



SUMMERSDALE
NEIGHBOURHOOD CHARACTER APPRAISAL

Prepared by
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Summersdale Neighbourhood Character Appraisal

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Executive Summary

Summersdale is an attractive area in the north of Chichester. Spacious and leafy, the character of the area is now under threat with many houses on large plots at risk of demolition and re-development. It is an historic suburb with high quality architecture in street scenes that are worthy of enlightened protection.

This Appraisal, written in conjunction with the Chichester City Planning & Conservation Committee, was limited to the oldest properties and roads in the suburb. It describes the history and distinctive visual character of the neighbourhood, and provides a framework for limited and sensitive development, while protecting the long established character and heritage of the area.

A case is made for either an appropriate Conservation policy, or a comprehensive Local Listing of buildings 'the character and appearance of which it is desirable to preserve or enhance' (PPG15).

It also makes a strong case against demolition, and puts quality well before quantity in any re-development. There are no current opportunities for large scale development in the prescribed area and few, if any, for appropriate infill re-development. The area needs no re-generation per se, and the local demand for other than established family homes should be easily absorbed by the large residential developments nearby at Graylingwell Hospital and the Roussillon Barracks.

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This appraisal was adopted by Chichester City Council at its meeting on 9 July 2008, and will now go forward as an Annexe to the Chichester Town Plan Document adopted by the City Council on 7 September 2005.

Summersdale Neighbourhood Character Appraisal

Objectives

Summersdale is a very attractive area of northern Chichester, immediately north of the City's Conservation Area. Its early buildings are of late Victorian origin but Edwardian-style architecture and features. Spacious and leafy, the character of the area is now under threat with many of the houses, on plots large by today's standards, at risk of demolition and re-development. It is an historic suburb, with a coherence and identity worthy of respect and enlightened protection. It has proved to be a sustainable and pleasant place in which to live.

The historic core of the suburb, and the focus of this Appraisal, consists of the four roads in the original Summersdale Estate, The Avenue, Highland Road, The Broadway and Summersdale Road, together with The Drive, Lavant Road, Rew Lane and Brandy Hole Lane. In general, the Appraisal will only concern developments prior to 1970.

To guide future planning applications, the Appraisal sets out the type and form of development that might be considered acceptable on individual sites. It has three objectives:

- * To describe the distinctive visual character of the neighbourhood, its surrounding setting and the elements that comprise its built form and open spaces.
- * To inform and involve the local community and landowners and to give them a chance to influence future development of individual sites; and
- * To provide a framework for developers who may be interested in such sites.

The aim of the Appraisal is to act as a material consideration in the determination of planning applications for re-development of residential properties, but not to require it to go through the process for adoption as a Supplementary Planning Document. The weight it might be given at any Appeal will in the end be judged by how clearly it describes the settlement character and the design guidance thought necessary to protect its character. It should be compatible with the statutory planning system and its local application, but it will be about managing change, not preventing it.

Summersdale Neighbourhood Character Appraisal

Introduction

Several villages around Chichester have written Village Design Statements (VDS) and had them accepted by the Executive of Chichester District Council (CDC) as material considerations in the determination of planning applications. The Summersdale Residents Association (SRA) believed a similar such document would provide a measure of enlightened protection against inappropriate development in its historic suburb. Detailed research into the area's housing stock and its settlement pattern provided the base data.

Several examples of local VDS were studied and typical contents defined before it became apparent that they were invariably written in conjunction with the appropriate Parish Council, the first legitimate layer of local government, thereby conferring status on the documents. Summersdale is not a village but a neighbourhood or suburb, so the SRA document came to be known as a Neighbourhood Appraisal. To enhance its prospects of acceptance by the Executive, the CDC advised the SRA to develop it in conjunction with its own Parish Council – namely the Chichester City Council. The SRA's subsequent membership of the NE Chichester City Forum would facilitate closer links with the statutory bodies represented thereon.

Links with the City Council were established in late 2007 and agreement reached that the City Council's Planning & Conservation Committee (P&C) would assume co-ownership of the document so as to use it as a template for other groups within the City, each document supporting the City Council's next Town Plan. The SRA's base data was shared with the P&C Committee, and development of the collaborative document began in early 2008. The format for the document was devised by a sub-group of the P&C Committee, and the title changed to Summersdale Neighbourhood Character Appraisal, in line with the Chichester District Council's document – the Chichester Conservation Area Character Appraisal. The size of the document was prescribed, as was the need for some form of community involvement.

