with the associated landscape elements, is the predominant reason for its designation as a conservation area.

The original Goring Hall was built c.1838-1840 for David Lyon, a wealthy businessman, who had benefited from the slave trade, to designs by Charles Barry (the architect of the Houses of Parliament). The house was destroyed by fire in 1888, but a facsimile building was completed within a year. The house continued to be used as a dwelling until the middle of the 20th century when it became a school and is presently used as a hospital.

The grounds of the former estate comprises the majority of the conservation area, including the famed mile-long Ilex Avenue which formed the historic access to the estate from the east and west.

The existing conservation area boundary captures several historic buildings of architectural value north of the house, associated with the old settlement of Goring; but the interest is mainly in the seaside villa, surviving elements of the estate such as the attractive stables and walled garden; and designed landscape elements including a raised terrace and most particularly the mile-long Ilex avenue.

Additionally the green character of the conservation area which is comprised of the open spaces, mature tree planting and grass verges all contribute to an appreciation of the former rural context of the historic estate.

[INSERT MAP]

2.0 Conservation Areas: Background and Legislation

What is a conservation area?

- 2.1 A conservation area is an area that has been determined as being of special architectural or historic interest, the character of which it is desirable to preserve or enhance. A conservation area is usually determined, and designated by local planning authorities, under the requirements of Section 69 of The Planning (Listed Building and Conservation Areas) Act 1990 (The Act), which also requires local authorities to review, and if necessary designate, further conservation areas.

Purpose of a conservation area

- 2.2 Designation of a conservation area introduces a further level of control over the way that individuals can alter their properties, in order to allow local planning authorities to exercise their duty to preserve or enhance the character or appearance of the conservation area under Section 72[1] of the Act.
- 2.3 In practice, conservation area designation exerts control over demolition of unlisted buildings; control over works to trees; limitations on the types of advertisements that can be displayed with deemed consent; restrictions on the types of development that can be carried out without planning permission; clarification of archaeological interest.
- 2.4 In spite of these additional potential restrictions, conservation area status can often elevate the value of the properties within them as set out in Historic England's recent research report: <https://historicengland.org.uk/content/docs/research/assessment-ca-value- pdf>

What is a Conservation Area Character Appraisal (character appraisal)

- 2.5 A conservation area character appraisal is a document that describes the history of an area and the characteristics that make it special. An appraisal should evaluate the contribution made by different features of an area, both

positive and negative, and set out a framework for managing change in the future.

- 2.6 If properly undertaken, a character appraisal can assist local planning authorities in discharging their duties to preserve and enhance the character of conservation areas, as set out under Section 71 [1, 2 and 3] of the Act. This requires them to formulate and publish proposals for the preservation and enhancement of conservation areas, and to consult the public in the subject area, taking account of the views expressed.
- 2.7 Character appraisals can also be beneficial to local communities, by allowing them a say in what they consider makes their area special, and inspiring owners and residents to maintain and enhance the area, in partnership with other relevant parties.

Planning Policy

- 2.8 The National Planning Policy Framework (NPPF) sets out the government's advice in respect of sustainable development, including that relating to the historic environment in Chapter 16. It seeks to ensure that conservation area designation is applied only to areas deserving of the status, so as not to devalue the concept of conservation through designation of areas that lack special architectural or historic interest (paragraph 191).
- 2.9 Development management policies advise local planning authorities to look for opportunities to enhance or better reveal the significance of conservation areas (paragraph 206); and to consider proposals that would harm the significance of the conservation area proportionately, taking into account the relative significance of the element affected, and its contribution to the conservation area.
- 2.10 The Worthing Local Plan (2023) was adopted in March 2023 and now forms part of the statutory development plan, which sets the strategic development and land-use priorities for Worthing (outside the South Downs National Park) up to 2036, and contains the policies against which development management decisions within that area will be made.

2.11 Policy DM23 sets the strategic approach to the historic environment. It includes a commitment to:

- update Worthing’s Conservation and Heritage Guide (now complete and available at <https://www.adur-worthing.gov.uk/media/Media,135364,smxx.pdf>)
- review Worthing’s Conservation Areas (updating their Character Appraisals and producing Management Plans) and seek opportunities to enhance their character and appearance in accordance with their Character Appraisals and Management Plans;
- take opportunities to seek improvements to listed buildings and buildings within Conservation Areas when their condition has deteriorated. Where requests are not complied with the Council may use its statutory powers to enforce positive change;
- identify and protect important views between settlements, across character areas, and capturing transitions between landscape, townscape and seascape. This will include considering the relationship between ‘views’ and the ‘function’ such views serve;
- recognise the role of and encourage the best use of heritage assets in regeneration, design, tourism and education;
- use Article 4 directions where important heritage assets are under threat;
- work with others, including the local community where appropriate, to address how best to conserve any assets listed on Historic England’s Heritage at Risk Register, or any other assets at risk of loss, and to understand the significance of the historic environment in Worthing’s character and sense of place; and
- have regard to Historic England’s range of published information, guidance and advice, and will work with others towards implementing best practice.

2.12 This series of CACA reviews seek to meet some of these strategic objectives in relation to the historic environment.

2.13 This CACA identifies locally listed assets. Within Worthing, locally listed heritage assets were identified through two separate studies. The first list was included as an Appendix to the Local Plan 2003. The full list can be

found at the following link: <https://www.adur-worthing.gov.uk/media/Media,169207,smxx.pdf>. A further Local Interest Study was undertaken in 2003 which identified further heritage assets for inclusion on the local list. This can be located at <https://www.adur-worthing.gov.uk/media/Media,99455,smxx.pdf>.

2.14 A list of all designated and non-designated heritage assets within the proposed conservation area boundary is included at the end of this appraisal at Appendix I.

