

APPENDIX B

East Preston Parish Council

East Preston Village Design Guide

Compiled by East Preston Parish Council

Appendix B – Village Design Guide (EPVDG)

Purpose of the East Preston Village Design Guide

This Village Design Guide Appendix aims to give clear guidance on how to care for the qualities and characteristics that residents and visitors value. The main objective is to ensure that the landscape character and street scene is respected and enhanced in any change to roads, buildings and open spaces. It puts forward guidance on how any development or physical change to buildings and open spaces should respect or enhance the parish history and character, supporting the Policies in the EPNP as part of the Review process undertaken by the Parish Council and village residents in 2023-24. It reviews and supplements the Village Design Statement adopted by Arun District Council as a material planning consideration in January 2008, which was the result of significant local consultation in 2005-6, though the evidence and opinions gathered then retain their validity. This Guide sets out advice for new development and for alterations to existing properties within East Preston. Some change is inevitable; the objective is to ensure that any changes respect the spirit of the village.

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1. INTRODUCTION

The Arun Local Plan (ALP) stresses the importance of good design in securing high quality development which respects local distinctiveness (Policy D DM1). Arun’s own Design Guide (ADDG), updated in 2023, is a Supplementary Planning Document and lays out further guidance on the design policies contained in the ALP.

The Village Design Guide in this Appendix (EPVDG) provides more detail at a local level in East Preston, by describing the characteristics of the buildings and spaces within the Parish. It aims to assist property owners and developers in adopting design principles which will ensure that the valued physical qualities and characteristics of the Parish are conserved, protected and improved, and to assist the Local Planning Authority, Arun District Council, in the determination of planning applications.

The main source of historical information in this Guide and especially in Appendix III is Mr R.W.Standing, local historian and author of “East Preston and Kingston” (Phillimore, 2006), who has been generous in sharing the results of his continuing research.

1.1 Status of the document

The aim is for the East Preston Village Design Guide to be adopted by Arun District Council as part of the Revised East Preston Neighbourhood Plan 2025-2041 and to be a material consideration in the determination of planning applications. The design guidelines contained in the document have been incorporated into the Neighbourhood Plan (Policies 1-5) but more detail is given in this Appendix in support of the Policies. The great variety of styles to be seen in the relatively small area this parish covers are reflected in the four Character Areas (see Appendix C Plan B). Each Character Area has its own area-specific guidelines, which supplement the general design guidance of Policy 1. **This advice also relates to alterations that do not require planning permission, as well as new developments that do.** Thus work being carried out under Permitted Development rules should also be guided by the principles in this document.

1.2 The Development and Production of the Village Design Guide

The original Village Design Statement (VDS), which this Village Design Guide updates, was adopted as a Supplementary Planning Document by ADC in 2008. The VDS was based on extensive surveys of East Preston, carried out in 2005 by many volunteers. These road-by-road surveys established the basis on which the Character Areas were delineated. These Areas have remained substantially unchanged in general character in the last 20 years, though of course some individual buildings and developments have altered the street scene in a few places: some successfully, and others less so.



2. THE VILLAGE AND ITS SETTING

East Preston is a coastal village, six miles west of Worthing and three miles east of Littlehampton. After centuries as a small farming community it grew rapidly in the twentieth century, catering for



holidaymakers, the retired, and workers in neighbouring towns. Its population is now approximately 6,000. The sea provides distant views to the south of the village, and the East Preston to Ferring “Gap

between Settlements” (*Policy SD SP3 in the ALP – aimed at preserving the*

integrity of individual settlements and the open countryside between them) provides views over farmland to the east. There are no breaks in the residential areas to the west and north, though glimpses of Highdown Hill can be had to the north (see photo p3). The whole village is a “built up area”, as defined in the ALP, so these views are especially valued.

Roads lined with greenery are characteristic of the village. They bring together buildings of very mixed styles and materials, from the oldest flint walled cottages of the original farming settlement to modern dwellings. Another quality is the space and openness created by the relatively low density of development, low building height, attractive front gardens and public open spaces.