After adoption by the City Council, the joint Appraisal will be published and comments invited via newsletters, notice boards, and the web sites of both the City Council and the SRA. All comments will be welcomed and reflected in the document to be submitted to the District Council for approval and wider circulation.

History

Summersdale – A tale of two farms

At his death in 1244 Bishop Ralph Neville gave 'Hauedstoke and Sumeresdale.... for ever to my church of Chichester and my successors, Bishops of Chichester.' He also gave his lands at 'Graveling Wells' (now Graylingwell) to the church at Chichester. The Broyle lands were subsequently divided into large and small farming units and leased out. The Broyles and the parts which became Summersdale and Warren Farms were parcelled together and belonged to the Church of England from the middle of the 13th Century until late in the 19th. The lands remained unmolested as bishopric land throughout the Reformation and the suppression of monasteries, throughout the grabbing of lands by unscrupulous lords under Edward VI, and throughout the reign of Elizabeth I who seized land with little excuse and took eight of the Bishop's 13 manors; they also survived the Civil War intact. After the Restoration of the monarchy in 1660 the lands were leased, tenanted and managed by a succession of yeoman farmers at both Summersdale and Old Broyle Farms; the latter including the 67 acres that became Warren Farm in 1811.

Before 1900 the residential area known as Summersdale did not exist. The only buildings north of the Roussillon Barracks were those on the Summersdale and Warren Farms, each with a boundary on the Lavant Road. The Ecclesiastical Commissioners assumed ownership of both farms on the death of Bishop Ashurst Turner, Bishop of Chichester, in 1870.

Summersdale Farmhouse (now Summersdale House) is the oldest habitable property in the area, first appearing on the Tithe Map of 1846-7 when a Mr M Hackett leased 129 acres from the Bishop, and his family lived in the house. Its footprint on the Tithe Map is consistent with that of the house today. The last tenant of the farm was unable to pay his way and after his death in 1894, Mr Charles Stride bought the buildings and lands from the Ecclesiastical Commissioners for £8,000. The land was bounded to the north and east by Hackett's Rew, the River Lavant, and Graylingwell, and to the south and west by The Broadway and Lavant Road.

Mr Stride, a partner in a local firm of Auctioneers and Estate Agents, quickly developed the southern portion as The Summersdale Estate based upon four roads. The development was set out in hierarchical fashion off straight streets with space between houses or groups, and ample gardens. Though some houses were independent villas, standard semi-detached houses in rows were common.

The Avenue was intended for doctors, solicitors, senior officers of the Army and Navy and the like, with 13 large Edwardian Houses on its north side completed by 1911. Highland Road was intended for Chichester

shopkeepers, while smaller but well-built houses on Summersdale Road and The Broadway for working classes were completed by 1903. The roads and layouts remain unchanged and now form a fundamental part of Summersdale's heritage as a truly historic suburb.

In early street directories the original four roads were listed collectively as The Summersdale Estate rather than alphabetically. It was not until 1929 that these and other local roads were listed amid the rest of the Chichester area, thereby acknowledging that the estate created by Charles Stride was no longer remote from the City, but a suburb of it.

To the east of the Lavant Road the residential area on Stride's land grew organically in response to housing demand over the next half century.

To the west of the Lavant Road, Warren Farm consisted of 67 acres bounded to the north by Lavant Common, and to the south by Brandy Hole Lane. The Ecclesiastical Commissioners, having taken the land over in January 1870, sold it freehold a few months later to Robert Dendy, a local banker, for £1,137.7s. He revitalised the farm and completed a period of re-building by the early 1880s when the farm had to support six families.

The farm changed hands twice through widow Matilda Bagot in 1882 and Charles Ormerod, who inherited when Matilda died in 1889, before Henry Halsted bought it in 1894. Halsted was the owner of a local ironmongers, and iron and brass foundry in South Pallant. He died in 1911 followed by his wife Margaret in 1919.

The farm was auctioned in October 1919 but remained unsold. The 1920s was still not a good time for farming, but Chichester was expanding and there was demand for good quality housing. The property was divided into individual but generous building plots along the Lavant Road, Brandy Hole Lane, Warren Farm Lane, and what became known as Hunters Way. The Warren, its drive, buildings, grounds and Warren Lodge were excluded, as were fields on either side of the Chichester-Midhurst railway. The building plots, all with the same Restrictive Covenants, were sold off in the 1920s and 30s. (Stride's plots on the other side of the Lavant Road, with similar covenants, were sold a few years earlier).