Conservation Area Appraisal Methodology

2.15 The following CACA is one of three that are being produced in support of the duties on local authorities to regularly review conservation areas. Research and physical surveys were undertaken for two existing and one potential conservation area, and the resultant recommendations included:

- Revision of boundary of the Steyne Gardens Conservation Area and update of conservation statement to a full CACA;
- Update of the Goring Hall conservation statement to a full CACA;
- Designation of a new conservation area at Marine Gardens and creation of a new CACA.

2.16 The character appraisals have drawn principally on two documents, widely used in preparation of conservation area character appraisals: Historic England’s Advice Note 1 (Second Edition, 2019): Conservation Area Appraisal, Designation and Management <https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/heag-268-conservation-area-appraisal-designation-management/> and; The Oxford Character Assessment Toolkit which was produced by Oxford City Council with funding from Historic England and provides comprehensive advice on undertaking character surveys.

2.17 The following steps were taken in appraising the conservation areas:

- Review of the existing conservation area character appraisals, as well as secondary research resources such as local history studies, historic photographs and maps and architectural reviews.

- A survey of each of the existing/proposed conservation areas and their existing boundaries, including survey of the setting of the conservation areas.
- Assessment of the condition of each conservation area.
- Description of the special interest of the area including the historic context; positive, neutral and negative contributing elements (both buildings and spaces); any key views within, into or out of the conservation areas.
- Presentation of the survey data with annotated maps and photographs.
- Recommendations for boundary changes and future management of the conservation areas.

2.18 The surveys utilised the Oxford toolkit rapid and detailed character assessment resources which are available here: https://www.oxford.gov.uk/info/20193/character_assessment_toolkit/878/character_assessment_toolkit

2.19 Visual surveys included consideration of spaces, buildings, views, landscape setting and ambience of the conservation areas to compile a full picture of the character and appearance of the conservation area, and its special architectural or historic interest.

2.20 Each character appraisal is divided into the following sections:

- Conservation area overview
- Map of conservation area
- Historical development
- Built and landscape character
- Boundary changes (where appropriate)
- Character areas (where appropriate)
- Setting and views
- Assessment of condition
- Management recommendations

2.21 The individual management recommendations within each appraisal are augmented with Worthing's Conservation and Heritage Guide, available at <https://www.adur-worthing.gov.uk/media/Media,135364.smxx.pdf>

3.0 Historical Development

Early History

- 3.1 Evidence of New Stone Age Man has been found in the land surrounding Goring through finds of knapped flints. These early inhabitants would have been nomadic hunter-gatherers who moved around the local area in order to provide for their needs.
- 3.2 It was not until c.900BC that Highdown Hill, to the north of Goring, featured a permanent settlement. This would have been an enclosed encampment with a simple ditch and circular huts of wattle and daub. The coastal plain below, near to the conservation area, would have been used for agricultural purposes to support the growing community.
- 3.3 Widespread Roman finds suggest that there was a Roman settlement near to Goring. The locations of finds suggest that a Roman road or coastal footpath came through the centre of Worthing, with nearly all finds being located to the north of Goring Road (A259). Given the paucity of finds to the south (and in the location of the conservation area) it is presumed that the land previously covered by the sea was still too marshy to cross or inhabit.
- 3.4 In 1974 a Saxon burial and other finds were made near to the church of St Mary. This suggests there was some form of Saxon settlement in the area, although further investigation and research has been limited and the extent or location of any settlement has not been fully investigated.

Medieval

- 3.5 Goring features in the Domesday Book under the name Garinges. It was one of four distinct manors which were recorded. In the Domesday Book Goring is documented as being on the boundary of two rapes (strips of territory running from north to south); the Rape of Roger, Earl of Arundel and the Rape of Bramber held by William de Braiose.
- 3.6 The principal manor of Goring changed hands with some frequency in the Middle Ages. Until 1243 it was held by the Albin family as part of the Earldom of Arundel. It was then given to Roger de Montalt and then

appears to have passed for a short time to the family of De Goringe who took their name from the place. In 1294 the manor was owned by Henry Tregoz through marriage. His family had held lands in the parish since 1202.

- 3.7 In 1321 Sir Thomas Tregoz drew up a full description of his manors, including Goring. In Goring the demesne consisted of 400 acres, mostly arable but with pasture for more than 200 sheep. The garden produced one cask of cider annually worth 10 shillings and there was also a windmill.

Early Modern

- 3.8 The manor changed through marriage in the 14th century to the Lewkenor family. John Lewkenor was killed at the Battle of Tewksbury in 1471. By 1573 the manor returned to the Goring family through its sale and remained in their ownership for the next 150 years. Following a short ownership by Nicholas Turner (1720 - 1758) it was inherited by William Richardson and then his nephew, William Westbrooke Richardson. The last family to hold the manor were the Lyons, distant relations of Queen Elizabeth, the Queen Mother (Bowes-Lyon). The Lords of Goring, who lived in the parish, resided variously at North Brook, Field Place and Goring Hall, built by David Lyons.
- 3.9 A survey made of the Sussex Coast as part of the preparations against the Armada noted the situation at Goring consisted of an extensive stretch of marsh and brackish water behind the beach from Goring to Heene. This largely remained the case until the 19th century.

19th Century

- 3.10 There was little development within Goring between the medieval period and the beginning of the 19th century. One of the notable changes within the local area was the construction of Goring Hall in 1840.

Goring Hall History

- 3.11 David Lyon, a merchant from the West Indies, bought the estate in 1834, when the manor house was still at Northbrook. He is likely a beneficiary of the slave trade. Lyon demolished the former manor at Northbrook and erected Goring Hall on a new site to the south of The Bull's Head. A

restored wooden fireplace within the building records the date as 1840 though other sources date the building to c.1838.

