

Appendix 4:

Summary review of adjacent Conservation Areas

Appendix 4A: The Square Eastergate

Appendix 4B: Church Lane Eastergate

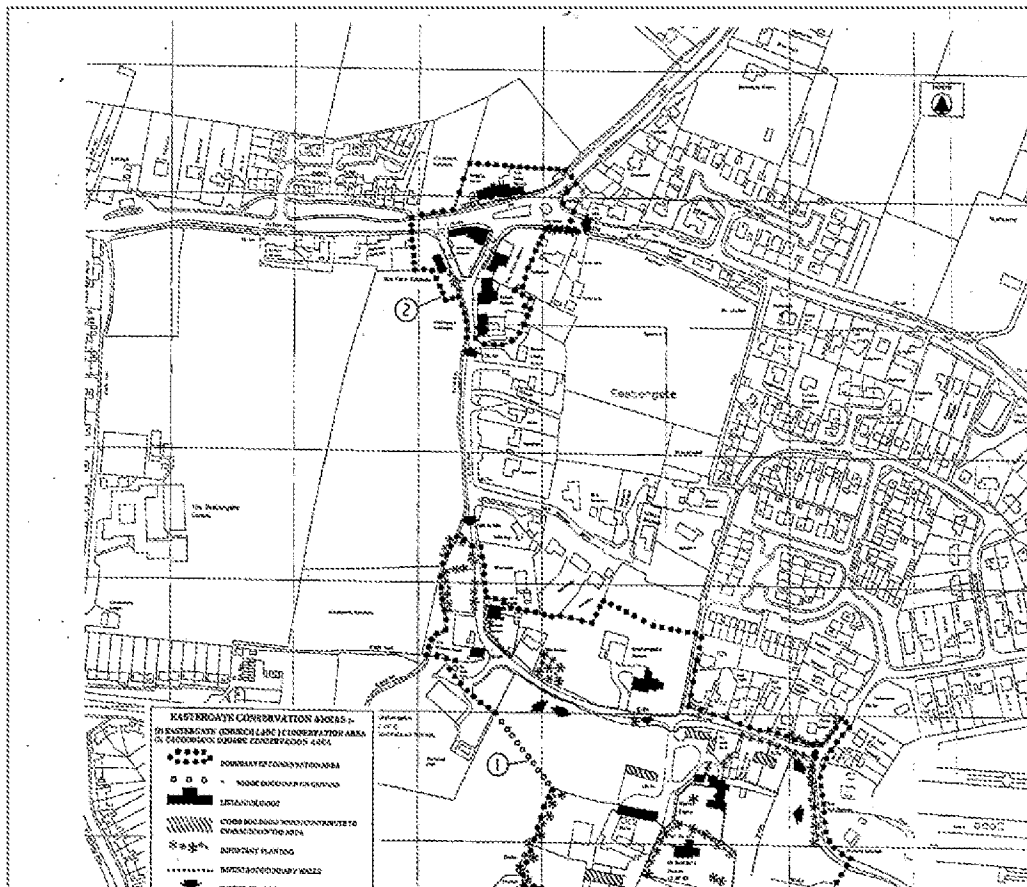
Appendix 4A
The Square Eastergate

**Description of and assessment of magnitude and significance of effect of the
proposed development on built heritage assets within The Square Eastergate
Conservation Area**

[PRESENTED WITHIN DESK BASED ASSESMENT AS APPENDIX 4A]

1.0 Background and introduction

- 1.1 The centre of the Square Conservation Area Conservation Area sits approximately 0.7km from the north western corner of the proposed development site. [See Figure 3]
- 1.2 This Conservation Area is centred around the northern junction of Church Lane and the B223 [Yapton Road].
- 1.3 A further description of this Conservation Area is presented in supporting text at Figure 1.
- 1.5 A site walkovers were undertaken by C. A. Pine of DAS Ltd on the 18th May 2023 and 1st July 2023 with the purpose of recording key characteristics of the Conservation Area and its surrounds. A selected number of Plates, P1-P21A, are reproduced with this appendix. The location of recorded built heritage assets is shown at Figures 2 and 3
- 1.6 Within Section 2 of this appendix a description of each recorded built asset is made with an accompanying assessment, based on criteria presented at Tables A-C within the associated Environmental Statement [Archaeology & Built Heritage]. It is recommended that these two reports should be read in association.



