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### Kingston Buci Summary of Significance

There is evidence of permanent settlement in the area with Bronze Age and Roman remains recorded in the northern part of the parish on the lower Downland slopes. The Anglo-Saxon estate was located on the alluvial coastal plains near the present-day church.

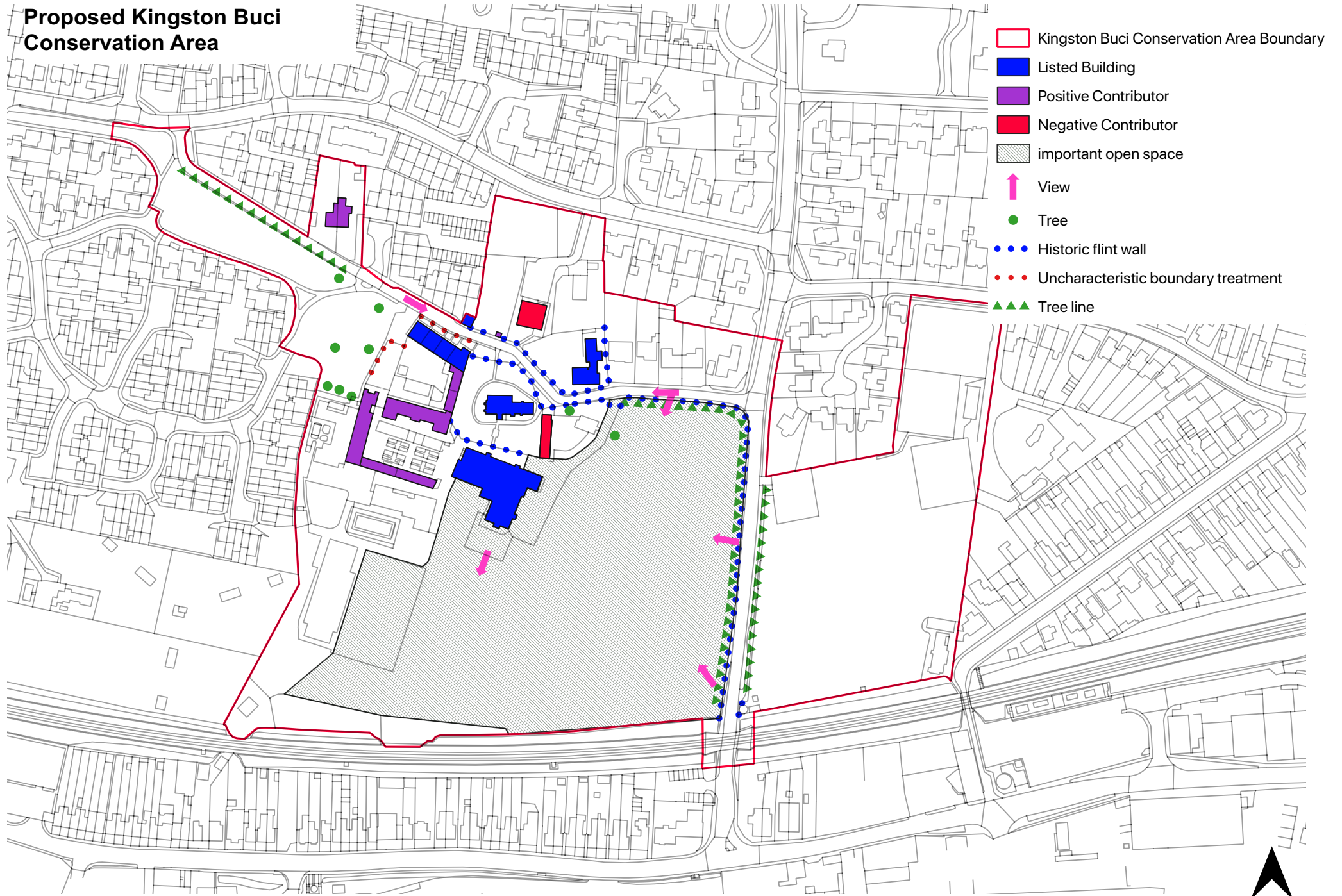
After the conquest the manor at Kingston was held by William de Braose of Bramber. It was tenanted in the 14<sup>th</sup> century by the de Boucey family, from where Kingston Buci takes its name. The manor house that stands at the centre of this compact conservation area today dates from the 16<sup>th</sup> century, but is outwardly 18<sup>th</sup> century with an attractive 'Georgian' south front. The manor and its associated farmstead (now Shoreham College), the 11<sup>th</sup> century St Julian's Church and the Old Rectory comprise the heart of this small conservation area, along with the remnant undeveloped manorial land south and east of the manor house.

Also included within the conservation area is the 19<sup>th</sup> century croquet and lawn tennis club east of Kingston Lane. It is included for the contribution it makes to the setting of the listed buildings in the conservation area; but also for representing the 19<sup>th</sup> century economic and social growth of Kingston brought about by the creation of a permanent harbour here in 1821. The land south of the railway line, and as far as the harbour entrance retains a number of historic buildings and structures representative of the maritime history of Kingston, and Adur more widely.