- 3.12 A few years after Goring Hall was complete, Lyon laid out Goring Park. This land extended to the sea and was contained by a 6 foot flint wall which partially survives. It was also at this time that he planted a row of Ilex trees through his estate from Ferring to Goring. At each end he placed a wrought iron gate and lodge. An additional belt of trees was laid out to connect the hall to the sea via a walk through a dense wood, this became known as The Plantation.



Figure 1: Eastern entrance Gates to Goring Hall Estate n.d. (pp 61)

- 3.13 In 1888 a fire destroyed the hall and it was rebuilt as an exact replica in 12 months by Major William Lyon with the exception of the former square tower and in brick rather than rendered.
- 3.14 From 1906 Goring Hall was leased to the Molson family, before becoming a boarding and day school for boys in 1938, founded by A.G.N Green, the first headmaster.
- 3.15 In 1934 almost the entire acreage of Goring Hall Estate was purchased by Hesketh Estates of Southport (a development company). They planned to build new houses from Sea Lane, Goring in the east to Sea Lane, Ferring in

the west, from the sea to Littlehampton Road as well as land that is now Maybridge, integrating the Ilex Avenue, which they identified as an important local feature. Due to the outbreak of the Second World War in 1939, only a quarter of the estate was actually built out. This stopped at The Plantation and railway line, although some roads had been laid out in the “Goring Gap” to the west of The Plantation. A gift was later made by the company of Ilex Avenue and The Plantation for public recreation.



Figure 2: Aerial view of Goring Hall Estate prior to 1934 development.



Figure 3: A portion of the estate to be laid out is indicated in red.

- 3.16 The iron gates to the estate were removed in 1940, most likely to aid the war effort and a new road was introduced running either side of the Ilex trees, rather than between them.
- 3.17 In 1983, The Ilex Avenue Conservation Group was founded by Mr Byron Wynn-Davies, with the objective to protect the avenue. This remains a core purpose of the Goring and Ilex Conservation Group today. Goring Hall is today a privately owned hospital.

Cartographic Evidence of Goring Hall Conservation Area

- 3.18 The Yeakell and Gardner Sussex map of 1778-1783 shows the layout of Goring. The land that comprises the conservation area is largely devoid of built form which is clustered around the church and the present A259. The Bull's Head Inn, a prominent building within the conservation area is present on this map, but Goring Hall is yet to be built and its location shows some buildings and field layouts, but no main residence with the formal grounds that are seen later.



Figure 4: Yeakell and Gardner's Sussex 1778-1783, 2inch to 1 mile

- 3.19 The 1843 Tithe Map shows some change to the built form within the conservation area. On this map Goring Hall and its surrounding outbuildings are now present. The Ilex Avenue and plantation are not shown on this map and do not seem to have been planted yet. To the north of the hall, around the present A259 there appears to have been little change to the built form. The Bull's Head Inn is present on this map with limited other housing surrounding it.



Figure 5: 1843 Tithe Map

3.20 The 1875 Ordnance Survey (OS) map shows limited change to the built form within the conservation area, but the Ilex Avenue on the approach to Goring Hall and The Plantation are present on a map for the first time. This map also shows the layout of the grounds at Goring Hall with the formal grounds located to the east of the house and the parkland to the north and west.



Figure 6: Sussex Sheet LXIV 1875 pub 1879

3.21 There is limited change to the built form between the 1879 and 1899 OS map. While there is some change to the footprint of Goring Hall, following the fire and rebuilding of 1888 it remains largely within the same footprint as previously.



Figure 7: Sussex Sheet LXIV.SW Revised: 1896, Published: 1899

3.22 It is not until the 1948 OS map that there is notable change to the Goring Hall estate, albeit outside of the conservation area. This shows the break-up of the estate and the laying out of new roads and houses within the grounds of the former estate.

3.23 These changes within the setting of the Goring Hall Estate have blended the settlements of Goring-on-Sea and West Worthing. The remaining undeveloped land known as the Goring- Ferring Gap, to the west of the historic estate, is the last surviving remnants of the agricultural land attached to Goring Hall, although never part of its formal gardens or parkland.



Figure 8: Sussex LXIV.13 Revised: 1909, Published: 1911



Figure 9: Sussex LXIV.13 Revised: 1932, Published: 1934



Figure 10: Sussex Sheet LXIV.SW Revised: 1938, Published: ca. 1948

Historic Associations

- 3.24 Goring Hall was originally designed by Charles Barry, the architect of the Houses of Parliament.
- 3.25 David Lyon, the original owner of Goring Hall was a West Indies merchant and Tory Member of Parliament for Bere Alston in Devon.