EASTERGATE (CHURCH LANE) AND EASTERGATE (SQUARE) CONSERVATION AREAS

Description of the Character and Appearance of the Conservation Areas

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

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

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

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

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

Figure 1: Eastergate [The Square] and [Church Lane] Conservation Areas.

[Extract for ADC description]

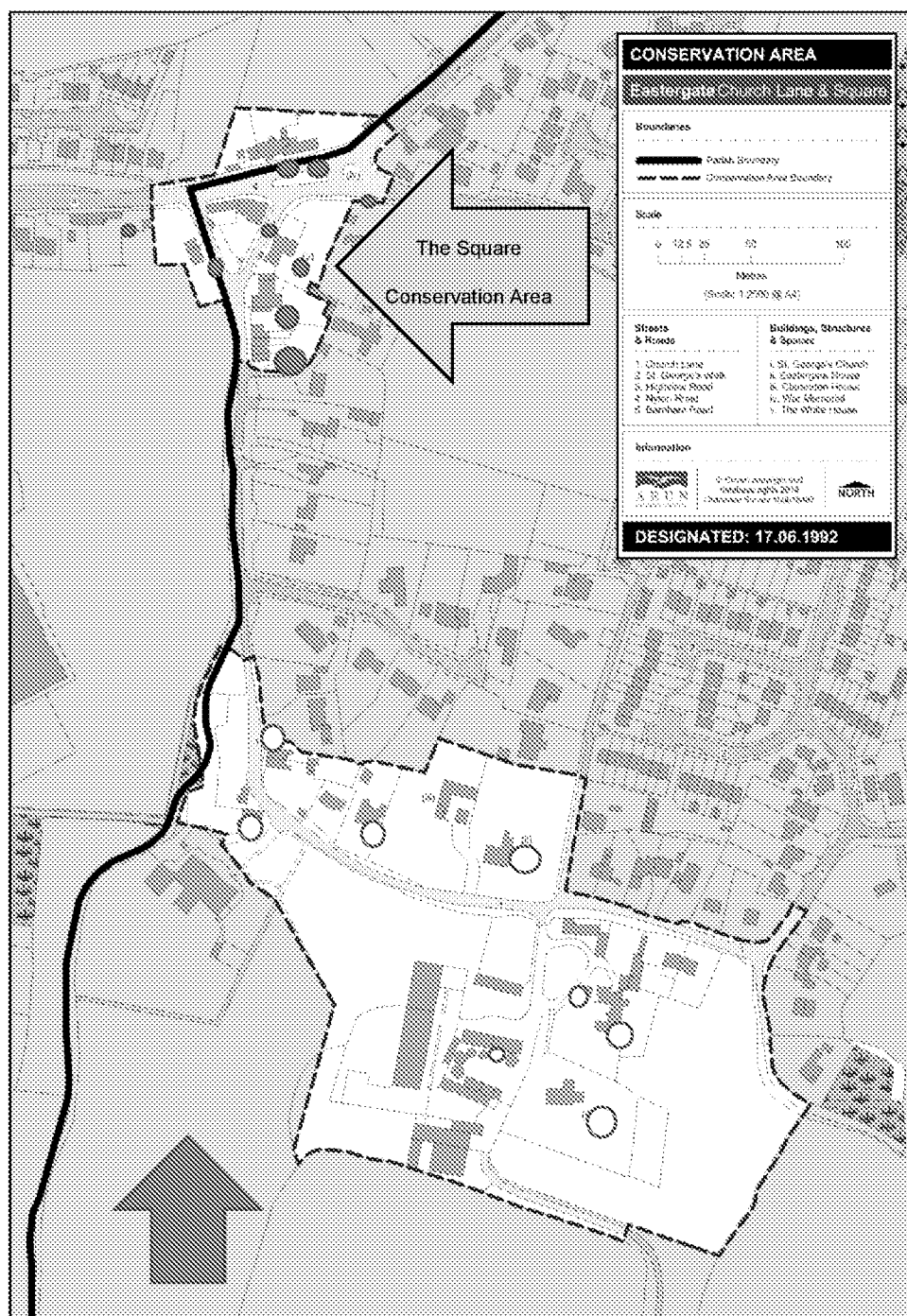


Figure 2: The Square [Church Lane] Conservation Area.