## 1.0 Kingston Buci Conservation Area: An Overview

- 1.1 Kingston was a small parish east of the harbour at Old Shoreham some five miles west of Brighton and derives its historic name Kingston Buci from the de Boucey family who were tenants during the 14<sup>th</sup> and 15<sup>th</sup> centuries.
- 1.2 The historic settlement of Kingston Buci was larger in the Middle Ages than in the 18<sup>th</sup> and early 19<sup>th</sup> centuries, as houses built south of the church were lost to the sea by the 17<sup>th</sup> century. The subsequent growth of Kingston is due to the construction of the harbour at Kingston which opened in 1821, and the arrival of the railway in 1840. The terraces south of the railway line appeared in the mid 19<sup>th</sup> century housing the population working on the shipbuilding, timber and scrap metal yards here. Further population growth in the early 20<sup>th</sup> century is attributed to the opening in 1901 of the new union Steyning workhouse (later Southlands Hospital).
- 1.3 The parish of Kingston Buci was principally on the alluvial coastal plains, but did in the Middle Ages stretch to the lower chalk downland slopes north of Old Shoreham Road. Its southern boundary was marked by the course of the Adur, which altered over time with the creation of the harbour.
- 1.4 The Kingston Buci Conservation Area boundary is shown on the map on page 3. It is a small area, centred on the historic manor, church and rectory, and revisions to the boundary proposed here include the removal of land south west of Shoreham College and immediately north of the railway line, which is now used as a transmitter station. It is also proposed to remove some modern housing along Rectory Road and at Spinnals Grove east of Kingston Lane.

# Proposed Kingston Buci Conservation Area



## 2.0 Historical Development

### Early History and Manors

- 2.1 A settlement is recorded west of Kingston Lane and south of Old Shoreham Road from the 2<sup>nd</sup> Millennium BC. An Early Bronze Age vessel was located and a Roman well containing Roman pottery and human remains.
- 2.2 The church further south dates from the 11<sup>th</sup> century, and the Saxon settlement was presumably in this area close to the shore. The Manor belonged to Harold, and after the Conquest was controlled by William de Braose of Bramber, who also controlled the manors of neighbouring Sompting and Lancing. The de Boucey family were tenants of the manor from the 12<sup>th</sup> -14<sup>th</sup> centuries and it is from this family that Kingston Buci derives its name. In 1356 the manor was sold out of the family passing to Sir William Fyfield, and then on to various families eventually coming to the Gorringe family with whom it stayed until the sale of the land and manor for school use in the early 20<sup>th</sup> century.
- 2.3 The manor-house, later called Kingston House, was recorded as part of the Fyfield's' estate in 1361. The 16<sup>th</sup>-century house was probably in the position of the western range of the present main building, but repeated alterations have obscured its plan. A northern addition has a hammer-beam roof of three bays which may be of the early 17<sup>th</sup> century and at least part of the eastern range could be of similar date. Both ranges of the house were refitted and possibly extended southwards in the early 18<sup>th</sup> century, and there was some refacing in the early 19<sup>th</sup> century.
- 2.4 A number of other estates are recorded in Kingston during the Middle Ages, but it seems that the freehold of most of these smaller manors were consolidated by the 16<sup>th</sup> century.
- 2.5 A church was recorded in 1086. St. Julian's Church is a three-cell church without transepts of 11<sup>th</sup> century origins. Its appearance today is principally 13<sup>th</sup> and 14<sup>th</sup> century with an 11<sup>th</sup> century font and 15<sup>th</sup> century screen and monument bearing the Lewknor coat of arms, after the family which held the manor in the 16<sup>th</sup> century.

### Economy

- 2.6 As throughout Adur, historically much of the land was in agricultural use, either for sheep pasture, or arable land with crops of wheat, barley, turnips or rape. Several malshouses in the area are also documented, including one within the farm buildings belonging to the manor house in 1810. The market garden industry emerged in the 19<sup>th</sup> century and much of the land in the north part of the parish was used for nurseries and orchards in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.
- 2.7 The port itself was not established until 1821. Prior to this the morphology of Adur was in a constant state of change shaped by the gradual eastward drift of shingle along the coast which infilled inlets between Broadwater and Sompting, and between Lancing and Shoreham. The gradual silting up of the estuary, along with the loss of land in the south of the parishes precipitated efforts to establish a permanent harbour south of Kingston. In 1760, a bill was passed to create a new cut through the spit south of Kingston, but this too was compromised after severe storms just a few years later.
- 2.8 The new entrance was consolidated with jetties and groynes to stabilise the shoreline. The salt marshes south of Kingston and Southwick were also farmed extensively for oysters in the 19<sup>th</sup> century, and in 1869 a fishing fleet of 295 employed 740 men and 89 boys.
- 2.9 The new permanent harbour, supplemented in the 1850s with a lock and tidal canal facilitated use of the harbour as a cargo port, a use that persists today.