4.0 Built and Landscape Character

Landscape context

- 4.1 Goring Hall lies on the plain to the south of the Downs about three miles west of Worthing on the border with neighbouring Arun. The historic estate boundaries formerly included the area now known as the Goring-Ferring Gap, which remains open and in use as farmed fields stretching down towards the seafront.
- 4.2 There is a distinct contrast between the land within the conservation area and its immediate surroundings to the east. The landscape character of the conservation area is dominated by Goring Hall and the Ilex Avenue which formed the original access route to the historic building from the east and west.
- 4.3 Within the conservation area, the landscape is relatively flat, reflecting its origins as coastal plains. From within the grounds of Goring Hall there are views over open green spaces toward the sea beyond. The Ilex Avenue forms a barrier between the suburban development of the north and the more open fields to the south of the Goring-Ferring Gap.
- 4.4 The Ilex Avenue is a key aspect of the landscape character of the conservation area. This was a designed Avenue to provide access to Goring Hall from Ferring in the west and Worthing in the east. Although some of the trees had to be replaced following the Great Storm of 1987, the majority of trees are mature in appearance and provide an enclosed walkway with glimpses over the open fields to the sea beyond.
- 4.5 Within the northern part of the conservation area, around The Bull's Head, there is a green character to the area derived from the mature trees, front gardens and grass verges.
- 4.6 The setting of the conservation area also informs its character and appearance. To the east of the boundary with Goring Hall, the suburban development that has occurred following the sale of the estate has resulted in a modern housing suburb, which contrasts with the more open areas to the south and west of the conservation area.
- 4.7 To the west of Goring Hall and south of Ilex Avenue, the former agricultural fields are still present. While the two fields immediately to the south of the conservation area have been used as recreation grounds (formerly the school playing fields attached to Goring Hall) the land beyond this to the west and south are flat and open providing views to the sea across fields that continue to be used for agricultural purposes.
- 4.8 The Plantation, which was planted as part of the Goring Hall Estate is another distinctive part of the landscape character within the setting of the conservation area. This dense area of woodland is used for recreation purposes and provides a shelter from the sea winds. It was originally intended to be a wooded walk to the sea from Goring Hall.
- 4.9 Again, although outside of the conservation area, and not within the former designed grounds of Goring Hall, the Goring-Ferring Gap is an important part of the landscape and acts as a buffer between the two settlements. It is a key area of open space where the distinct settlements can be appreciated. It forms part of the open land which once surrounded Goring Hall and formed its rural setting, which has now largely been lost by the heavily suburbanised development to the north and east.
- 4.10 Within the conservation area, and its setting, the mature trees and green spaces are an important part of the character of the area, reflective of the once rural settlement of Goring, prior to its suburbanisation in the mid-20th century.



Fig 11: The Plantation (left) and the Playing Fields to the south of Goring Hall (right)



Figure 12: Ilex Avenue facing west

Spatial analysis

- 4.11 The conservation area is centred on the historic Goring Hall estate, which has been sub-divided and developed in the mid-20th century. Despite this, it's built form, gardens and historic access routes are still an integral part of the character and appearance of the conservation area.
- 4.12 Goring Hall has been altered and extended in the late 20th century to allow for the use of the building first as a school and then as a hospital. These works included a large two storey extension to the western facing elevation of the original building and providing new carparking within the grounds of the former orchard to the north.
- 4.13 Within the grounds of Goring Hall there are a number of outbuildings which relate to the historic running of the house. The historic stable block (listed grade II) to the north of the hall (and now attached via a modern extension) is a brick and flint building similar to the other historic structures within the grounds. These reflect the materials found within the local area. The flint walls that enclose the grounds, service areas and walled garden are all reflective of boundary treatments within the conservation area and wider locale.



Figure 13: Former Stable building to Goring Hall (listed grade II)

- 4.14 The former grounds of Goring Hall have undergone substantial change during the 20th century. The later 19th century mapping indicates an ornamental garden laid out to the west of the house. Along the western edge of the pleasure grounds was a formal garden bounded by trees. A summer house or pavilion is located at the north end of a linear planted walkway, possibly with a circular water feature midway. It seems likely that the raised terrace was also installed by this date, behind the flint wall that marks the boundary of the conservation area today. The fields east of the house provided the wider parkland, and tree clumps and individual specimens seem to have been planted here throughout the second half of the 19th century, possibly into the early 20th century.
- 4.15 An aerial photograph of 1924 shows the grounds to Goring Hall in greater detail. The ornamental Italianate gardens appear very well maintained at this date, with glasshouses, kitchen gardens and stabling west and north of the house. A pergola runs the length of the terrace, and the lawns immediately south of the house have tennis courts installed by this date.
- 4.16 Parkland is shown to the east of the house, with the Ilex Avenue and The Plantation well established. The parkland today has been lost to 20th century housing development.



Figure 14: Goring Hall Estate, 1924; Source: Britain from Above

- 4.17 The Ilex Avenue running east to west through the conservation area is a key part of its character. This avenue was planted by the Lyon family to demarcate the historic approach to Goring Hall. It runs from Ferring in the west to St Mary's Church in the east. It is now a popular pedestrian area, with cyclists and walkers using the route. The lack of maintenance has resulted in a worn track with the trees making an enclosed dark space. A historic photograph from c.1930 shows the Avenue at this time with a well maintained central track, grass verges and gaps between the trees allowing natural light and views across the agricultural fields to the sea.



Figure 15: The Ilex Avenue, circa 1930; Source: worthinghistory.com, accessed 2023

- 4.18 To the north of Goring Hall is North Lodge, (constructed c.1888 at the northern approach to the hall) and a small enclave of buildings in an informal arrangement (in contrast to the mid-20th century suburban development that surrounds it). These buildings form part of a group of buildings on the outskirts of the historic core of Goring village. Due to the mature hedgerows and tree planting, there is limited intervisibility between these buildings and Goring Hall.



Figure 16: North Lodge and historic access to Goring Hall

- 4.19 The Bull's Head and the flint wall to the north marks the northern extent of the conservation area. This building has entrances on Goring Street and can be accessed off Fernhurst Drive. The Bull's Head is surrounded by areas of hardstanding, in contrast to the more verdant character found elsewhere within the conservation area. To the west (rear) of the building there is a beer garden which reflects the green character of the area with mature trees and open space, but to the front of the public house the carpark provides a large area of hardstanding that detracts from its setting. A flint boundary wall runs to the north of The Bull's Head alongside the pavement of Goring Street and is another example of this type of boundary treatment that is seen throughout the local area.



Figure 17: Flint wall to the north of The Bull's Head within the conservation area.