Looking south down The Street (R)



Public Open Spaces: the Warren Recreation Ground above, and the Green to the right



2.1 History and Settlement Pattern



East Preston was important enough to be mentioned in the Domesday Book in 1086, but only the twelfth century parish church remains from the medieval period.



The oldest surviving houses date from the sixteenth century and were originally built using timber frames with wattle and daub infilling and thatched roofs and were later encased in flint or brick outer walls.

These early houses, homes to farmers and farmworkers, are scattered along the main roads of the village – The Street and Sea Road

– and formed a linear settlement with no obvious core. The manor house of the village, Midholme in The Street (R), was rebuilt in the nineteenth and twentieth centuries with flint walls and a tiled roof.



The other mansion, Preston Hall (L), a larger house with stuccoed walls, was built in 1838.



The village began to expand in the nineteenth century, as market gardening was added to the traditional farming activities. A coastguard station was established about 1820, leading to the construction of the Coastguard Cottages in South Strand (L). The new buildings had flint or rendered walls and many

had slate roofs. The coming of the railway in the 1840s initially transported produce to the markets, but it also brought holidaymakers and retired people to the village. The first houses built for these newcomers are the Edwardian villas in Sea Road (R).



Private estates set the style of development in the village in the first half of the twentieth century. The Angmering-on-Sea estate, started in 1913, was laid out as a garden estate. Roads were lined with flower beds, shrubs and trees; the houses had rendered or half-timbered walls and tiled roofs.



The Willowhayne estate, begun in the 1930s, has roads bordered with grass verges with occasional groups of shrubs or trees. Most pre-war houses were large and had half-timbered or rendered walls and tiled or thatched roofs. Those built post-war were smaller, many were bungalows, and their setting was influenced by American fashions, with open front gardens.





One of the more recent additions was built in the late 1990s in the Arts and Crafts tradition - “Seafield” in Seafield Road, designed by Neil Holland (L).

A large number of properties, especially on the Willowhayne Estate, have either been completely rebuilt, had new houses constructed within a plot, or been updated in recent years. Some retained their original footprint but used completely new materials with modernised design and others were much enlarged. The results have been mixed in their success in maintaining the character of their neighbourhood, though a number have fitted in well.



Outside the estates, development initially followed the main roads of the village. New roads began to be built over what had been nurseries and



farmland in the later 1930s. Local authority housing was provided in the north of the parish (L) while private developments, mostly of bungalows, were constructed on many other sites. Development accelerated after 1945, and the village had virtually achieved its present form by the early

1970s. In some places large pre-war houses were demolished, or their gardens developed and replaced by closes of bungalows.



The workhouse, which had dominated the centre of East Preston from 1872, was demolished in 1969 and a new road, Fairlands (R), was built through the site.

Development in East Preston has thus followed a random pattern, reflected in the patchwork of small closes and roads, many containing buildings of varying styles from different periods.



2.2 Designated and non-designated heritage assets

The parish contains part of the Rustington Conservation Area (along both sides of the western end of Vicarage Lane and ending by the parish boundary along Station Road). The Conservation Area was designated in March 1986 and extended in July 1994. The buildings in the parish which are also statutorily designated heritage assets are listed in Appendix II.

It also contains two Areas of Character (AoC) at Elm Avenue, Golden Avenue (Part) Kingston Lane (Part) and North Lane (Part); and at Seafield Road, Sea Road (Part), Palm Court Cottages and South Strand (Part). ADC has also identified a number of Buildings of Character in East Preston (see Appendix III for these and for descriptions of the AoC) – Policy HER DM2 of

the ALP. The East Preston Neighbourhood Plan clearly identifies a number of new possible non-designated heritage assets which are deemed to meet the published criteria. Once the review of the EPNP is complete, it is hoped that the assets included within this plan will also be added to the Arun Local List, which is non-statutory, but has weight in assessing planning applications, in order that the special character of such buildings is respected (Proposal 4). Any works carried out should preserve or enhance the building and any features of architectural or historic interest retained and appropriate materials used.