### Rapid growth of the 19<sup>th</sup> and 20<sup>th</sup> centuries

- 2.10 The map below is an extract of the 1845 tithe that shows the compact settlement of Kingston centred on the Manor, Rectory and Church with the surrounding farm buildings, some of which survive today. The railway has by this time been installed, and the new Brighton Road runs south of this, with some of the early buildings associated with the port constructed and the 'low' lighthouse on the promontory.

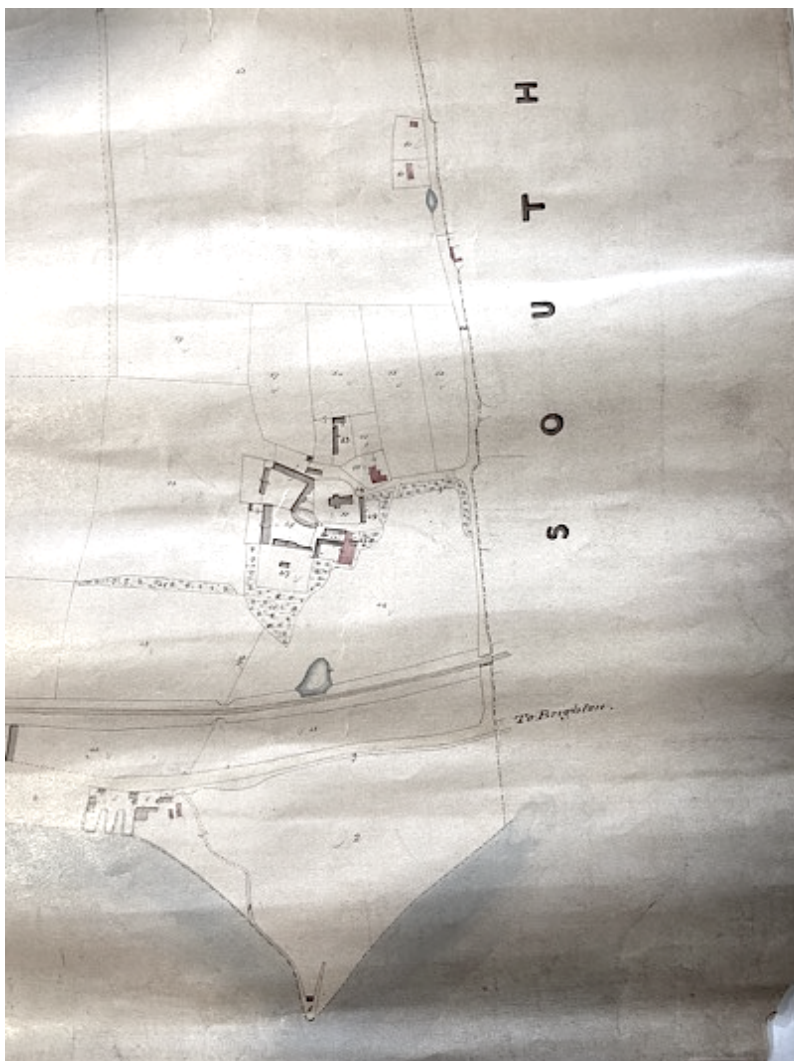


Fig 1: Kingston by Sea Tithe Map, 1845

2.11 Kingston grew rapidly from the second half of the 19<sup>th</sup> century fuelled by the industries supported by the new harbour. The 1873 OS Map indicates shipbuilding yards, scrap metal yards and sawing mills south west of the manor. The customs house (still extant) and lifeboat station had also emerged by the late 19<sup>th</sup> century and the housing on the north side of Brighton Road was built by the very early years of the 20<sup>th</sup> century. Social infrastructure to support the new populations was also built by this time

including the rowing club, a chapel and school on Brighton Road and the croquet lawns on the east side of Kingston Lane.

2.12 The setting of the historic manor of Kingston Buci itself remained largely unchanged until the post-war years when significant new housing was developed north, east and west of the manor, as shown in the OS map series below.

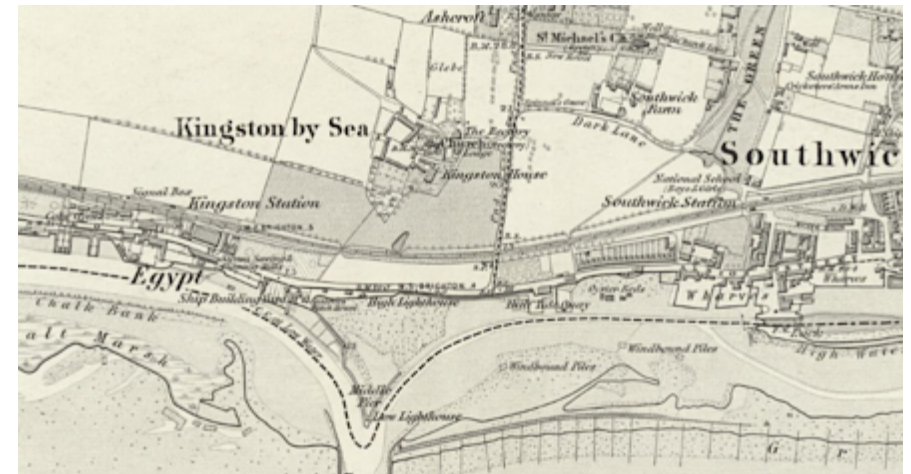


Fig 2: OS Maps of 1873 (top) and 1909 (bottom)