In the 1860s, the Chichester to Midhurst railway was planned to cross under Brandy Hole Lane and bisect Warren Farm on its way to Lavant, Midhurst and Haslemere. It was to be a 'contractors' line, built by a group of speculators for sale to an established railway company. The first sod was turned by Lord Henry Lennox (MP for Chichester) in April 1865, but the Haslemere section was officially abandoned in 1868. Financial and legal wrangles continued to create severe delays and a second Parliamentary Bill

in 1876 was needed to authorise compulsory purchase of land for the track. The tender to build and manage the line from Thomas Oliver of Horsham was accepted by the Board of the London, Brighton and South Coast Railway in July 1878, and Robert Dendy was paid £1,374.10s in November 1879 for the track bed across Warren Farm.

The line eventually opened for a full three-class passenger service from Chichester to Pulborough via Midhurst on 11 July 1881. Unfortunately, the line could not compete with the motor car and the passenger service ended in 1935. A long siding of over half a mile on the downside south of Lavant Station was opened in 1913. It ran under the Lavant Road and The Drive to the newly opened gravel pits on the Stride Estate, and was still in operation in 1947. A foreshortened line serviced the Lavant sugar beet industry until 1969, and the Lavant gravel beds from 1971 to 1991 when it closed for good and the line lifted. The track bed became the Centurion Way, a tarmac path for pedestrians and cyclists.

In March 1901 the Bognor Observer reported hearsay of an application to the railway company for a station to be built at the Brandy Hole Bridge to serve Stride's residential development in Summersdale. The railway company did not approve the proposal and no more was heard of it. The same edition also suggested a penny bus service was about to start between the Chichester railway station and Summersdale, where the development of the estate was said to be progressing well. The area was described as 'A dry and healthy location, with gas and water laid on, and rates very low.' Strides offered special terms by which the house became the absolute and unencumbered property of the purchaser after payment of an ordinary rental for 20 years.

Archaeology

The archaeological features of Summersdale reflect the history of Chichester as a settlement in Roman times and earlier. The main features which fall inside this area include several stretches of the Chichester Entrenchments, a series of linear earthworks with ramparts and single ditches, which stretch along the coastal plain of West Sussex. Other earthworks or entrenchments nearby show each stretch to be part of a large defensive complex thought by some to date from Roman times, but at Devil's Dyke to the north west they appear to have been constructed in the Late Iron Age between 100BC and the Roman invasion of 43AD, but conclusive evidence is lacking.

Notable examples in Summersdale can be seen in Brandy Hole Copse and a north-south stretch running through and beyond the grounds of Graylingwell, both of which are Scheduled Monuments.

Analysis of historic maps shows that the principal alignment of the built landscape and indeed the Summersdale Estate is derived from the extended north-south and east-west alignments of the Iron Age dykes across the area, and subsequent field patterns.

The main Roman road north from Chichester to Silchester in Hampshire runs through Summersdale along the western boundaries of the properties which front onto the west side of Broyle Road, although the line is not absolutely definite. Possible side ditches of the road have been noted in several places.

In Gardiner's map of 1772, Warren Farm was crossed diagonally SE to NW by a track which entered a few yards west of the junction of Brandy Hole Lane and the Lavant Road, across Mid-Lavant Common to Devil's Dyke. The 1977 1/1250 OS map attributed the track to Roman origins, but trial trenching in 1987 by the CDC Archaeological Unit found only gravel and no other features. The probability is that the Roman road tracked the direction of the nearest line feature, the entrenchment to the east of it, thereby adding credence to the earthworks originating in the Iron Age.

Description of the Area

Overview

Charles Stride created the historic elements of Summersdale in the late 1890s with the Summersdale Estate of just four new roads – The Avenue, Highland Road, The Broadway, and Summersdale Road. The Lavant Road bordered his land to the west, The Drive bordered his land to the north. Development along all of these roads began at much the same time, in the very early 1900s. Until the middle of the 20th Century they were little more than gravel tracks, but most were tree-lined.

The Avenue linked Summersdale Farm with Lavant Road and Warren Farm to the west. Summersdale Road ran north/south, linking the Barracks and Graylingwell Hospital with The Broadway, Highland Road and The Avenue. At its northern end, the road became The Drive, encircling the estate and joining the Lavant Road at the northern entrance to the City (see map of the area).