2.3 Development after the 2008 VDS

Apart from the area associated with the Manor Road Garage, where the original listed building was successfully converted into housing (R), which resulted in new houses along Manor Road and the new development at Beltane Close, all completed by 2013, there have been no large developable sites in East Preston for many years.

Subsequent new housing therefore

results from the demolition of older properties on large plots. It is regrettable that some developments carried out since the VDS was accepted as a supplementary planning document have not been



consistent with the character of the areas in which they are set, nor reflect the variety of building styles characteristic of the village. Some, however, have very successfully provided more homes and have been built in keeping with their surroundings – following the guidelines for their Character Area. Pictured L is one at the southern edge of the village, Tudor Lodge, which is in an Area of Character opposite the Coastguards Cottages and on the following page are two developments in The Street, harmonising with their historic surroundings opposite a listed building (Wistaria Cottage).



Their scale, design and the materials used are ideal for fitting into and enhancing the area in which they are set.

The two developments, looking south down The Street (L) and North, where



Wistaria Cottage can be seen opposite the new cottages.



It is notable that the houses set away from The Street (shown here L) adopt an Arts and Crafts-type style which subtly adds to the variety of building designs characteristic of the village and avoids generic estate planning.

2.4 ROADS AND PATHWAYS



Station Road on the northern edge of the parish connect to other local routes. All the other main roads of the village end at the sea, so that they are only used by local traffic.

The tranquillity of East Preston is protected by its being an island site: only Old Worthing Road, Worthing Road and

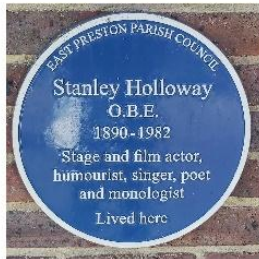
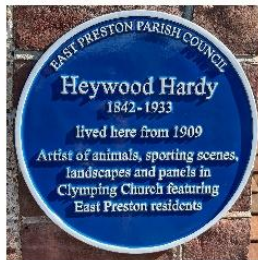


Apart from Sea Road, most East Preston roads have curving lines and have plenty of trees, grass verges and well-planted gardens on each side which all reflect the “country atmosphere” that many of the residents here think is so attractive about the district.

Street Furniture: Scattered along the roads are various old street signs and some post-boxes of individual design which should be preserved.



The Parish Council has also initiated a Blue Plaque System within the Parish. To date there are four properties with blue plaques: -



67 Sea Lane – Edith Ayrton and Israel Zangwill

Forge House, The Street – Heywood Hardy

35 Tamarisk Way – Sir Stanley Holloway

Craig House,
South Strand – Sir Maurice Craig



Decorative streetlamps at the northern shops also enhance the street scene. In addition, the Queen Elizabeth II Platinum Jubilee Clock, located in the middle of the village, will eventually form part of our heritage assets in the future.



2.5 ENVIRONMENT AND ECOLOGY



The village, as described in Policy 6 of the EPNP is well supplied with public open spaces which enable wildlife to flourish. Bats (soprano pipistrelles, noctules and serotines, and possibly more species) are to be observed in Langmeads Field (L) in summer months, swooping to feed on



chafers and the other abundant insect life around the trees there. The most spectacular of the latter are stag beetles, pictured above, which can also be spotted elsewhere in the village.

In addition, private gardens with their trees and bushes provide a green corridor for bats and birds, and also for a wide variety of animals: badgers, foxes, hedgehogs, rabbits and squirrels. The usual garden birds and owls can be seen and heard throughout East Preston, while hundreds of seagulls, oyster catchers and sanderlings gather on the beach during the winter. Additionally, frogs and toads feed on the insects which include damsel flies, dragonflies and many types of butterflies.