### 3.0 Built and Landscape Character

#### Landscape context

- 3.1 Historically, Kingston was a manorial estate sitting in extensive fields used for arable farming or sheep pasture. To the north, the parish extended to the lower downland slopes north of Old Shoreham Road, and swept south of the manor towards the alluvial coastal plains and salt marshes.
- 3.2 Kingston Buci today sits in a principally suburban context. The open playing fields south of the old manor, now Shoreham College, provide some sense of the now lost rural context, however main roads surrounding the conservation area including Brighton Road and Kingston Lane are very busy and the modern housing estates along St Julian's Lane and west of Shoreham College detract from the setting of the conservation area, and the legibility of Kingston Buci as an ancient rural settlement.
- 3.3 The conservation area itself is somewhat divorced from the seafront, with only glimpses towards the 'high' lighthouse on the south side of Brighton Road possible across the playing fields, and the sea itself not visible until the near approaches from Kingston Lane. However, the nearness of the shoreline connects the earlier agricultural origins of Kingston with the later maritime industries of the 19<sup>th</sup> century. It is believed that earlier houses from the medieval period may have succumbed to the sea resulting from the constantly changing coastline at Shoreham.
- 3.4 The sense of the historic settlement is best evoked in views across the playing fields towards Shoreham College and St Julian's Church, and in nearer approaches to the college and church along St Julian's Lane from the east.



Fig 3: Historic (undated) photograph of view from Kingston Lane south towards St Julian's Church



Fig 4: View towards the historic core of Kingston from south-east

## Spatial analysis

- 3.5 Open space is an important characteristic of the Kingston Conservation Area and most of the land in the conservation area is green space, associated with the playing fields of Shoreham College; the churchyard and separate burial ground on St Julian's Lane; the area of land on the south side of St Julian's Lane beyond the tithe barn and the croquet and tennis lawns on the east side of Kingston Lane.



Fig 5: Open spaces of burial ground (top left), churchyard (top right), Shoreham College playing fields (bottom left), croquet lawns (bottom right)

- 3.6 These open spaces surround the historic core of the village which comprises the church, rectory and old manor and its supporting agricultural buildings, now in school or residential use. The conservation area is therefore in character a compact historic settlement comprising a small number of historic buildings. Later development tends to be larger in scale, such as the detached houses at the east end of St Julian's Lane, and the infill school buildings within the site of Shoreham College.
- 3.7 St Julian's church tower terminates the view along St Julian's Lane flanked by the Old Rectory and a modest lodge building belonging to the school, before gently curving away to the northwest providing a pleasant unfolding view of these buildings, and the churchyard, tithe barn and graveyard with its attractive lychgate beyond. Mature trees and flint walls of various heights make an important contribution to the character of the conservation area here.



Fig 6: View towards church and rectory from St Julian's Lane

- 3.8 The principal building of Shoreham College was the old manor house. It is approached from a drive off St Julian's Lane and is preceded by a small Lodge, unsympathetically altered, and an attractive mature tree before opening onto the long east front of the old manor. The oldest part of the grade II listed building is in fact at the southern end, and the building was subsequently elongated to the north creating the long east face now seen

across the playing fields. Modern buildings are now attached to the west of this building.

- 3.9 A series of long buildings orientated in an east-west direction sit north and west of the listed building. Some of these are in school use and the tithe barn on St Julian's Lane and the former stables attached to its south east end are in residential use. A further slate roofed barn on a north-south alignment, itself extended to the west encloses the west edge of the school site. A large modern sports hall is situated south west of the old manor house. These buildings are now part of the school site, and their character and condition correspond to their modern-day use, but the alignment of buildings is still recognisable from early 19<sup>th</sup> century arrangements.
- 3.10 The tithe barn with its long front and low eaves sits along St Julian's Lane and this and the ruinous dovecote opposite demarcate the western extent of the historic group. Thereafter modern housing is set further back from the road on the north side of St Julian's Lane and on the south side is an area of open space providing a green buffer between modern housing and Shoreham College.
- 3.11 The area east of Kingston Lane comprises the open spaces associated with the historic croquet and lawn tennis club. It provides a further sense of openness beyond the tree lined edge of the Shoreham College playing fields and evokes a rural context in approaches to the conservation area from the south. There are a number of modern detached houses along the north side of St Julian's Lane at its east end. These are of an appropriate scale for the conservation area, built in varying styles and materials.

### **Architectural interest and built character**

- 3.12 The conservation area is made up of just a few historic buildings, the best of which are listed. The church is a grade I listed building, while the old manor, rectory, dovecote and tithe barn are all designated grade II. Most of the listed buildings are multi-phased buildings in various uses and of mixed status and so there is therefore no common architectural style, but they are unified in their representation of an intact historic group of church, rectory, manor and farm.