- 4.20 West and south of Goring Hall today are two areas of open space, used as agricultural and recreation grounds respectively. These are well used by dog walkers and local sports groups. There are few designed elements within these two spaces, save some further specimen Holm Oaks on the eastern perimeter of the southern field. The boundaries of the spaces are now grown up with vegetation. Historic images show that the southern boundaries of these fields have been planted since at least the 1920s, although southern field boundaries appear to have been kept deliberately low to maintain sea views.
- 4.21 The majority of the trees along the west and southern boundaries are not of any great age, and therefore are unlikely to claim a strong association with the historic estate, although some Holm Oaks do survive. The trees

have been allowed to grow taller, and today sea views are likely only to be possible from the upper windows of the house itself. Maintaining these areas as open land is clearly important to the significance of Goring Hall.

- 4.22 The fields that now comprise the Goring-Ferring gap appear always to have remained in agricultural use and provide an important area of open green space that reflects the historic situation of Goring as a once small rural village and acts as a buffer to the built form of the settlement of Ferring and allows views to the South Downs to the north.



Figure 18: View facing westwards across the Goring-Ferring gap showing the roads laid out for the development of the Goring Hall estate.

Architectural interest and built character

- 4.23 The conservation area is centred on Goring Hall, its historic approaches and associated buildings. Goring Hall is the principal building within the conservation area, but the historic outbuildings, North Lodge and The Bull's Head are also architecturally interesting and key historic buildings within the conservation area.
- 4.24 Goring Hall, while not readily visible from outside of its own grounds, is of considerable importance to the history of Goring and the conservation area. Dating back to 1838 the rebuilt replica house dates to 1888 and was

built in the Queen Anne style, in contrast to the more neo-classical appearance of the original building which was rendered. It has been altered and extended in the 20th century, but retains a sense of the original building. Although not the oldest building within the conservation area (The Bull's Head has 16th century elements behind an 18th century façade), it is the grandest. The building is set within substantial grounds and the remaining service buildings in flint and yellow brick also contribute to the architectural interest of the conservation area. The flint buildings in particular are characteristic of the vernacular tradition of the locale.



Figure 19: An early photograph of Goring Hall prior to its reconstruction in 1888



Figure 20: East facing elevation of Goring Hall with parking to front



Figure 21: Former stable building at Goring Hall



Figure 22: Historic flint outbuilding at Goring Hall (left) and modern housing to the north of Goring Hall grounds (right)

- 4.25 North Lodge, the former gate lodge at the northern entrance dates to the rebuilding of Goring Hall in 1888. This building remains largely within its original footprint, although the chimneys have been shortened and the decorative bargeboards removed to the detriment of its historic character. Within its grounds, the flint wall that surrounded the estate has also been partially lost, but the remnants along Fernhurst Drive are an important example of this commonplace historic boundary feature.
- 4.26 The Bull's Head (listed grade II) is an important historic building, the oldest within the conservation area, and while the façade dates to the 18th century, internally there are signs of an earlier building. It is of vernacular materials - brick and flint, although the front elevation has been painted. The building is surrounded to the east and south with hard-standing, in contrast to the greener character of the rest of the conservation area. Its location on Goring Street and on the approach to Goring Hall makes it an important focal point within the conservation area.

4.27 The remainder of the buildings within the conservation area, appear to be of later 20th century construction. These are of no notable architectural interest but have been designed to blend with the more historic buildings within the conservation area rather than the suburban typologies to the north-west and east. Within the conservation area, the buildings are detached, with gardens and their materiality is predominately of brick with clay roof tiles.

4.28 Within the conservation area there is a clear contrast in the informality of the buildings, walls, layouts and road patterns associated with the older area, particularly around The Bull's Head, in comparison to the formality of the layout and landscaping associated with the Goring Hall estate.

Building Materials

4.29 There is a generally consistent palette of building materials used throughout the conservation area. Due to the limited number of buildings within it and their historic context (the majority forming part of the Goring Hall estate), there is a similarity to the building materials which date to the 18th and 19th centuries. The Bull's Head is likely to have earlier origins than its external appearance suggests, but there is no evidence of further early timber framed buildings within the conservation area.

4.30 Brick is the principal building material, either in local red clays, such as Goring Hall, or in later 19th century buildings onwards, yellow London clays, usually laid in Flemish bond such as at the outbuildings to Goring Hall and North Lodge.

4.31 The most characteristic of the local building materials is flint, found in the chalk beds of the downs, and the beaches. These are used extensively in both buildings and boundary walls, as intact or broken cobbles, although there are examples of knapped and coursed flints and cobbles laid in struck lime.

4.32 Elsewhere, The Bull's Head comprises a number of building materials, reflecting its continuous development. The materials include painted brickwork, coursed flint walls, render with red brick window dressings and weatherboarding. There is one modern building adjacent to North Lodge

which utilises random stone rubble for the external chimney breast and porch. Roofing materials are a mixture of clay and slate.



Figure 23: Examples of brick, flint and weatherboarding on and next to The Bull's Head.



Figure 24: Modern housing within the conservation area



Figure 25: Brick used at Goring Hall

Boundaries and streetscape

- 4.33 The unifying feature of the conservation area are the extensive flint boundary walls, which surround the historic Goring Hall estate and the land to the north of The Bull's Head. The flint walls are not homogenous, but vary in terms of their height, intactness, quality and age. Some are built of coursed cobbled flints, while others are made of broken flints laid in a more random arrangement.
- 4.34 Roads and pavements throughout the conservation area are predominantly in modern tarmac or concrete paving slabs. The Ilex Avenue is a dirt track, closed to vehicles. The historic approach to the Goring Hall Estate from North Lodge is covered in gravel, disguising any earlier road treatment. Within Goring Hall grounds, the predominant road material is tarmac, but there are examples of brick and block paving within the historic service yard area.