One of the more striking plantings is the tamarisk hedge along the beach, shown here, along with vegetated shingle. The hedge is maintained by the Willowhayne Estate, which looks after the greensward owned by Arun DC. It is a relic of such hedges that lined the South Coast almost continuously in this area. The destruction of these tamarisks was

being bemoaned as long ago as 1929 (*“The West Sussex Coast and Downs” – a report of the Arundel, Littlehampton, East Preston and District Joint Town Planning Advisory Committee by Arthur Schofield*).

In recent years, there have been a number of flooding events, caused by unusually concentrated rainstorms. (Roundstone Lane in April 2024 is pictured R). It is therefore essential that any conversion of front driveways for parking takes drainage into consideration, using only permeable materials and ensuring adequate provision for surface water runoff for these increasingly frequent extreme events. [see *Policy 8 in the EPNP*]



3. GENERAL DESIGN GUIDELINES

The dominant characteristics of East Preston are roads lined with greenery, low buildings and in most Character Areas a low density of development, with nearly half of all homes detached. All these features combine to create a sense of space and openness. Para 4.11 of the EPNP emphasises that density of development must always be low enough to permit the provision of soft landscaping around any new building, so that these features are preserved. The variety



of building styles that has been created by the village's history is unified by the abundance of greenery, and the coherent palette of building materials used in particular locations.



These general guidelines are intended to preserve the features that residents value. They apply to all parts of the village and are supplemented by more detailed guidance for each of the four

character areas into which the village has been divided. **These are intended to be used by Arun District Council in conjunction with its own Design Guide when it assesses developments for which planning permission is required, and also to be used voluntarily by residents when they are planning alterations for which planning permission is not required under permitted development regulations.**

3.1. Roads

Their green appearance should be maintained.

- Trees and shrubs growing on the roadside verges should be preserved or enhanced.
- New entrances should be as unobtrusive as possible
- High fences and walls should therefore, if possible, be avoided. It should be noted that the police advise against them (www.sussex.police.uk/cp/crime-prevention/protect-home-crime/keep-burglars-out-property/)

3.2. Soft landscaping: Consideration should always be given to adding or retaining soft landscaping whenever development takes place so that the greenery mentioned above which is one of the attractions of East Preston can be preserved. This is especially important at the front of a building, even if, as is proving increasingly the case, a drive or even the whole front garden is used for parking. A low fence or wall with a hedge or shrubs either behind or in front of it enhances and softens the appearance of a dwelling, mitigating the utilitarian nature of parking provision. Shrubs or planting near the main structure can perform the same function, and all vegetation can provide food and habitats for wildlife.

The example shown *right* has an attractive front fence and follows the guidance for sustainable drainage, but vegetation, even if only along the front, would much improve what is at the moment a bare area.



3.3 Biodiversity net gain and wildlife habitat provision

Householders should consider adding bird or bat boxes when undertaking any changes around the home, as well as providing more planting. (see *Arun Design Guide Chapter E and NPPF 187 and 192*).



3.4. Twittens (such as that shown to the left) should be preserved and their condition improved, while retaining hedges and trees that shelter wildlife.

3.5. Parking should preferably be provided at the side or rear of new buildings or in garages, rather than in front gardens. If the latter is unavoidable the regulations on permeable surfaces should be

strictly followed and soft landscaping should, if possible, be used to screen the parked cars, such as is shown to the right. Parking provision should be sufficient to avoid any increase in unacceptable on-road parking.



3.6. Density: new developments should complement the neighbouring buildings which should:

- not be significantly greater than the existing density in a road nor be so high as to prevent the provision of enough soft landscaping around new buildings to preserve the character of the area.
- The maximum density compatible with these requirements is likely to be 40 per hectare for houses and 50 per hectare for flats, but higher densities might be acceptable if it was possible to demonstrate that the character of the area would be preserved

3.7. Height: New buildings should not be significantly higher than existing buildings in a road.

- New or enlarged buildings should not have an overbearing effect on adjoining properties, **including those to the rear**
- Bulky rectangular buildings should be avoided
- Large flat roofed buildings should be avoided



3.8. Design: New buildings should be compatible with, but not necessarily similar to, the existing buildings in a road. The two developments shown to the left, while not individually unacceptable, are too similar to each other, where a greater variety in design and materials would better have reflected the character of East Preston.