Fig 7: Sketch of Kingston Manor, late 18<sup>th</sup> century



Fig 8: Historic image of the manor house, c. 1920





Fig 9: St Julian's Church and south front of Shoreham College



Fig 10: Old Rectory

- 3.13 The church is a prominent building in the conservation area, terminating a view along St Julian's Road with an attractive reticulated tracery east window in front of the pyramidal tower. The absence of transepts allows a view along the north wall of the 11<sup>th</sup> century building into the shaded churchyard beyond. The Old Rectory opposite it is a characterful vernacular building of early 18<sup>th</sup> century origins with a later crossing to

the west and single storey ranges at the north-east end of the building which can be seen in views from the north-west back along St Julian's Lane.

- 3.14 The old manor is a much-enlarged building, and outwardly has an 18<sup>th</sup> century appearance with an ordered south front of two storeys plus attic level with end stacks and a central doorcase. The long east front is mostly later, and is seen in views along Kingston Lane across the playing fields. It is now used as the main entrance to the school.



Fig 11: Former agricultural buildings associated with the manor house

- 3.15 The former agricultural buildings of the farmstead are now much altered. Only the tithe barn and the ruinous dovecote are listed. The barn has 17<sup>th</sup> century origins, although little of this is now externally visible and the subdivision of the barn into multiple dwellings has harmed its integrity. The flint remains of the dovecote are likely to date from the 18<sup>th</sup> century. Within the grounds of Shoreham College, barns of early 19<sup>th</sup> century date have been converted to school use.

- 3.16 There are a variety of window styles among the historic buildings including the use of sashes at the old manor house, casements at the Old Rectory and various modern windows in former agricultural buildings elsewhere.

### **Building Materials**

- 3.17 There is little evidence of timber framing from the external elevations of historic buildings in the conservation area, although some timber framing is likely to be concealed in parts of the Old Rectory, tithe barn and possibly the manor house. The most commonly found broken flints are known as field flints, and would have been ploughed up for use in buildings. In higher status buildings there are examples of knapped and coursed flints. Flints are used extensively in both buildings and boundary walls, as intact cobbles or field flints; the south front of the manor is of knapped and coursed flints.
- 3.18 The church, manor, rectory and most of the former agricultural buildings all have flint walls, dressed either with brick (as at the Old Rectory) or stone (Shoreham College and the church). The Old Rectory has a substantial roof of Horsham slab stone, found throughout West Sussex, although uncommon in Adur. Elsewhere roofs are covered in tiles or slate. Modern housing within the setting of the conservation area is mostly brick, and uncharacteristic of the local vernacular materials.



Fig 12: Flint rubblestone and Hythe stone dressings



Fig 13: Flint walls, flint buildings with brick dressings and tiled roofs



Fig 14: Knapped and coursed flint, slate roof

### Boundaries and streetscape

- 3.19 In common with many of the historic villages in Adur, the unifying feature of Kingston Buci is the flint walls which line the roads and mark old field boundaries. These now vary in age, height, quality and intactness but nevertheless serve to define the extent of the historic settlement. Most of these walls are built of coursed cobbled flints, while others are made of broken flints laid in a more random arrangement. Older walls tend to be taller, bonded with granular lime mortars, while the more modern walls are generally lower, with brick dressings and cement mortars.
- 3.20 Roads and pavements throughout Kingston are in modern tarmac, and there is no historic street paving. The north west end of St Julian's Lane is marred by inappropriately sited telecommunications infrastructure, while outside the church road markings for the school are harmful to the character of the conservation area.

## Heritage Assets

3.21 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. Similarly, appraisals can also identify buildings or spaces that detract from the character or appearance of the conservation area, usually because of inappropriate scale, poor design or incongruous materials; or because a space is poorly managed or maintained.

3.22 Those buildings that have been identified as positive contributors within Kingston Buci are identified on the map on page 3. 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 Kingston. The images below show some of the buildings that contribute positively to the conservation area. Most of the flint boundary walls should similarly be considered to contribute positively to the character and appearance of the Kingston Buci Conservation Area.



Fig 15: Lych gate to burial ground (left) and 19<sup>th</sup> century cottages on St Julian's Lane (right)



Fig 16: Former agricultural buildings west and northwest of Shoreham College

## Open Spaces

- 3.23 As set out above, Kingston Buci is a conservation area mostly comprising open spaces. These open spaces make an important contribution to the character of the conservation area by providing landscape context to the historic buildings that sit within them and for providing attractive views of heritage assets.
- 3.24 The most important open space is that east and south of Shoreham College. Now playing fields, this is land that would once have formed part of the grounds of the manor, initially for farming, and later possibly as pleasure grounds. Today, the fields provide an attractive foil to the manor house and church and the views across the fields are unimpeded by significant enclosure (beyond the low flint walls and permeable tree line on the east edge. A stronger tree line to the south encloses the field and screens the railway line and housing beyond.
- 3.25 The churchyard and burial ground provide two further intimate open spaces off St Julian's Lane. The attractive lych gate to the burial ground invites exploration of the space, which is a quiet sanctuary, enclosed by mature trees and the backs of private houses and gardens. The churchyard wraps around the church and is a quiet shady area, bounded to the south by a tall flint wall with an opening directly into the Shoreham College site.
- 3.26 The strip of land on the south-west side of St Julian's Lane has a more municipal feel to it but it nevertheless serves to provide a buffer between modern housing and the historic core of the conservation area.
- 3.27 The croquet and lawn tennis club is a further open space east of Kingston Lane. This has an historic association with the 19<sup>th</sup> century development of the village, providing recreation to the newly settled populations working in the maritime industries. It also provides a sense of the once rural context enjoyed here and is included in the conservation area for these reasons.
- 3.28 Finally, outside of the conservation area is the significant open space of Kingston Beach. Defined at the western edge by the old customs house and lifeboat station, the beach is a well-used public space, the landmark lighthouse, providing an interesting landmark and the port creating interest