Figure 26: Examples of paving treatments in Goring Hall grounds.



Figure 27: Dirt track along Ilex Avenue

Heritage Assets

- 4.35 Heritage assets are commonly considered to be buildings or structures, monuments, places or landscapes that have sufficient significance to warrant consideration in the planning process. They include designated assets such as scheduled monuments, conservation areas and listed buildings; and non-designated assets such as locally listed buildings. Conservation Area Appraisals provide an opportunity for local planning authorities to also identify unlisted buildings that contribute positively to the character or appearance of the conservation area, and therefore be recognised as non-designated heritage assets. Similarly, appraisals can also identify buildings that negatively contribute to the conservation area, usually because of inappropriate scale, poor design or incongruous materials.
- 4.36 Those buildings that have been identified as positive contributors within this conservation area are identified on the map on page 2. In general, positive contributors have a degree of architectural and historic integrity, which may be derived from a street-facing elevation, or from another viewpoint; and they therefore illustrate an important part of the history of the area. The listed buildings and most of the flint boundary walls should be considered to contribute positively to the character and appearance of the Goring Hall Conservation Area.

Detracting Elements

- 4.37 Given the limited size of the conservation area and the closely drawn boundaries, there are a limited number of detracting elements. Those elements which do not make a positive contribution to the character and appearance of the conservation area include the following:
- 4.38 The two storey extension to Goring Hall. Although in yellow brick and ashlar stone, this extension has consumed the original building and has detracted from its historical appearance and extensive grounds. It has encroached on to the former service areas of Goring Hall and is seen before the hall on the main approach into the historic grounds.
- 4.39 Within the Goring Hall grounds the inclusion of plant, partially obscured behind a trellis, but with no planting to better disguise it upon the main

entrance into the grounds of Goring Hall makes a negative contribution to the character and appearance of the conservation area.

- 4.40 The amount of hardstanding around Goring Hall, now used as parking space for the hospital and within the former walled orchard is a negative feature. This was originally green space associated with the hall and characteristic of a country estate that has been lost and now detracts from the green character of the conservation area.
- 4.41 Similarly, the car park outside of The Bull's Head southern facing elevation is a noticeable area of hardstanding within the conservation area, especially surrounding this historic building that detracts from its character and is an area where improvement could be made through the use of planting and soft landscaping.



Figure 28: Plant within the grounds of Goring Hall



Figure 29: Extensive areas of hardstanding within the grounds of Goring Hall



Figure 30: Carpark within the former orchard of Goring Hall

5.0 Setting and Views

Views

- 5.1 Views within the conservation are predominately associated with Goring Hall, where they allow for an appreciation of this important and its context as a country estate with open views to the south.
- 5.2 Within the grounds of Goring Hall there are both formal and informal views which contribute to an appreciation and understanding of the character and appearance of the conservation area. Views to the house are best appreciated from the lawned area immediately south of the building, where there is still an ability to appreciate the former function as a private house without excessive car parking and hardstanding distracting from its aesthetic value.



Figure 31: Southern facing elevation of Goring Hall (courtesy of Nursing Times, 2014)

- 5.3 Views from Goring Hall southwards are also of importance. These allow views to the open space beyond, which would have formerly allowed unrestricted views to the sea and are reflective of an important aspect of the buildings location. Views to the south are from the formal gardens with a raised walkway at the southern boundary of the halls grounds. The mature vegetation has restricted views to the sea, but there are likely to be views to the sea from the upper floors of the building.



Figure 32: View from the raised promenade at Goring Hall to the south

- 5.4 Due to the enclosed nature of the Ilex Avenue and its historical approach to Goring Hall views are channelled along this approach from the east and west. These are kinetic (changing) views that are best appreciated while progressing along the avenue. They contribute to a sense of the original access to the estate of Goring Hall and today obscure the more modern housing to the north and south of the conservation area. However, the overgrown nature of some of the trees provides a dark enclosed space with little opportunity to view the sea to the south.
- 5.5 Views to The Bull's Head are best appreciated from Goring Street facing west where the historic front elevation can be appreciated. Given the orientation of the building and its principal front elevation, this building is best seen in close to, static views. These views offer an appreciation and understanding of the long settlement of the area.



Figure 33: View westwards along Ilex Avenue



Figure 34: Views Eastwards along Ilex Avenue towards Sea Lane, Goring

Setting

- 5.6 The setting of the conservation area, especially to the south and west of Goring Hall, is important to an appreciation and understanding of the character and appearance of the conservation area. The open fields provide a rural context to the conservation area that are indicative of its former rural location, prior to the mid-20th century development that has subsumed the historic settlement of Goring. The Goring-Ferring Gap is an important landscape buffer between the historic estate of Goring Hall and the village.
- 5.7 The Goring-Ferring Gap is also an important element to the setting of the Ilex Avenue. The trees run parallel to this strategic open space and there are some limited glimpses through the tree planting to the sea, reinforcing the rural character of this historical approach to Goring Hall. The open fields to the south of the western section of the avenue are in contrast to the suburban built form to the north which has eroded the once open land in this direction. To the eastern end of the avenue, the modern housing to the north and south of the track has eroded this appreciation.
- 5.8 The views over open fields to the south are an important aspect of the setting of Goring Hall which had been located to take advantage of the open land between the formal grounds and the sea. There are long views from the coast northwards across the open space to Goring Hall although the mature tree planting that has grown up has largely obscured the building in longer views. There are more immediate views of Goring Hall from the playing fields to the south when facing northwards.
- 5.9 The plantation is another important feature of the setting of the conservation area. This formed part of the original estate and was intended to provide a woodland walk from the house to the sea. This creates an important area of mature woodland that contributes to the green character to the south of the conservation area and preserves an appreciation of the historic planting within the wider Goring Hall Estate.
- 5.10 As well as providing a rural buffer, the Goring-Ferring Gap makes an important contribution to the setting of the conservation area by allowing long views to the South Downs National Park beyond and the adjoining Highdown Conservation Area. The Goring-Ferring Gap can also be seen

when looking from Highdown Conservation Area, which contributes to the historic character of the wider area. The coastal plains were once used for agriculture by the settlers at Highdown and views between these areas provide a sense of this former relationship.