3.9. Materials used in new buildings and in the redevelopment of existing ones should blend in both colour and texture with those used in existing buildings in a road. However, this does not mean “matching” and if an area is characterised by a variety of styles, uniformity should be avoided (see photo above, which shows that harmony can produce an unexciting result). Given the variety of designs and colours, there is wide scope, but the palette of traditional buildings in Sussex (the browns and terracotta of



tiles, and brindled grey of flint – exemplified by Willowhayne Cottages, pictured L) can provide a guide to what will fit in. If a more modern appearance is desired, stark bright white should perhaps be avoided, as a variety of off-white or cream tones are available for surface finishes which would be warmer and more attractive.



While the terraced houses shown L were built to the same basic design, the use of

different materials has resulted in a significant difference in appearance.

- Flint walls of buildings and gardens should not be painted.

3.10. Extensions should be designed to be visually subservient to the existing property and should preserve the amenity of the original and neighbouring properties in terms of privacy and overshadowing. The rectangular mass of the extension shown on the photo below to the right has been added with no thought given to the original design or the angles of the old roofs.

- Extensions at the front of buildings should be avoided if they would be visually obtrusive and incongruous in the street scene – rear extensions may be more appropriate
- Side extensions should normally be distinguished



from the original building by a step in the roofline and possibly in the outer wall, as in the example to the left.

- Materials and windows should be similar to those in the original house
- The original roofline should not be changed in a manner which would be detrimental to the street scene and appearance of the building, where rooms

are to be constructed in the roof

- **Where roof lights have to be placed at the front** care should be taken to place them so that they do not present a haphazard appearance
- **Dormer windows** should be: -
 - Small enough to be subordinate to the appearance of the roof as a whole, as shown on the right. The ridge of the dormer should be appreciably lower than that of the



main roof. The two examples on the left, built some years ago, are considered inappropriate in being so close to, or even protruding above, the original roofline

- Preferably at the rear of the building
- With pitched and tiled roofs where the original architecture is in a more traditional style
- With tiles that match those of the rest of the roof

3.11. Alterations: New windows and doors should if possible, harmonise with those of the rest of the building (unlike the windows at the left of this row of cottages) and with those of other houses in the road, if these are in a similar style.



3.12. Infill Development should follow the guidelines in Chapter P of the Arun Design Guide. There have been excellent examples in East Preston, cited in **2.3** above: the two developments opposite Wistaria Cottage in The Street and that at the south of Sea Road near Palm Court Cottages have all taken account of surrounding buildings in their design, but have avoided copying or pastiche.

Such larger scale infill, or individual houses built along the existing building line is the ideal. Backland development of one or two houses should be a last resort, and great care should be taken to relate the new building(s) to existing ones so that access is not constrained and that privacy and amenity is retained for all dwellings.

3.13. Public open spaces should be preserved and where possible enhanced.

- They should be protected from tall and intrusive development near their boundaries
- Views to and from the beach should be preserved

4. CHARACTER AREA ONE

This is an area of detached mainly two-storey houses built on relatively large plots. Much of the development occurred before 1939. Post war building followed a similar layout though in different architectural styles. Nearly all roads are flanked by verges, and there are few footpaths. The area comprises predominantly the private estates, the Angmering-on-Sea Estate and most of the Willowhayne Estate, plus Elm Avenue, Woodbridge Park and some similar roads.



The part near **the beach** is the area most sensitive and vulnerable to future development. The value of land near the sea is high and present building is at a particularly low density.

VERGES – preserved and ENTRANCES kept small
HIGH WALLS or FENCES to be avoided
PARKING – in garages or at the rear; DENSITY retained;
HARMONY – in palette and texture of materials, while preserving variety in the street scene; height; building design; new windows and doors and of extensions with original building;
NO large rectangular buildings, extensions or dormers. Consider IMPACT of new buildings or extensions on NEIGHBOURING properties alongside or at the rear; Preserve views to and from the BEACH

The guidelines below do not preclude the construction of **buildings of contemporary style**. High quality architecture, in an appropriately landscaped setting, is an aspect of this character area. This feature should be retained, always provided that any new development does not clash with its surroundings.