in its constant activity. The shoreline is not visible from within the conservation area, with only glimpsed views possible to the lighthouse from around Shoreham College's playing fields.

- 3.29 It is proposed to remove a further open space south-west of the college grounds from the conservation area because of the poor contribution it makes to the character and appearance of the conservation area.

## Detracting elements

- 3.30 The review of this conservation area has identified a number of buildings and areas that make no positive contribution to the character or appearance of the conservation area, and they have therefore been proposed for removal in the recommendations below. These areas include the open space north of the railway line and west of Shoreham College's ports building, the modern housing on the north west side of St Julian's Lane and the modern housing at Spinnals Grove east of Kingston Lane.
- 3.31 The land south west of Shoreham College is used a transmitter station and is poor quality open space with the substantial transmitter mast in its centre, along with transmitter infrastructure and shelters for grazing animals. It is bounded by high wire fences and parking courts belonging to modern residential housing. There are some historic flint boundary walls on the western edge of this site, likely to date from the 19<sup>th</sup> century, but their presence is not considered adequate to warrant continued inclusion of the space within the conservation area.
- 3.32 It is proposed to remove modern terraced housing on the north side of St Julian's Lane west of the church. These houses, while of a scale appropriate to the conservation area, are a part of a much more extensive modern housing development north of St Julian's Lane and Rectory Road. The modern housing, in a mock Georgian style, makes little contribution to the character of the post medieval estate associated with the old manor house, and it is therefore proposed for exclusion here.
- 3.33 Finally it is proposed to remove from the conservation area the modern housing at Spinnals Grove east of Kingston Lane. These buildings were developed on previously open land around the time that the conservation area was originally designated. It is an inward facing cul-de-sac behind a

modern flint wall and makes little contribution to the character or appearance of the conservation area. The open land to the south currently used as croquet and tennis lawns is retained within the conservation area boundary, because of its age and historic association with the 19<sup>th</sup> and 20<sup>th</sup> century growth of Kingston, and because of the contribution the open space makes in views within the conservation area.



Fig 17: Transmitter station

- 3.34 Two further buildings have been identified as negative contributors to the conservation area: the church room on St Julian's Lane opposite the church and a building belonging to Shoreham College immediately southeast of the church. Both are utilitarian structures with flat roofs. While neither has a great streetscape presence, because they are set back well from the road and are single storey, neither is of high-quality design or materials.



Fig 18: Modern housing on St Julian's Lane



Fig 19: Modern housing at Spinnals Grove



Fig 20: Negative contributor south of the church within Shoreham College site



Fig 21: Church room

## 4.0 Setting and Views

4.1 Much of the setting of the conservation area has been developed since the second half of the 20<sup>th</sup> century as indicated on the historic maps in Fig 2. The playing fields belonging to Shoreham College remain the only surviving green space that relates directly to the old manor house, and its importance is recognised in the map at page 3.

### Kingston Beach

4.2 The Kingston Buci Conservation Area is designated principally for the medieval and post medieval associations with the old manor of Kingston Buci, however the settlement experienced considerable growth from the early 19<sup>th</sup> century, because of the establishment of the permanent harbour south of the manor.

4.3 This 19<sup>th</sup> century layer of history is therefore important to the overall story of the development of Kingston, and there are a good number of buildings south of the conservation area that reveal the maritime history of Kingston. Consideration was given to the inclusion of 'Kingston Beach' as a distinct character area within the Kingston Buci Conservation Area, but it is considered that there has been too great a level of erosion to the integrity of the buildings and spaces along Brighton Road to merit statutory designation.