Location of listed buildings within 'The Square' element of Conservation Area.



Location of listed buildings within the Church Lane Conservation Area.



[See Appendix 4B] for detail].

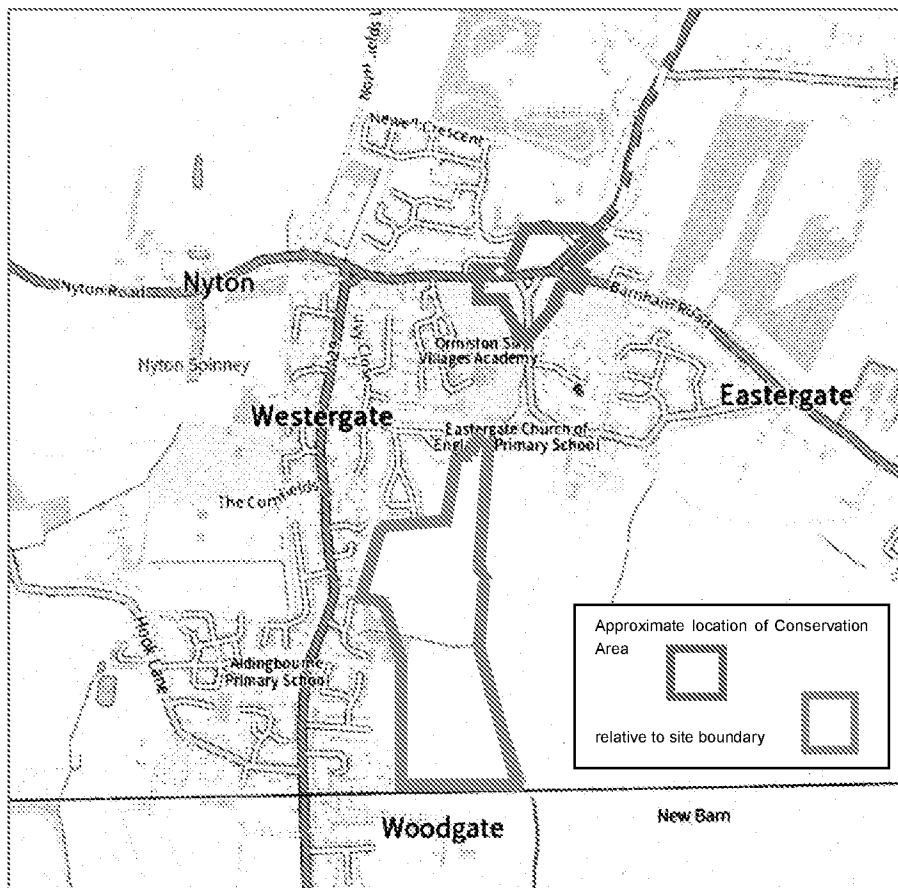


Figure 3: Listed buildings within Eastergate Square Conservation Area.

- 1: Long House
- 2: Argyll House
- 3: War Memorial
- 4: Shelley House
- 5: The White House
- 6: Old Farm Cottage
- 7: Flint House
- 8: Malthouse Cottages 1-3
- 9: Merryend

2.0 Description of recorded built assets and site environs. Including an asset of local heritage significance, magnitude of effect of the proposed development and significance of effect.

2.1 THE LONG HOUSE, NYTON ROAD

Listed Building Grade: II

List Entry Number: 1353814

Details: C18. Two storeys. Four windows. Painted brick. Modillion eaves cornice. Tiled roof. Glazing bars intact. Modern porch. This building forms a Group with Elm Tree Stores, Shelley House, The White House, Flint House and Nos 1-3 Malthouse Cottages in Church Lane, Eastergate.

Heritage significance, magnitude and significance of effect of proposed development: The asset is considered to be of local significance and have a moderate to low heritage significance. Magnitude of effect is considered to be negligible to none. Significance of effect negligible / none.

2.2 ARGYLL HOUSE, NYTON ROAD

Listed Building Grade: II

List Entry Number: 1232582.

Details: Early C19. Two storeys. Two windows. Glazing bars missing. Porch of solid type. Ground floor wing of two windows to west. This building forms part of a Group with Elm Tree Stores, Shelley House, The White House, Flint House and Nos 1-3 Malthouse Cottages.