Brandy Hole Lane forms a very important graded edge to the City. It was the southern boundary of Warren Farm, and existed as a tree-lined country lane before the creation of the Summersdale Estate. It is semi-rural in nature and appearance, with development along its northern edge starting in the 1920s. Rew Lane, to the north of The Drive, was developed in the grounds of Woodland Place in the 1950s.

The northern entrance to the City along the Lavant Road is an important introduction to the City and its Conservation Area, a fine first impression and a significant contribution to sense of place of both Summersdale and the City as a whole. The urban matrix along the road is one of rural to urban transition, with a denser morphology as one moves towards the City.

The NE Chichester Development Brief recognised Summersdale as an important green link and gateway into the City from north of the Downs. It offers an attractive and uncluttered route from Lavant to the City centre. It is a place with its own identity, yet within walking distance of the centre.

Typical Properties

Properties that typify the street scene and represent the high aesthetic value of the buildings within this historic suburb include:

The Avenue - 13 Edwardian houses on the north side. Built by Frederick Hill Ltd by 1911

The Broadway – 14 pairs flint faced Edwardian houses on the north side, built by 1903.

Lavant Road – Tudor House, designed by Osborn for himself, late 1920s, built by Clare of Worthing. West House, also designed by Osborn and built by Clare in 1929 for Brig Gen Lushington Osborne.

Summersdale Road – four pairs flint faced Edwardian houses on the western side.

Highland Road – distinctive pairs semi-detached Edwardian villas on the south side.

Brandy Hole Lane – mock Tudor house designed by Osborn for Dr Wm Templeton, built by Clare in 1929.

Warren Farm House, Duchess style, c1880. Built for Robert Dendy

(See Photographs)

Architectural Design

Edwardian architecture features strongly within the area, with a variety of detailing both inside and out, producing treasure houses of design and craftsmanship well worth protecting.

Strictly speaking, the Edwardian era began when Queen Victoria died in 1901 and ended when King George V took over in 1910, but the whole social and political scene was in process of transformation. In many respects the Edwardian period saw the transition from the Victorian age to our own with the expansion of towns and cities, transportation by car and aeroplane, and when the house became a means of displaying wealth and status. Health in the home dominated and replaced the strict moral and spiritual emphasis of the Victorian home. House advertisements stressed the healthy benefits of the area, with heights above sea level and low death rates.

The notion of the Ideal Home was born in the early 20thC, with design schemes meant to be copied in part or as a whole. Features such as Gothic-style barge boarding to porches and gable ends, domestic revival turrets, large tile-hung gables, vernacular pargetting and plain rough casting, moulded bricks and terracotta flowers were common. Semi-elliptical, segment and circular windows, leaded lights, and casement windows with small panes all served to emphasise the builders' eclectic use of style.

Perhaps the most noticeable and attractive aspect of older Summersdale, particularly along the **Lavant Road** and **The Avenue**, is the considerable variation in roof forms. Generally two stories high, the roof/sky relationships are important and defining. There is an informal scattered

layout of dwellings, perhaps with dormers in the roof, and chimneys that provide vertical punctuation to the skyline.

On the northern side of The Avenue, all 13 prestigious properties built by Frederick Hills display classic Edwardian architectural features, with many similarities but subtle differences. Externally, several are wholly original but others now have garages and modest extensions; some have also been converted internally. They demonstrate the Edwardian love of pattern and intricacy, red tiled roofs, rough cast plaster walls, and little balconies. Flourishes of mock Tudor include patterned tiles and plaster, with turrets, attic windows and prominent gable ends. The design and intricacy of individual fenestration, all hand made, is a particular joy to behold.

The houses on the south side are equally prestigious, with several built in the 1930s before later infilling.

On both sides of the Lavant Road, are several black and white mock Tudor-style houses, many built by A. Clare of Worthing. Built in the Arts & Crafts style of the 1920s and 30s, with leaded lights under steep gables, the properties reflect an evolution of Edwardian grandeur and design concepts.

On both roads, trees and hedgerows define and articulate boundaries, with large houses nestling in landscaped settings as if dropped into a woodland background, giving a sense of depth to the buildings as they recede into the landscaping. The Avenue was tree-lined from the beginning.

Throughout Summersdale, glimpsed views abound, with clusters of individual houses defined by the space between and around them. They contribute to the area's distinctive character, with an informal vernacular architecture of flair and individuality. As with the City itself, Summersdale has a 'diversity in harmony'.