Fig 22: Current lighthouse and terraces, c1913

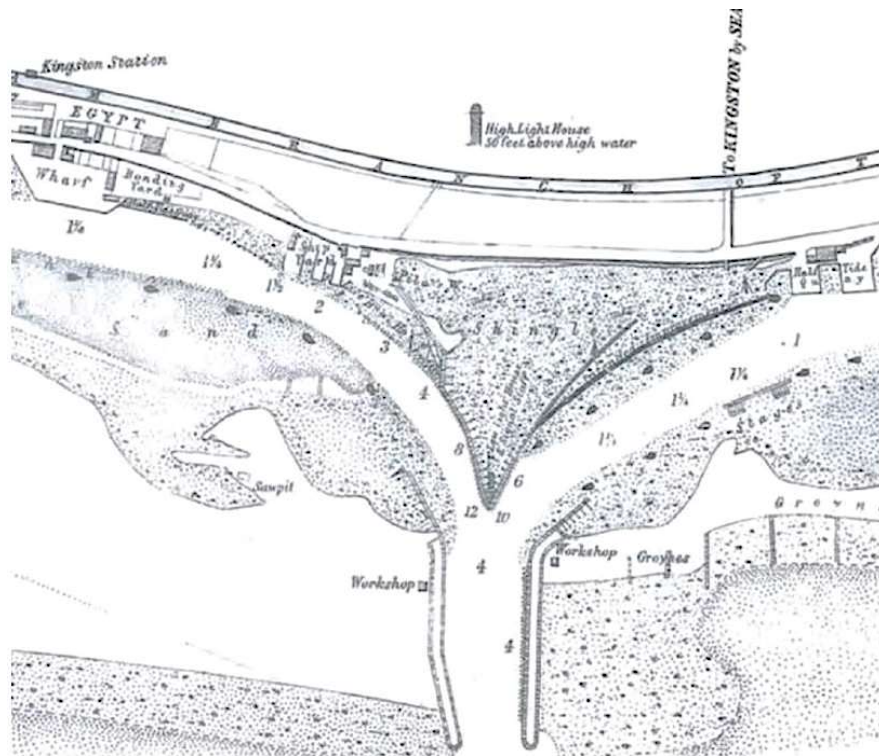


Fig 23: OS Map showing earlier location of the 'high' lighthouse

4.4 There is nevertheless an interesting and varied piece of historic townscape at Kingston Beach including the port itself, the Napoleonic defences at Shoreham Fort (now a scheduled monument), the grade II listed 'high' lighthouse and a number of unlisted buildings including the old Customs House, a former Mission Chapel of Kingston Church, and the terraces of houses on the north side of Brighton Road. These buildings contribute to the understanding of the 19<sup>th</sup> and 20<sup>th</sup> century development of this part of Adur, and to some extent to the significance of the conservation area which includes the buildings that preceded these activities.



Fig 24: Aerial photograph of Shoreham Port, c1930, Shoreham Fort west of the harbour mouth

4.5 One of the recommendations of this appraisal is that development proposals at Kingston Beach, either individually or as part of the wider Shoreham Harbour Regeneration Area scheme are considered in the context of the historic development of this part of Kingston.





Fig 25: Historic townscape at Kingston Beach

## Views

- 4.6 Important views within the revised conservation area boundary are identified on the map at page 3. Two of these are local townscape views east and west along St Julian's Lane close to the group of listed historic buildings comprising the church, rectory, manor, tithe barn and ruinous dovecote. The gentle kink in St Julian's Lane provides a short journey through the heart of the conservation area where all these buildings and their many layers of history can be appreciated in the verdant shady context provided by mature trees along St Julian's Lane.



Fig 26: Townscape views along St Julian's Lane from the west



Fig 27: Unfolding view of core of conservation area in approach from the east along St Julian's Lane

- 4.7 Further local views are generated along St Julian's Lane where the low wall and permeable gate to the churchyard and the lychgate to the burial ground opposite invite exploration of the green spaces.
- 4.8 The other views of note are the oblique views looking north-west from Kingston Lane towards Shoreham College. The low flint walls that enclose the playing fields are punctuated with mature trees providing glimpses

through to the listed building and church tower beyond. The walk along Kingston Lane still evokes something of the rural character that persisted here until the mid-19<sup>th</sup> century with open spaces visible east and west beyond mature trees and hedges, and the characteristic flint walls.



Fig 28: View towards Shoreham College from Kingston Lane



Fig 29: View looking north along Kingston Lane from Ashcroft House, north of the conservation area



Fig 30: Present day views along Kingston Lane

## 6.0 Assessment of condition

- 6.1 The condition of the conservation area is variable. Certainly, the open space that now accommodates the transmitter station is very degraded, and there is little justification for retaining it within the conservation area. Similarly, previous inclusions of modern housing are now proposed for removal, because of the low contribution they make to the significance of the conservation area.
- 6.2 Shoreham College is responsible for the management of the majority of the land and buildings within the conservation area. The site is in general well maintained, although inevitably some of the modern development that has occurred is harmful to the significance of the listed manor house as derived from both the building itself and its setting. Nevertheless, the important views across the playing fields are maintained by the absence of significant boundary treatments, and the historic buildings are in active use with regular maintenance. There would be benefit in the school undertaking a Conservation Management Plan to guide future development needs at the school, and conserve appropriately the listed and curtilage listed buildings on the school's estate.



Fig 31: Disproportionate additions and inappropriate alterations to historic buildings

6.3 Elsewhere in the conservation area, the following issues have been identified:

- The north-west end of St Julian's Lane presents a poor arrival to the conservation area with poorly maintained road and pedestrian surfaces, ill-sited telecommunication boxes and bins. Similarly, bollards and bins within the green buffer on the south-west side of St Julian's Lane detracts from enjoyment of the open space.
- The parking compound of Shoreham College adjacent to the tithe barn detracts considerably from the appearance of the conservation area and the setting of the grade II listed barn.
- The conversion of the grade II listed barn has suburbanised the appearance of a former agricultural building
- The boundary treatment to the lawn tennis club is uncharacteristic close-boarded timber fencing and leylandii hedges.