6.0 Assessment of Condition

- 6.1 The condition of the conservation area can broadly be summarised as generally good and the properties within the conservation area are mostly well maintained.
- 6.2 Goring Hall and grounds are well maintained, although the extension to the west of the main building has resulted in harm to this listed structure. The inclusion of carparking within the former walled garden to the north of Goring Hall and the parking outside of the main entrance to the eastern facing elevation have also eroded its setting. The remaining mature tree planting and green open spaces within the hospital grounds are therefore of importance and should be preserved to ensure the character and appearance of the area is not further eroded. There would be a benefit in the hospital undertaking a Conservation Management Plan to guide future development needs, and conserve appropriately the listed and curtilage listed buildings on the hospitals estate.
- 6.3 There is a similar issue with the setting of The Bull's Head. The need for parking and its location to the west of Goring Street and its dual aspect with Fernhurst Drive has resulted in a large area of hardstanding immediately in front of its two entrances. While parking is necessary, the entrances to the pub could be further softened with planting and/or installation of high quality low flint walls.
- 6.4 The Ilex Avenue is an important route through the conservation area, but a lack of proper management has led the track to become worn. The loss of the former grass verges and the lack of pruning of the trees has resulted in a dark enclosed space with limited views to the sea when facing south and has altered its historic character. Further maintenance issues include poor management of Ilex saplings, excessive epicormic growth, the lowering of the canopy, and presence of dead branches.
- 6.5 The most significant threat to the conservation area going forward is that associated with development pressure within the setting of the conservation area, particularly on the site of the Goring-Ferring Gap. As demonstrated above, this space provides an important rural context to the conservation area in both near and far views, and its incremental

development would be harmful to the significance of the conservation area as derived from its setting.



Fig 35: Google Image shows the extent of the development to Goring Hall to the west



Figure 36: Hardstanding at the Bull's Head

7.0 Management Plan

- 7.1 The following management recommendations are intended to provide guidance to owners and interested parties regarding the future management of the conservation area. Where the local authority has jurisdiction over part of the area, recommendations will be brought forward as and where possible subject to availability resources.
- 7.2 The overall character of the conservation area is compromised by the cumulative effects of the issues outlined above. The following is a set of recommendations to improve the future management of the conservation area.

Infrastructure and public realm

Public realm improvements should be informed by an understanding of the significance of the conservation area, and respect the character and appearance of the former Goring Hall Estate including the character of the Ilex Avenue.

- 7.3 The conservation area would benefit from a holistic approach to installation of or alteration to road, street, telecommunications and lighting infrastructure. Within Ilex Avenue opportunities for more sympathetic street furniture should be explored, especially the provision of more appropriate dog waste bins. Other opportunities to improve the road surface finish to ensure its maintenance should also be considered.
- 7.4 All relevant authorities should be reminded of the designation status to encourage a more thoughtful approach to installation of signage, street markings, telephone and broadband boxes, litter bins and road surfaces. Historic England's Guidance 'Streets for All' provides a framework for managing change to the public realm in historic areas: <https://historicengland.org.uk/images-books/publications/streets-for-all/heagl49-sfa-national/>

Ilex Avenue Maintenance

Continued maintenance and management of the Ilex Avenue should be encouraged in a productive partnership between residents, local amenity groups and the Council.

- 7.5 Opportunities to improve and maintain the existing surface finishes, taking account of the needs of various users, along with maintenance of the trees along the Avenue should be explored. Historically, there has been a central track with grass verges to either side and opportunities to reinstate this should be explored. Maintenance of the Ilex trees would also improve the natural light and allow views to the sea when looking south. This would return the original intended character of the space and improve its accessibility. Improving biodiversity is also desirable. A separate maintenance plan for the Ilex Avenue, undertaken by amenity groups and the Council might be a possible next step.

Public awareness

Local residents and businesses should be made aware of the designation of the area as a conservation area, and what it means for development and change to their properties.

- 7.6 There would be considerable benefit in raising awareness of the conservation area designation and what it means for buildings within this heritage asset. This could be achieved through circulating this advice to householders and businesses within the conservation area as part of a public consultation process.

Enhancement of Goring Hall Grounds

Opportunities to improve and restore the historic grounds of Goring Hall should be explored as and when appropriate. Further loss of green space for parking and further extensions should be avoided to preserve the historic character and setting of this building.

7.7 Goring Hall's grounds have suffered from the increased areas of hardstanding for carparking and the plant associated with its use as a hospital. Opportunities should be explored to provide more green space, and the disguising of plant with appropriate planting strategies.

7.8 Opportunities should be explored to maintain and improve the existing promenade and planting within the historic grounds and to restore the formal gardens as seen in the historic aerial photographs. This would greatly improve the setting of the listed building and the character and appearance of the conservation area.

Review of Statutory Listing at Goring Hall

Consideration should be given to making an application to Historic England to review the statutory list descriptions at Goring Hall to reduce the administrative burden on the hospital and local authority around listed building consent applications.

7.9 At present, modern development attached to Goring Hall is considered listed by virtue of attachment to the listed building, even though it has limited heritage value. A review by Historic England would result in clarity about the extent of listed buildings, and so potentially reduce the administrative burden on the hospital and the local authority when applications for alterations are required.