These characteristics and this harmony are difficult to define in planning terms, but are immeasurably important to the street scene and very much cherished by those who visit or live in the area – as testified by the flood of well-reasoned letters of objection generated by any planning application deemed inappropriate.

The Broadway, built on the Barracks Field immediately to the north of the barracks in 1901-1903, featured 15 pairs of semi-detached houses or villas, with a six foot gap between pairs. Each villa has a long back garden, and a small one at the front. All were faced with flint and given the name of a British Army general fighting in the Boer War at the time. Unfortunately, only Babbington Villa now uses its original name, but most still exist in their original frontal form, creating a distinctive row of modest

Edwardian properties. Most now have rear extensions, and/or the creation of car parking to the front.

Highland Road runs parallel to The Broadway and it too was built on Barracks Field. Development was started in 1901 with Goodwood View at the western end and Highland Cottage at the other. Like the Broadway, the properties were mostly semi-detached with good-sized rear gardens. The 1912 OS map showed nine pairs of semi-detached villas and five detached houses. These still exist and are characteristic of the Edwardian style. They remain unchanged and well maintained in keeping with their historic significance as a feature of Stride's vision. Unfortunately, there is also a row of five modern in-fill houses of a different and uncharacteristic style that contributes nothing to the street scene other than as a stark contrast to their Edwardian neighbours. The north side of Highland Road was not developed until the early 1930s, and the bungalows at the western end in the late 1950s.

Summersdale Road is the fourth element of Stride's Summersdale Estate, linking the eastern ends of the other three roads. Development began in 1902 with four pairs of near-identical semi-detached houses on the western side between The Broadway and Highland Road. The houses have walls of flint with similar iron work for lower roof support and decoration. All display the Edwardians' love of craftsmanship in their brick, stone and ironwork, and still carry their original names in alphabetical order, Abbotsford and Brookland, Castleton and Downview, Edenvale and Ferncliff, Glenwood and Hillside. All have been well maintained, mainly original, and form a distinctive row of attractive properties. The pairs are further apart than those along The Broadway, with a gap wide enough for garages and some side extensions.

The eastern side of the Summersdale Road also has attractive Edwardian semi-detached villas dating from c.1908. The 1912 OS map shows seven pairs of semi-detached and one detached property (Downcote), with many still keeping their original names. The properties on this side do not have the distinctive flint stone facing or the ornate ironwork of those across the road, but still form an attractive row in character with the period.

The original Summersdale Estate, the Stride vision, has survived well the ravages of time, virtually intact with few signs of unwelcome development along the four roads.

Development along **The Drive** was sporadic and dispersed. The location of individual properties and year of development was not obvious without extensive and documented research on each.

Summersdale Lodge, at the western end with its access to the Lavant Road, was demolished in the early 1960s and the site re-developed as Summersdale Court, an apartment block with its access moved to The Drive.

Summersdale House, the original farmhouse, can be found at the southern end of The Drive, together with Chestnut Cottage. Beyond Summersdale House is Prospect House (formerly The Chestnuts), a substantial house with natural stone walls up to first floor level, and stone garden walls, built c.1900.

Between The Drive's western and southern ends, Charles Stride built a private estate in c.1905 which included a nine hole golf course designed by James Braid, a lodge (Uplands), and a mansion (Woodland Place) with tree-lined grounds which, as **Rew Lane**, was developed in the late 1950s. The golf course was too close to the Goodwood course to be a commercial success and it was given up for gravel extraction immediately prior to the first World War, with a mineral branch line connected later to the Chichester-Midhurst railway.

Development along The Drive became clearer in the 1930s when some of the properties were ascribed to the adjacent and 'new' Chestnut Avenue, and a mix of detached bungalows and houses were built along the northern side of The Drive. Further detached houses were also built in the 1930s at the southern end as the road neared its junction with The Avenue. The road was not made up until the late 1970s.

Brandy Hole Lane, a leafy and highly attractive rural lane on the outskirts of the City, is residential with houses built both before and after the Second World War. It is also an essential conduit to the Local Nature Reserve and Centurion Way for the whole of Summersdale. To promote and protect these valuable recreational facilities, any development opportunity that may arise must be handled most sensitively.

Environmental Features

The only productive farm in Summersdale lies to the north-east astride the River Lavant, but throughout the area, the established streets are lined with mature trees and well-stocked gardens, which together support a diverse range of wild life.

To the south of Brandy Hole Lane is a historic copse of some 15 acres, mostly coppiced woodland, with part of it belonging to the Chichester District Council and the rest to two local landowners. Since 2001 it has enjoyed benefits as a Local Nature Reserve, with funding, clear highway signage, and information displays.