Walkover notes: Both Argyll House and the adjacent Long House sit to the north of the busy B2233 trunk road. These buildings form / lie adjacent to northern boundary of the conservation area with a 'pasture' field, as seen at Plate P17, included within the conservation area lying to the rear and north of these buildings. The buildings lie minimally 0.75km from the northern edge of the proposed development site area. The northern conservation area boundary lies c. less than 50 metres from the Nyton Road [extra care development [see Plates 20-21A] and the Peckham Chase residential development [Plate 19].

Heritage significance, magnitude and significance of effect of proposed development: The asset is considered to be of local significance and have a moderate to low heritage significance. Magnitude of effect is considered to be negligible to none. Significance of effect negligible / none.

2.3 EASTERGATE MEMORIAL

Listed Building Grade: II

List Entry Number: 1274452

Details: War memorial. Circa 1920. Sculptor Morris Harding RBS SO. Catafalque type structure built of solid stone blocks, six courses in height with the top course shaped to represent a mound on which a full-sized lion sits. Below the lion's paws is a carved wreath surrounding a FOR VALOUR inscription carved in Art Nouveau style. Below this on the front face of the cenotaph is an eleven-line inscription in bold and well-spaced capitals defining the purpose of the memorial. Names carved round the base. A remarkably realistic effect at the rear is the handling of the lion's tail. The whole is a dignified piece of symbolism, somewhat in the manner of Lutyens, highly original in concept and imaginatively sited. Additions have been made for the Second World War.

Walkover notes: This monument is located within a traffic island where the A29 and B2233 meet. Interestingly the listing description [see above] records the monument as being imaginatively sited. The author would suggest the monument might be considered as sited 'at risk! The location within a busy road traffic junction means the monument is at risk, as suggested by several impact scars around the monuments basal pedestal.

Heritage significance, magnitude and significance of effect of proposed development: The asset is considered to be of high heritage significance. Magnitude of effect is considered to be negligible to none. Significance of effect negligible / none.

2.4 SHELLEY HOUSE AND THE ELM TREE STORES, CHURCH LANE

Listed Building Grade: II

List Entry Number: 1353883. Details: One building. L-shaped C18 building. Two storeys. Three windows. Painted brick. Stringcourse. Tiled roof. Glazing bars intact. The shop premises are the north west wing with a modern curved shop front in old style.

Walkover notes: The building fronts to the B2233 with the rear being characterised by piecemeal development of low elevation store and associated buildings. The buildings sit within a 'triangle' of mixed brick and flint perimeter walling.

Heritage significance, magnitude and significance of effect of proposed development: The asset is considered to be of high heritage significance. Magnitude of effect is considered to be negligible. Significance of effect negligible.

2.5 THE WHITE HOUSE, CHURCH LANE

Listed Building Grade: II

List Entry Number: 1233557 Details: C18. Two storeys. Three windows. Faced with rough plaster. Modillion eaves cornice. Tiled roof. Glazing bars intact. Doorway with Doric pilasters and pediment. West wall faced with flints.

Walkover notes: This building sits by itself isolated at the eastern junction of the B2233 and one of the dual spurs at the north of Church Lane. The southern elevation is masked / bounded by the listed Flint House immediately to the south.

Heritage significance, magnitude and significance of effect of proposed development: The asset is considered to be of high heritage significance. Magnitude of effect is considered to be negligible. Significance of effect negligible.

2.6 OLD FARM COTTAGE, CHURCH LANE

Listed Building Grade: II

List entry No. 1353809.

Details: C18 or earlier. Two storeys. Two windows. Painted brick. Thatched roof. Casement windows.

Walkover notes: This building occupies a counterpoint position to The White House as it sits on the west side of a second spur of Church Lane that joins the B2233. The main front element of the building is augmented by a tiled roof modern extension

Heritage significance, magnitude and significance of effect of proposed development: The asset is considered to be of high heritage significance. Magnitude of effect is considered to be negligible. Significance of effect negligible.

2.7 FLINT HOUSE, CHURCH LANE

Listed Building. Grade II

List entry No. 1027647. Details: L-shaped building. South wing C17. North east wing C18. Two storeys. Four windows facing west, three windows facing south. Faced with squared knapped flints with red brick dressings and quoins. Tiled roof. Gable to west end of south wing. Casement windows. Doorway with flat hood on brackets.