4.1. Materials Care must be taken when choosing materials and finishes to ensure that the resulting building will reflect the variety of colours and designs in this Character Area. Starkly monochrome finishes can produce a bland and lifeless building but when executed well,



as in these two examples, this palette, especially when mitigated by varying textures, such as wooden cladding details (as at L, just outside the parish but on a road in this Character Area), can produce a welcoming stylish house.

4.2. Soft Landscaping

Generous planting of hedging and shrubbery around a house is especially characteristic of Area One and should be employed in any development or re-development here, especially instead of high walls and fences, which do not enhance the street scene, nor ensure security.



4.3. Roads: Pavements should not be constructed

4.4. Density: The relatively large gardens should be retained, as they are characteristic of the area, so: -

- **No blocks of flats** should be permitted
- **Extensions** should not be so large as to reduce significantly the amount of garden around a dwelling.

4.5. Height of: -

- new buildings should not exceed the appearance of two main storeys.
- existing buildings should not be increased to give the appearance of being above two storeys

4.6. The setting of listed buildings and buildings of character (see Appendix II) should be protected.

4.7. Individual design features should be retained in any new buildings and extensions in some parts of the area, for example:-

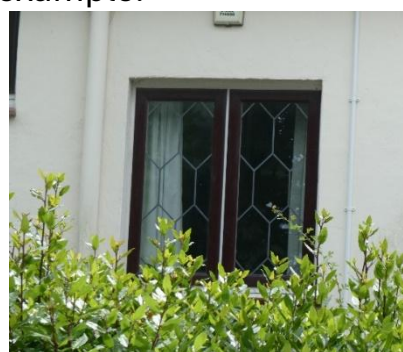
- Hexagonal leaded window lights in Elm Avenue and Golden Avenue



- Half-timbered styles in Elm Avenue,

Golden Avenue and Seafield Road

- Rendered walls in the Angmering-on-Sea and Willowhayne Estates and Seafield Road



5. CHARACTER AREA TWO

Dwellings in this area are predominantly bungalows, built mostly at a slightly higher density than in Area One. Most were built between the 1950s and the 1980s, though the earliest are pre-war. The uniform appearance in the individual roads and closes is very characteristic of this group, as the bungalows were usually all built at the same time using similar styles and materials.



The majority of roads, such as Worthing Road, Normandy Lane and Drive, Clarence Drive, Vermont Way and Lavinia Way, are public roads, so there are pavements, but others (the Hazelmead Drive area, The Roystons and part of the Ridings) are private and have none – just large grass verges.



VERGES – preserved and ENTRANCES kept small
HEIGHT and DENSITY of prime importance here;
preserve ROOFLINE.

HARMONY – in materials; height; building design;
new windows and doors and of extensions with
original building;

NO large rectangular buildings.

5.1. As the defining characteristic of this area is its openness and the low building height it is especially important that there should be no increases in height

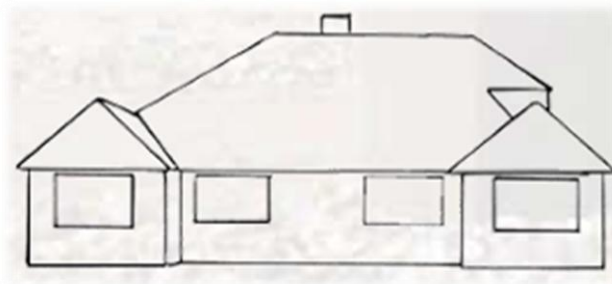
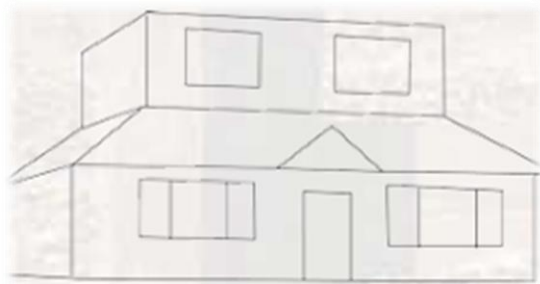
5.2. Verges: No pavements to be constructed where there are now none



5.3. Front Gardens: Low front walls or completely open frontages are characteristic of this area, giving a spacious quality to the street scene.