The copse is home to a wide range of birds, mammals, insects and plant life. The woodland is generally dominated by sweet chestnut coppice with occasional oak and birch trees, the coppicing letting in the light for flowers to flourish. Most of the oaks are English, but there are a few rarer sessile oaks and hybrids.

Protected Pipistrelle, Daubentons, Natterers and Whiskered bats are known to roost in the copse, and have also been reported in houses close to the site. Moths and other insects include the endangered stag beetle, hornets, the elephant hawk moth which feeds on the nectar of honeysuckle, and several common butterflies. The unusual white admiral has been seen in pairs on several occasions. Summer surveys have recorded 16 species of birds, many nesting in the copse, while mammals include mice, rats, voles, shrews, squirrels, rabbits, foxes and the occasional deer.

The three ponds in the copse support their own variety of species and marginal plant life, while an abundance of flowering plants can be seen throughout the woods.

The copse can be both a playground and an educational facility. It is open to the public at all times, with entrances at either end of Brandy Hole Lane. It is a valuable and much valued facility close to Summersdale's historic core, but with an Iron Age and colourful recent history of its own. Besides Centurion Way, Summersdale is blessed with immediate access to a network of walks across fields and roads to the east and north where the hills of The Trundle and Kingley Vale beckon. From these local beauty spots 360 degree vistas reach the harbour and the sea, the Isle of Wight, Bognor and Worthing, the Goodwood estate with its airfield and race courses, and the beautiful areas of Sussex to the north. There is much to lift the spirits and enjoy, both within Summersdale and the surrounding countryside.

Community, SRA, Church & Shop

Except for St Michael's Church Hall and the local One-Stop shop with its post office, the historic suburb of Summersdale is residential. Its sense of community finds expression through an active residents' association (SRA), with a membership of nearly 500 households, and participation in a variety of clubs and activities held regularly in the local Church Hall.

The St Michael and All Angels Chapel owes its existence to the persistence of the Peacock sisters in persuading the St Paul's Parochial Church Council to establish a Summersdale Mission Church on land they donated at a cost of £155, and a building funded by subscription. The sisters lived at Dalethorpe, No. 7 The Avenue, but found the journey into Chichester too difficult to sustain on a regular basis. Deprived of the Sacrament through no fault of their own, they campaigned for several years to overcome opposition from the Rev W G Irvine, Vicar of St Paul's at the time.

Eventually, in 1930, the Parochial Council agreed a proposed plot on former Graylingwell land be staked out, with a notice of intent to build, but without fences to avoid payments of rates and upkeep. At the end of 1933, the Bishop agreed to licence a temporary wooden building for Holy Communion and simple evening services, with a Sanctuary at its eastern

end, but it was not until mid-1935 that the Diocese of Chichester authorised permanent building work to begin. A porch, kitchen and toilets have since been added, but the modest aesthetic quality of the original design remains unaltered.

The local 'One-Stop' shop is a combined general store, post office and newsagent. Owned by Tesco, the store is an essential facility for the whole of Summersdale, though parking can be a problem. Its only competition is a shop in the Esso garage on the Lavant Road north of the area, but it has no post office.

Challenges for the Future

Planning Policy & Recent Decisions

The following three planning decisions in 2007/2008 underline the need for sensitive and enlightened protection of the historic core of Summersdale. The Planning Officers recommended PERMIT for all three, but the Development Control Committee (South) voted otherwise on two, with the third withdrawn.

CC/07/05328/OUT. 2 The Drive (previously known as St Helen's, 26 Lavant Road). An application to demolish a house built in 1929 in the Arts & Crafts style of the inter-Wars period, and to replace it with a pair of semi-detached houses and a block of six flats.

The CDC's Historic Buildings Adviser was consulted. After visiting the property his recommendation was to 'resist demolition and seek alternative outcomes. The existing building and its setting are of considerable value such as to outweigh the likelihood of improvement by means of re-development. Given the Council's strategic aims of maintaining and improving the local environment, the loss of this locally valuable building should not be permitted even though it is not currently within a Conservation Area.' He also thought the property 'could be worthy of future inclusion on a Local List of buildings of social and architectural interest,' and that its architectural style was such that 'It would be difficult to match the design and craftsmanship here in today's average domestic architecture'.

The application has been deferred, but these welcome sentiments are equally applicable to the Edwardian and Arts & Craft styles of architecture so readily seen throughout the historic suburb of Summersdale.