Development affecting the setting of the conservation area

The green setting of the conservation area to the south and south-west should remain undeveloped to conserve the rural context of the historic Goring Hall Estate and the remnants of the historic context of Goring itself.

7.10 Development on the fields south and west of Goring Hall and the Ilex Avenue should be strongly resisted. The surrounding landscape provides a rural context to the conservation area, which has for most of its history been undeveloped open green space, whether used recreationally or agriculturally. The historic and aesthetic values of the former Goring Hall Estate would be eroded if its landscape setting were diminished. The southern field boundaries appear to have been kept deliberately low to maintain sea views and opportunities to manage the mature tree planting to improve these views should be explored.

New development within the conservation area

Proposals for new development should take into account the heritage values associated with the conservation area as set out in this appraisal, as well as Supplementary Planning Guidance produced by Worthing Borough Council including:

- Guide to Residential Development SPD
- Worthing Borough Council Conservation and Heritage Guide

7.11 Within the conservation area, development opportunities are limited, because of the small size and tightly drawn conservation area boundaries, as well as the landscape and heritage designations. Any new development should respect the character and appearance of the conservation area.

Appendix I: List of Heritage Assets

Street/Space	Building Name/Number	Designation
Statutory Listed Buildings		
Ilex Way	Goring Hall	Grade: II List UID: 1250827
	Former Stables of Goring Hall	Grade: II List UID: 1263312
	Wall to Former Orchard North of Goring Hall	Grade: II List UID: 1263276
Worthing Local Interest Study 2023 (relating to the Worthing Local Plan 2003)		
Ilex Way	Grounds of Goring Hall	Park and Garden of Local Interest

Appendix 2: List of Sources

Resource	Summary of Content	Date Accessed	Source
West Sussex Record Office			
Add Mss 34798	Photograph of Goring Hall	November 2022	WSRO
Add Mss 34798	Printed Sale Particulars for 'About 20 Acres of Underwood standing on the Goring Hall Estate'	November 2022	WSRO
AM 330/19	Goring Hall Estate, Worthing	November 2022	WSRO
AM 807/41	Deeds relating to Goring Hall Estate, Goring-by-Sea	November 2022	WSRO
AM 1033/2/2	Plan of Goring Estate	November 2022	WSRO
SAS-RB/172	Details of Estate in Goring	November 2022	WSRO
Online Resources			
British History Online	Worthing Growth of the Town	November 2022	https://www.adur-worthing.gov.uk/parks/find/worthing/il-ex-way/
Adur and Worthing Councils	Ilex Way	March 2023	https://www.adur-worthing.gov.uk/parks/find/worthing/il-ex-way/
Worthing Heritage Alliance	Worthing Heritage Trails	March 2023	http://www.worthingheritagealliance.org.uk/WHA_Trails_08_Goring.pdf

National Heritage List for England	Listed Building Searches	March 2023	https://historicengland.org.uk/listing/the-list/map-search?clearresults=True
Britain from Above Britain from Above	EPW011525 (1924), Goring Hall, Goring-by-Sea	March 2023	https://www.britainfromabove.org.uk/en/map?country=global&view=map#0,262466.52493474324,609599.6708161779
Britain from Above Britain from Above	EPW042635 (1933), The Goring Hall estate, Goring-by-Sea, 1933	March 2023	https://www.britainfromabove.org.uk/en/map?country=global&view=map#0,262466.52493474324,609599.6708161779
Maps			
1843 Tithe Map		November 2022	WSRO
OS Map 1879	Sussex Sheet LXIV.13	November 2022	National Library Scotland Online
OS Map 1879	Sussex Sheet LXIV	November 2022	National Library Scotland Online
OS Map 1899	Sussex Sheet LXIV.SW	November 2022	National Library Scotland Online
OS Map 1911	Sussex LXIV.13	November 2022	National Library Scotland Online
OS Map 1913	Sussex LXIV.SW	November 2022	National Library Scotland Online
OS Map 1934	Sussex LXIV.13	November 2022	National Library Scotland Online
OS Map 1936	Sussex LXIV.SW	November 2022	National Library Scotland Online
OS Map 1948	Sussex LXIV.SW	November 2022	National Library Scotland Online
OS Map 1899	Sussex LXIV.SW	November 2022	National Library Scotland Online
OS Map 1913	Sussex LXIV.SW	November 2022	National Library Scotland Online
OS Map 1912	Sussex LXIV.SW	November 2022	National Library Scotland Online

OS Map 1933	Sussex LXIV.SW	November 2022	National Library Scotland Online
OS Map 1934	Sussex LXIV.14	November 2022	National Library Scotland Online
OS Map 1948	Sussex LXIV.SW	November 2022	National Library Scotland Online
Published Resources			
Elleray, D. Robert, <i>Worthing a Pictorial History</i> , Phillimore & CO Ltd.: Chichester, 1977	Photographs of Worthing	February 2023	
Kerridge, R., and Standing M., <i>Worthing from Saxon Settlement to Seaside Town</i> , Optimus Books Ltd.: Worthing, 2000	History of Worthing	February 2023	
Senwin, E. and Smail, H., <i>Glimpses of Old Worthing</i>	Photographs and History of Worthing	February 2023	
Smail. H, <i>The Worthing Map Story</i> , n.d	Maps and history of Worthing	February 2023	
Vaughan, J.A.M., <i>Goring and Ferring Past and Present</i> , Photrack: Worthing, 1993	Photographs of Goring	February 2023	
Sussex Histories, <i>Goring Hall in pictures</i> , Goring Hall Hospital, 1999	Photographs of Goring Hall	February 2023	
Fox-Wilson, F., <i>The Story of Goring and Highdown</i> , 1981	History of Goring	February 2023	