Walkover notes: This building may be considered as forming a localised grouping with Malthouse Cottages 1-3 that lie to the immediate south.

Heritage significance, magnitude and significance of effect of proposed development: The asset is considered to be of high heritage significance. Magnitude of effect is considered to be low to negligible. Significance of effect negligible.

2.8 MALTHOUSE COTTAGES, 1-3, CHURCH LANE

Listed Building. Grade II

List entry No. 1233536. Details: One building. C17. Two storeys. Four windows. Faced with knapped flints with red brick dressings, quoins and stringcourse. Tiled roof. Casement windows. Two blocked smaller original windows. Large buttress at south end.

Walkover notes: These 'terraced' flint cottages occupy the eastern side of Church Lane and are the most southerly of the group of listed buildings that lie immediately to the south of the B2233. In style and structure, they may be considered as sub-group with the more northerly though adjacent Flint House.

Heritage significance, magnitude and significance of effect of proposed development: The asset is considered to be of high heritage significance. Magnitude of effect is considered to be low to negligible. Significance of effect negligible.

2.9 MERRYEND

Listed Building Grade: II

List Entry Number: 1027742: Detail: C18. Two storeys. Three windows. Faced with flints with brick dressings and quoins, all now painted. Tiled roof. Casement windows. C19 addition of two window-bays to the west in painted brick with slate roof. This building, the most westerly of the listed grouping lies immediately south of the B2233.

Heritage significance, magnitude and significance of effect of proposed development: The asset is considered to be of high heritage significance. Magnitude of effect is considered to be low to negligible. Significance of effect negligible.

3.0 General observations and conclusions:

- 3.1 As noted at Figure 2 the Eastergate Square Conservation Area exhibits a subtly more urban character than the Church Lane grouping. The whole grouping is dominated by its proximity to the B2233 trunk road.
- 3.2 The southern build units within 'The Square' Conservation Area [Malthouse cottage terrace] lie approximately 250 metres north of the northern boundary of the Church Lane Conservation Area grouping.
- 3.3 The Malthouse cottage grouping therefore lies minimally 0.5km from the proposed most northerly boundary of the proposed development area, though c. 0.7km from the most northerly proposed build line. Significantly there is no line of sight to or from any listed or 'locally significant' building within the Square conservation sub area towards the proposed development site.
- 3.4 It is considered that the proposed development will make no physical impact on any of the recorded built heritage assets within the Square Conservation Area.
- 3.5 It is considered that there will be negligible to nil effect on the settings of any built heritage asset within this area.
- 3.6 There will be no physical impact to the fabric of any significant buildings within this Conservation Area.
- 3.7 The above conclusions are with the caveat that dependant on final local area road system modifications / alterations there is likely to be some change in traffic flow/ volume. There is a potential that the proposed new A29 alignment will reduce traffic volumes through this conservation area.
- 3.8 At the time of walkover of both The Square conservation sub area and its environs two significant permitted developments were noted lying immediately [c. 50m] to the north of the Conservation Area boundary. [See Plates P17 to P21A].



Figure 4: Direction Plates 1-17 were taken from.