CC/06/01170/FUL. 1 & 3 Lavant Road and 2 Brandy Hole Lane. An application by Sunrise Senior Living to demolish four family homes and build a large monolithic Assisted Living Home. The Officers' Recommendation to Permit was rejected unanimously by the Development Control Committee (South). The subsequent Appeal by Sunrise was dismissed by the Inspector.

Her report included the following comments:

'The surroundings of the appeal site are not in a conservation area but they have an attractive character resulting from the domestic scale of the buildings and their mature landscape settings'.

'...the proposal would conflict with policy West Sussex Plan CH1 because it would fail to maintain or enhance the character, distinctiveness, and sense of place. Nor would it meet the requirements of policies LOC1 and DEV1(2) to have regard to character and context. In terms of the Local

Plan, there would be conflict with policy B11 because of its scale and relationship to and effect on neighbouring development and with BE13(1) because of the scale and mass.'

'However, while planning policies seek the best use of previously developed land in the urban area, it is clear that this should not be at the expense of the local environment...'

Again, such sentiments were welcome and reflected local opinion.

CC/07/03043. 6 Lavant Road. An application to demolish a classical Edwardian family house and build 10 flats. The Officers' recommended PERMIT but the application was withdrawn before being considered by the Committee (two earlier applications had been refused).

It is clear from these three recent examples that, without a policy of enlightened protection, established Edwardian and Arts & Crafts properties, of social and architectural interest within the historic suburb of Summersdale are vulnerable to the vagaries of the planning system.

Future Plans

Summersdale lies to the north of significant development schemes involving the re-generation of Graylingwell Hospital, Roussillon Barracks and surplus NHS land at St Richards Hospital. The NE Chichester Development Brief published by the Chichester District Council provided detailed guidance for these areas, but they do not exist in isolation from the rest of Summersdale and interaction is inevitable on issues such as schooling, local transport, cycle and pedestrian paths, and integral highway policies. The interests and concerns of local residents can be expressed through a variety of channels including the SRA's membership of the NE Forum with its access to the landowners, developers and local statutory bodies. Suffice to say there is a need now for harmony along common borders, even if only from one side of a road to the other.

Within the historic core of Summersdale there are no sites currently available for significant development, nor for sensible infilling, but opportunities could arise from demolition of individual properties – or so called garden grabbing on brownfield sites. In-fills out of character that destroy established street scenes, or sit uneasily in them, could also arise. Such activities would generate fervent opposition from those dedicated to conserving the character of Summersdale, and further strengthen a growing resistance to the demolition of family homes and inappropriate applications.

Delivering Development Opportunities (DDO)

Immediately to the north of Summersdale, outside the City's northern boundary and in the strategic Chichester-Lavant gap, lies Hunters Rest. It is a former agricultural holding that was designated in the informal DDO document as a reasonable development Option up to 2018 for a mix of residential and business uses. The site was categorised as 'not highly visible and could accommodate residential development' of up to 95 homes, but the local view is that it is a site of major significance to Summersdale and the northern approach to the City. As such, it would present a major challenge to the requirements of PPS3 for designs sympathetic to local character and the adjacent historic suburb.

The DDO also listed No.18 Lavant Road as a windfall option for 11 homes to 2018. With several Tree Preservation Orders on the site, a much lower density of good quality detached houses with gardens would be more in character with the surrounding area, and ensure that the impact on the trees was mitigated.

Loss of Large Family Homes

In the following chapter a case is made for a policy of conservation and its concomitant protection of Summersdale's historic suburb. Of immediate concern is the need to resist the demolition of individual family homes with large gardens and their replacement with higher density developments, thereby changing the character of the area for ever, together with much of its history. Piecemeal development and minor alteration can lead to a cumulative adverse effect on the appearance of the street scene, with precedent invariably producing a domino effect. Replacing gardens with concrete and hard-standings brings additional problems to wild life and run-off drainage. On all accounts, the historic suburb of Summersdale needs no re-generation per se, and market demand for new homes should be met by the development of c.1400 homes on Graylingwell and the Barracks.

The proposal to transfer the Lavant Road Surgery from No.8 to a bespoke PCT Health Care Centre on NHS land at St Richards risks demolition and redevelopment of the current site. If allied to the potential plot at No.6, the development opportunity for these important sites would be significant, and present an enormous threat to the character of the area comparable to that posed by the unsuccessful Sunrise application.