- No new walls or fences around front gardens
- No increase in the height of existing walls or fences around front gardens
- **Extensions** best placed at the rear.



Both these extensions, in their different ways, unbalance the design of these dwellings

- Some hip-to-gable extensions at the front of a property have been allowed in recent years, which has disrupted the profile of buildings along a road. Where front hips are present in a road, it is desirable to retain them. Similarly, the lower heights of most dwellings in this Character Area do not lend themselves to side hip-to-gable alterations unless they are set back from the front elevation, or have half-hips added instead of a straight gable, as otherwise too boxy a design is the result.

- Where individual design features within a small area are present, such as the arched porches in Clarence Drive (one example is pictured here), they should, if possible be retained either as originally built or incorporated in any alterations.



6. CHARACTER AREA THREE

Character Area Three is based upon the ancient village of East Preston and some surrounding roads. It is characterised by the surviving old buildings of the village, 14 of which are listed, and most of the buildings of character in the village, including those included in Proposal 4 of the Reviewed EPNP (para 5.14) – all of which are listed in Appendix III. But



the old buildings are mixed with new buildings, so that blocks of flats adjoin old listed cottages, and the area contains a great variety of heights, designs and materials, ranging from the flint or half timbering of the old houses to red brick of the more recent developments. Density also varies greatly here and is high in some parts. The main roads in this area include The Street, Sea Road, the southern part of North Lane, the south side of Worthing Road and the east side of Station Road.

VERGES preserved; ENTRANCES kept small; EXTENSIONS appear subservient to host building.
HARMONY – new buildings and extensions - in materials; height; building design; new windows and doors and of extensions with original building;
NO large rectangular buildings; consider IMPACT of new building or extensions on NEIGHBOURING properties, alongside and at rear.

6.1. Any new building or alterations in this area must be treated with great care and sensitivity because of the historic character of many of the buildings, and its importance as a centre of village life. [see R the sympathetic updating of a modern house next to the listed Beehive Cottages on Sea Road]



6.2. Reminders of the old village along roads or in gardens must be preserved

- Flint walls
- Ancient hedges
- Trees



6.3. Building Density:

- Some increase may be acceptable if it can be provided without altering the character of the road
- Flats, such as the two developments next to each other on Worthing Road shown R, are acceptable if designed to harmonise with the existing buildings
- Sufficient soft landscaping should be provided around new buildings to ensure they blend with other buildings in a road.



6.4. Height as set out in the general guidelines should match that of other buildings

- The open character of the roads, due to the large number of low dwellings, must be preserved. Increased height should not be allowed to spread along a street because of one or two tall blocks
- Buildings should not normally exceed two storeys
- Three storeys should only be permitted in small clusters of buildings of this height.

6.5. New buildings should be appropriate to a village setting. Good examples of such developments are those mentioned above (2.3) along The Street and at the south end of the village. The new blocks of flats along Worthing Road have also integrated into the street scene because they are set back and there is some soft landscaping to mitigate the massing of the buildings



6.6. Materials: should resemble those in old village buildings



- Flint
- Local bricks
- Walls rendered in appropriate colours
- Roofs of thatch, slate or clay tiles

6.7. Extensions are best placed at the rear in this area.

6.8. The setting of listed buildings and buildings of character (see Appendix II

and Appendix III) should be protected.