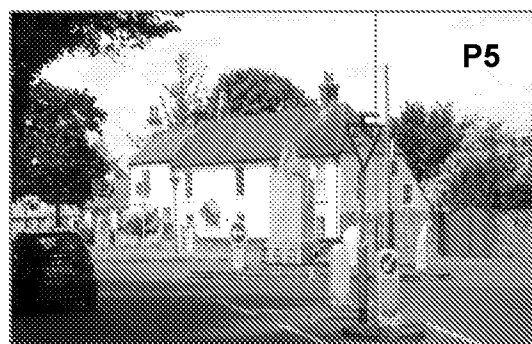
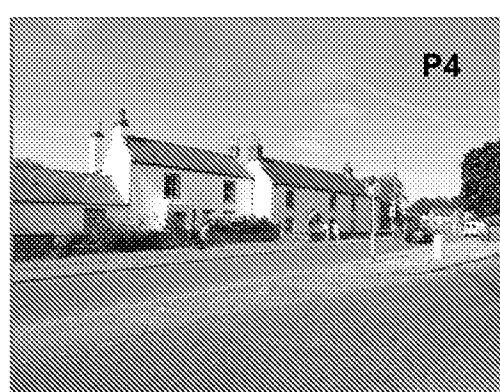
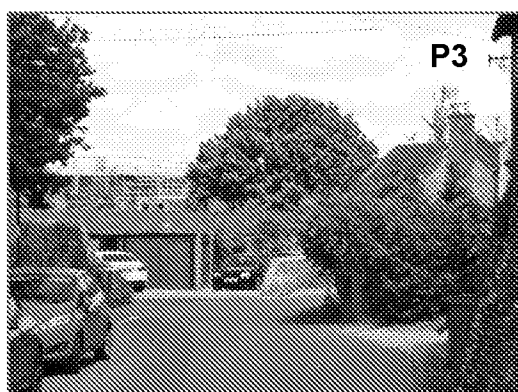
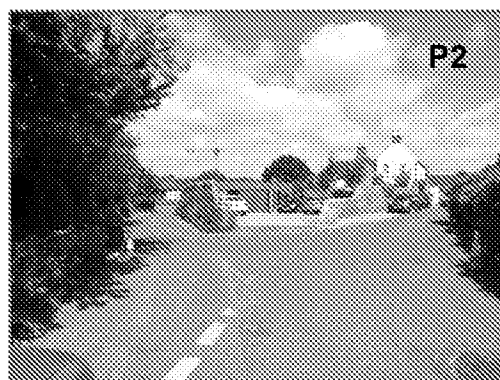


Plate P1: South facing elevation of Malthouse Cottages

Plate P2: South facing elevations to Shelley House showing rear service area to house and adjacent retail shop.

Plate P3: View from Y junction of Church Lane looking north towards Nyton New care development [see also Plates 18-20].

Plate P4: Argyll House [foreground] and Long House lying to the north of the B2233.

Plate P5: Argyll House viewed from the east looking west with War Memorial in mid ground.

See Figure 4 for location and direction Plates were taken from.

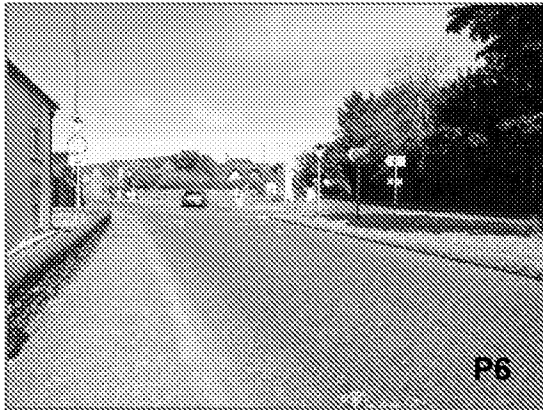


Plate P6: View of road junction [War Memorial in centre] from the west adjacent to Argyll House looking to the east

Plate P7: Close up detail of War Memorial viewed form the south west looking north east.

Plate P8: As Plate P5. though taken c. 30 metres to the east.

Plate P9: East facing façade of Shelley House.

Plate P10: North facing façade of The White House.

Plate P11: North facing façade of Shelley House and attached / associated retail convenience store.

See Figure 4 for location and direction Plates were taken from.

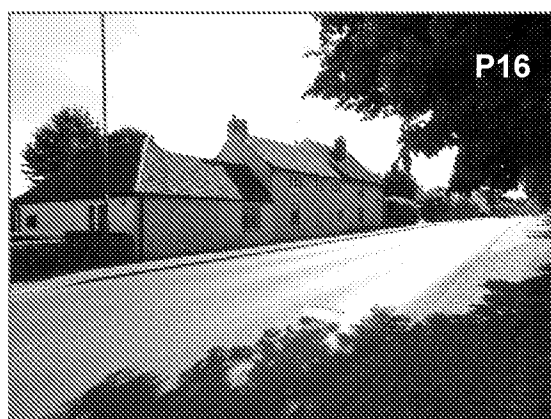
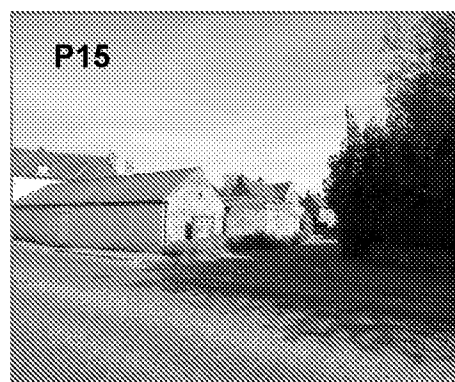


Plate P12: Part Flint house [foreground] and Malthouse Cottages lying to the east of Church Lane.

