

APPENDIX 1

EAST PRESTON/RUSTINGTON (STATION ROAD)

Description of the Character and Appearance of the Conservation Area

The area, designated a Conservation Area in July 1994, is of historic importance, showing the early development of the village with its Church and Manor House. Its special character and appearance derives principally through the loose grouping of its buildings and very prominent mature landscaping.

There is an attractive mixture of buildings of various ages, styles and original function, i.e. Church, imposing former Manor House in a predominantly classical style, small cottages - several thatched, and well designed later buildings of the 20th Century, e.g. East Preston Lodge, the Vicarage and the extension to St. Mary's Church.

The semi-rural appearance of the original village is retained in the spaciousness about the buildings, mature planting and the pleasant green at the junction of Vicarage Lane and Station Road.

The predominant building materials in the Conservation Area are flint and brick, thatch and plain clay tiles. Flint boundary walling and mature hedging are also attractive and visually unifying features within the area. Chimneys are an important feature on the skyline.

Opportunities for Improvement/Enhancement

- ♦ Provision of one or two forest trees within the green at the junction of Vicarage Lane with Station Road could eventually provide a focal point and also enhance further the semi-rural character of the area.
- ♦ The replacement of the timber fence on the highway boundary of "The Tiled Barn" with either beech, laurel or hawthorn hedging, or with a traditionally constructed brick and flint wall, would enhance the appearance of the Conservation Area.
- ♦ The replacement of the metal guardrails on the inside of the bend in Station Road with cast-iron bollards of appropriate design, would considerably enhance the appearance of, and approach into, the Conservation Area.