Fig 32: poor quality street furniture and surfaces along St Julian's Lane



Fig 33: Domestic character of barn and setting

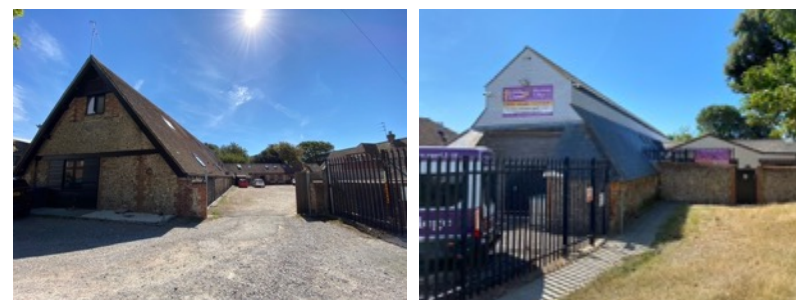


Fig 34: Railings to parking area at Shoreham College detracts from conservation area and listed barn

## 7.0 Management Plan

7.1 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.

### Boundary changes

It is recommended that the proposed omissions from the conservation area are adopted to reflect the limited contribution that modern buildings and poorly maintained spaces make to the character or appearance of the Kingston Buci Conservation Area.

7.2 The site of the radio telecommunications mast is on land that was previously owned by the Southern Railway. The southern and western boundaries retain some historic flint walling, but the open space itself is in poor condition, and bounded by high security fences and parking courts. It makes no visual contribution to the conservation area and should be removed.

7.3 Modern housing along St Julian's Lane is part of a wider housing development to the north. In a mock Georgian style, it bears no relation to the vernacular buildings in this part of the conservation area. While the scale is appropriate and individual plots are well maintained, it is difficult to justify their inclusion in the conservation area when they clearly relate to a distinct phase of redevelopment in Kingston. Spinalls Grove is proposed for removal for similar reasons.

### Article 4 Directions

7.4 Minor developments such as domestic alterations and extensions can normally be carried out without planning permission under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO). Article 4 of the GPDO gives local planning authorities the power to limit these 'permitted development rights' where they consider it necessary to protect local amenity or the wellbeing of the

area. An Article 4 Direction is therefore a tool available to a local authority to allow greater control over the types of changes that can cumulatively erode the historic character of a conservation area, for example loss of traditional windows or boundary treatments.

Imposition of an Article 4 should be considered to allow additional planning controls for any works fronting a highway or public right of way and which would involve:

- Any alteration to a roof including roof coverings, rooflights and solar panels.
- Building a porch.
- Enlargement, improvement or alteration such as an extension, removal or changes to architectural features.
- The provision of a hard surface.
- The erection, construction, improvement or alteration (including demolition) of a fence, gate, wall or other means of enclosure.
- Removing totally or partially walls, gates, fences or other means of enclosure.
- Exterior painting of previously unpainted surfaces or changes of external colour schemes, or covering walls by render or like finishes.

And the following whether or not it fronts a highway or open space:

- Removing or altering chimneys.

7.5 The scope of the Article 4 proposed here does not include further controls affecting windows and doors, because there are few residential properties in the conservation area, and because those that do remain are

predominantly modern. However, there is merit in using this planning tool to control other aspects of development, in combination with the use of a Design Guide (to be developed), which could set out advice for homeowners about appropriate alterations, which might over time reverse some of the more harmful alterations.

- 7.6 Elsewhere, planning and listed building legislation will allow alterations to the school buildings and listed buildings to be carefully controlled. In the small number of unlisted historic buildings elsewhere in the conservation area, it is proposed that the Design Guide accompanying this appraisal is used to provide advice to homeowners about making appropriate and considered alterations.

### 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 historic Kingston Buci.

- 7.7 The conservation area would benefit from a holistic approach to installation of or alteration to road, street, telecommunications and lighting infrastructure. 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/heag149-sfa-national/>

### Public awareness

Local residents and Shoreham College should be made aware of the designation of the village as a conservation area, and what it means for development and change to their properties. If appropriate, the local planning authority should engage with Shoreham College about creating a Conservation Management Plan to guide the future development and activities of the school.

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

### New development within the conservation area and alterations to existing buildings in the conservation area

Opportunities to further develop land within the conservation area are limited, and building on remaining open spaces should be resisted. Proposals for new development, and alterations to existing buildings should take into account the heritage values associated with the conservation area as set out in this appraisal. Consideration should be given to the production of a local Design Guide to provide advice about appropriate change within Adur's conservation areas.

- 7.9 Some of the alterations of historic buildings in Kingston have been insensitively executed. Adur has produced generic design guidance for residential extensions and alterations within the district <https://www.adur-worthing.gov.uk/media/Media.98785.smx.pdf>. This should be read in conjunction with the Design Guide issued with this conservation area character appraisal with regard to development in conservation area