Plate P13: Old Farm House viewed from the south from Church Lane

Plate P14: As Plate 13 though from junction of Church Lane and B2233 looking south.

Plate P15: Ancillary / associated service buildings lying to the south and connected to Shelley House.

Plate P16: North facing façade of Merryend viewed from the northern edge of the B2233 looking south west.

See Figure 4 for location and direction Plates were taken from.

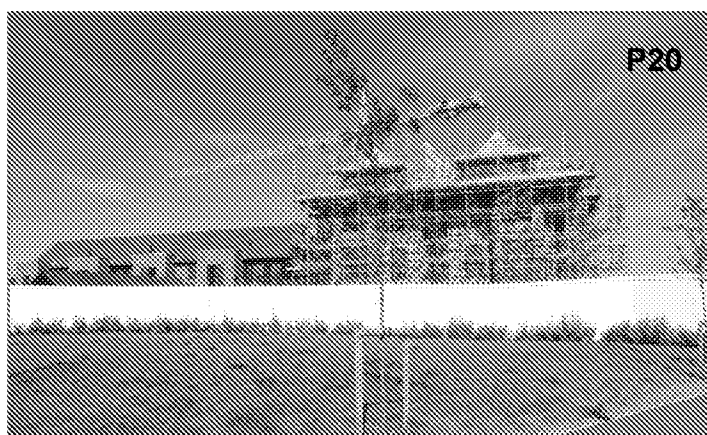
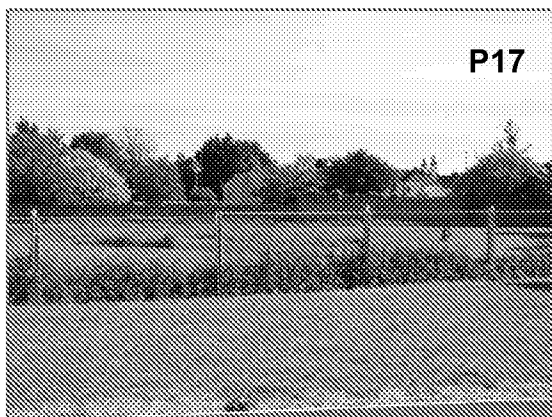


Plate P17: View from Nyton Road looking to the north facing [rear] elevations of Long House and Argyll House.

Plate P18: Nyton Road development [in progress viewed from the north of Church Lane.

Plate P19: Peckham Chase [new development to the north of the northern boundary of the Square Conservation Area.]

Plate P20: Nyton Road [Nyton Extra Care development] current construction phase.

See Figure 4 for location and direction Plate P17 was taken from.

See Figure 1 for location [gross area] of Peckham Chase and Nyton Road development.

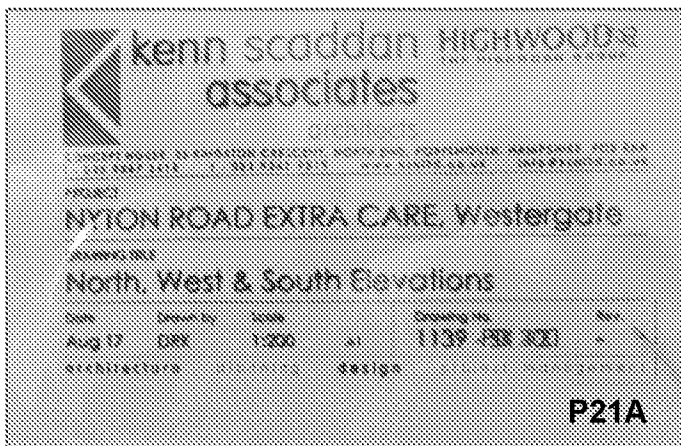


Plate P21: Nyton Road [Nyton Extra Care development] Extract from architects drawing.

Plate P21A: Architect details.

See Figure 1 for approximate location of this development.