NE Chichester Greenfield Site

This Appraisal excludes treatment of land to the North East of Chichester which lies broadly between Chichester and the Goodwood motor racing circuit and airfield. The site has so far been discounted in the DDO document as a future greenfield option for large-scale mixed use development embracing sites on both sides of the River Lavant floodplain. The larger eastern site could be considered too distant from the existing built up area of the City (and Summersdale), but development on the smaller western site could become an extension to the adjacent Graylingwell area, much of which is protected as a Conservation Area.

The Bottom Line

In principle, demolition within the historic suburb of Summersdale should be resisted. If, after careful scrutiny, it becomes inevitable, the density of re-development should not be sufficient to alter the character of the area in which it is set, while the spaces between buildings should be such that the buildings are set in their landscape environment. Roofs should generally be pitched, in harmony and proportion with those of their neighbours. The re-development should not destroy the harmony of long established street scenes. Quality of design must always prevail over quantity, irrespective of the higher density requirements of PPS3. If one-for-one replacement cannot be justified, the case should always be made for the lowest possible increase in density to safeguard street scene harmony.

With any re-development, the character of the area demands a presumption against replacement of two or more buildings and the intervening space with much bulkier structures. (This feature was discussed and soundly rejected during the recent Sunrise application and Appeal).

Conclusions

The Case for Protection

Aesthetic comment is subjective, in the eye of the beholder. Many hold the view that architecture in older Summersdale stands comparison with much that has been accepted in the extended Chichester City Conservation Area, but without the corresponding protection. This Appraisal describes and illustrates an 'area of special architectural and historic interest the character or appearance of which it is desirable to preserve or enhance.' (PPG15)

The supporting documents by English Heritage provide guidance for conserving and enhancing the character and identity of historic suburbs, and the need to underpin the nature of the area with a long-term strategic planning approach developed with Community involvement. This Appraisal accords with that need.

Many of the buildings, both Edwardian and Arts & Crafts, remain in original form, and the leafy street scenes are both original and delightful. Traditional eclectic Edwardian architecture stands proud, and though not as old as much of that in Chichester City, it will get no older if demolished. The age gap between the younger buildings included in the Chichester Conservation Area (Wooburn Villas 1894) and the oldest Edwardian buildings in Summersdale (1901) is a mere seven years, and yet Summersdale has so far been accorded no protection. Early progress in updating the Local Listing would bridge the gap for those buildings which make a positive contribution to the character of the area. An extension of the Chichester Conservation Area into parts of Summersdale should also be considered – for such as Lavant Road, The Avenue, Summersdale Road, Highland Road and The Broadway,

Of paramount importance is that demolition of historic and notable properties should be resisted and closely scrutinised for more desirable alternatives. Local history once destroyed can never be restored; erosion is irreversible. A policy of enlightened protection is needed to resist piecemeal or minor alterations before they have a cumulative adverse effect on the character and appearance of the street scene. Powers exist for the District Council to withdraw specific development rights in the interests of preserving and enhancing character and appearance (PPG15). In Summersdale there is a high survival of original detailing, original tiled roofs, fenestration, panelled doors and so on. If Local Listing is ineffective, permitted development rights could be withdrawn for some of the 'unlisted' family dwellings which have not already been adversely affected.

Supporting Documents

The following documents were consulted:

PPS1 - Delivering Sustainable Development.

PPS3 - Housing.

PPG15 - Planning and the Historic Environment.

The Heritage of Historic Suburbs. English Heritage. March 2007

Suburbs and the Historic Environment. English Heritage. March 2007

Chichester Conservation Area Character Appraisal. Chichester District Council. March 2005

Chichester District Local Plan First Review, adopted April 1999

Towards a Vision for Chichester and a Plan of Action. Chichester City Council. September 2005

Numerous Village Design Statements

Summary of Appeal Decision. Sunrise. 1 & 3 Lavant Road and 2 Brandy Hole Lane. February 2007

No 2 The Drive. Report on CC/07/05328/OUT by Historic Building Advisor. Chichester District Council. January 2008

The Edwardian House. Helen C Long. MUP 1993.

Acknowledgements:

Mr Barry Aldridge, Summersdale Residents' Association
Councillor Richard Plowman



APPRAISAL BUILDINGS

The Avenue



APPASAL BUILDINGS

Lavant Road



W arren Fam House



The Barn



Summersdale Road



Dow n cote



Highland Road



The Broadway

APPRAISAL BUILDINGS

Other Roads