



PHILIPS SURVEYORS

BUILDING SURVEYORS, DESIGNERS & CONSULTANTS

SITE:

SLINDON ESTATE
SOUTHERN GATEWAY
[NATIONAL TRUST],
SLINDON, WEST SUSSEX.
BN18 0SG

PROJECT:

RESTORATION OF
GATEWAY AND
ASSOCIATED WORKS,
PROPOSED FENCING &
PEDESTRIAN CROSSOVER

2400/21/LAN

PHILIPS SURVEYORS LLP

THE OLD COACH HOUSE
78 LOWER STREET
PULBOROUGH
WEST SUSSEX RH20 2AA

LANDSCAPE APPRAISAL



RICS




Constructionline
FOR BUILDING CONTRACT DOCUMENTS



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1.0 INTRODUCTION

Site location

- 1.1 The Slindon Estate Southern Gateway is located to the south of Slindon village centre, along the A27. Slindon is located at the foot of the southern face of the South Downs in West Sussex – 5 miles west of Arundel and 8 miles east of Chichester.

Land classification

- 1.2 The site is recognised by South Downs National Park Authority [SDNPA] as being located with the **‘Upper Coastal Plain’**.
- 1.3 It is classified by the South Downs National Park Authority [SDNPA] as being; **R1 – South Downs Upper Coastal Plain**.

2.0 LAND CLASSIFICATION [CONT.]

- 2.1 The ‘South Downs Upper Coastal Plain’ is one of six areas which stretch between Funtington and West Worthing.
- 2.2 Key characteristics of the area include [but not limited to];
- (a) Low lying, undulating strip of land between the dip slope and the sea*
 - (b) Drains, ponds and streams provide important ecological features*
 - (c) Mixture of field sizes and shapes supporting a mixture of pasture and arable land*
 - (d) Registered Parks & Gardens [Ashling, Goodwood, Slindon, Binstead] contribute landscape features such as avenues, parkland trees and woodland.*
 - (e) Crossed by narrow rural roads, many of which continue up the dip slopes and on to the chalk downs.*

3.0 ESTATE SOUTHERN 'GATEWAY'

3.1 The Slindon House Estate has a long and interesting history, dating back to its use as an Archbishop's Palace in the 11th century. The current house at the northern end of the park has its origins in the 16th century, but has been subsequently extended and altered. The house was bequeathed to the National Trust in 1950 and is now leased to Slindon College. Much of the parkland to the south remains accessible to the public.

3.2 The southern boundary to the park is demarcated by the A27. A Gateway is located here, dating from the early 19th century with an early 20th century Lodge behind the flint walls attached to the Gateway. A grade II listed structure, the gateway is built in stone and flint, with a central carriage arch flanked by two pedestrian entrances. Timber palisade style gates are now within these arches.



3.3 Slindon Gateway – view from southeast [A27]

4.0 SLINDON VILLAGE

- 4.1 Slindon is located at the foot of the southern face of the South Downs in West Sussex – 5 miles west of Arundel and 8 miles east of Chichester.
- 4.2 The village covers a long thin area of land which is cut in two by the A29, creating 2 areas locally known as north and south. The north is formed largely around a ring road whilst the southern half is laid out much more like a grid, extending all the way down to the A27 dual-carriageway. This provides easy access via car, bus or bicycle. The nearest train station is located within Arundel.
- 4.3 Two thirds of the properties within the village of Slindon – including Slindon House [now a school], 4no tenanted farms and much of the surrounding woodland – are included in the ‘Slindon Estate’ which has been owned and managed by the National Trust [NT] since 1950.
- 4.4 The ‘Slindon Conservation Area’ covers the whole village, protecting it from development and significant alteration – unless it has been first agreed and authorised by the Local Authority.

Local architecture & street form

- 4.5 The northern half of the village is formed around a ring which is littered with flint and stone properties, some of which are clearly dated back to the 17th century. Access into the northern half of the village is from the A29 via a 2-way carriageway from the southeast or northwest of the ‘ring’. There is a clear sense of arrival when entering the village from the south – having driven through a narrow tree-lined section of the road, you arrive at the Old Forge where the views open-up and the first side road appears on the right. From here you start to ascend as you travel into the village and around the ‘ring’ where the local flint / brick architecture becomes apparent. From the north, you again approach the entrance of the village from a forest-lined narrow road where you are greeted with the Slindon Manor House [now a school].

- 4.6 There are of course modern 20th century properties within the village constructed entirely of facing brick and sporting features such as; upvc windows and composite doors – but a heavy number of properties are clearly of some age with historic construction materials and ‘estate’ colour schemes to the doors and windows.

History

- 4.7 *“A walk around Slindon brings many brushes with history, some more apparent than others. The imposing Elizabethan manor house at the top of the village – which is now a boys’ college – is an obvious starting point. Or the Nore Folly, built on the opposite hillside by one of its resident countesses. But long before these, prehistoric people wrought their tools here, remains of which can still be found today. Later, Roman chariots trundled along Stane Street – which crosses the downs just to the North. The sea was nearer, too, in earlier times hence a long association with smugglers. Rumours of a tunnel all the way down to Yapton persist to this day. The beech trees of Slindon provided thousands of wooden wedges for the building of ships and floats for fishermen’s nets. Both Catholic and Anglican churches stand close by the college in ecumenical harmony. The parish church of St Mary’s houses the only wooden effigy in a Sussex church, thought to be that of Sir Anthony St Leger (d. 1539) in full armour. Not far away, a more recent peculiarity is a thatched railway carriage – third class, smoking, complete with guard’s van – built around 1874 and removed to its current resting ground in 1906. Just around the corner stands the early 19th century village lock-up, where miscreants could be left to ponder their fate before being marched off to Arundel by the constabulary” –* Information taken from www.Slindon.com.



4.8 Typical 'estate' property.

Historic Buildings

4.9 Of particular historical importance in Slindon, are the 11th century church and the Manor. The church was originally built from flint rubble with ashlar dressings but has developed over the years with, in particular some 19th century 'bath stone' alterations. The Manor House, whilst an example of an Elizabethan House underwent an extensive 'Georgian' refurbishment.

4.10 Many of the properties in Slindon date back to the 17th century and form a healthy grade II listed building 'stock'. The prevailing architectural style reflects what would have been locally available materials – flint and brick wall construction, hardwood windows and doors and clay tile pitched roofs.

4.11 Slate tiles make a regular appearance on properties which help add to the character of the buildings – but would not have been local. The slate would have been introduced into the area during the mid to late 1800's when railways allowed cheaper and easier transportation of Welsh slate around the country. During this time, it would have become a fashionable material which could well explain why it appears on a selection of more 'wealthy' properties.

4.0 REFERENCES & APPENDIX

- 4.1 Slindon Village Conservation Area
- 4.2 National Trust 'Slindon Estate' - <https://www.nationaltrust.org.uk/slindon-estate>
- 4.3 West Sussex Landscape Strategy -
https://www.westsussex.gov.uk/media/1771/landscape_strategy.pdf
- 4.4 South Downs National Park Authority [Landscape Assessment] –
<http://www.southdowns.gov.uk/wp-content/uploads/2015/03/ILCA-Appendix-B-Wooded-Estate-Downland.pdf>
- 4.5 Slindon Village website – www.slindon.com
- 4.6 Heritage Statement: South Gateway Slindon