6.9. Areas of special sensitivity that deserve protection from unsympathetic development in their immediate surroundings are: -

- The Green in Sea Road (shown R)
- Warren Recreation Ground
- Langmeads Field
- The Street south from Worthing Road to North Lane; North Lane and Sea Road south from The Street to 56 Sea Road
- The southern shopping area, Sea Road, especially Parade Mansions
- Coastguard Cottages, Palm Court Cottages and Seafeld Road Area of Character



6.10. Shopfronts: should be designed to harmonise with the neighbouring styles and colours

- Major changes in style of individual units should be avoided.

7. CHARACTER AREA FOUR

This is a more densely developed area of the village. It contains mainly terraced or semi-detached two storey houses of uniform design. Brick and tile are the predominant materials. Roads have pavements and, usually, grass verges. Parking creates problems in many places because most houses do not have garages or driveways. Many front gardens have been converted into parking spaces, and grass verges have been damaged by parked cars. It benefits, however, from proximity to green spaces at Lashmar Recreation Ground, East Preston Football Club and the allotments (shown below).



VERGES – preserved, with the exception mentioned below (7.1)
HEIGHT unchanged; preserve ROOFLINE.
HARMONY – in materials; building design; new windows and doors and of extensions with original building; consider IMPACT of new building or extensions on NEIGHBOURING properties, at sides and rear.
NO large rectangular buildings or long unbroken facades



L: sustainable drainage and good soft landscaping. R: does not show sensitivity to neighbouring properties which are nearly all traditional brick and tile. It is also possible that the driveways here are less permeable.



7.1. Grass verges CAN be removed in roads where there is inadequate parking space.

- Trees should be retained or replaced where possible, or new ones planted between parking bays.

7.2. Density: Some **increase** in density may be acceptable if it can be provided without altering the character of a road.

- Flats may be acceptable if adequate soft landscaping can be provided to ensure that they blend with existing buildings in a road.

7.3. Height of new buildings should not exceed two storeys.

7.4. Front gardens: low front walls or open frontages are characteristic in most of this area.

- No new walls or fences around front gardens
- No increase in the height of existing walls or fences around the front gardens.

7.5. Extensions should generally be constructed at the rear of dwellings, to avoid alterations to the facades.

- If rooms are constructed in the roof, the style of the present roof should be retained
- The rooflines at the eastern end of Roundstone Drive (part of which is shown below) should be protected



7.6. Lashmar Road Recreation Ground The surroundings of this open space should be protected by not having large buildings constructed in the roads adjoining it.

APPENDIX I: Road List with Character Areas and special features

Road	Area	Special Features
Angmering Lane	1	Brick pillar box; old parish boundary ditch
Appletrees	2	
Bay Trees Close	3	
Bay Trees Garden	3	Flint wall of former kitchen garden
Beaumont Court	4	
Beechlands Close	2	
Beltane Close	3	A new development built with mostly traditional materials, reflecting the historic character of the surrounding area
Boundary Way	2	
Brou Close	2	
Chestnut Court	3	
Cheviot Close	4	Open frontages
Chiltern Close	2	
Clarence Drive	2	
Club Walk	1	
Copse View	3	Surrounding trees; flint and brick wall
Cotswold Way	4	Open frontages
Eastern Close	2	Open frontages, especially along footpath
Elm Avenue	1	Area of Character; brick pillar box
Fairlands	3	Flint walls
Farm Acre	4	Open frontages
Fincham Close	3	Brick wall bordering Sea Lane
Flint Close	4	Open frontages
Forge Close	3	
Golden Avenue	1	Area of Character; old road sign at junction with North Lane
Hazelmead Drive	2	Open front gardens
Hillview Crescent	2	
Homelands Avenue	1	
Kenhurst, The Street	3	Flint boundary wall
Kerry Gardens	3	

Road	Area	Special Features
Kingston Lane	1	Area of Character
Kithurst Close	1	
Lashmar Road	4	All apart from the houses below
Lashmar Road	3	Houses south of the Schools on west side
Lavinia Way	2	
Lime Tree Close	3	
Madehurst Close	1	
Manor Close	3	Flint walls
Manor Road	3	Nos.1-22 evens and 1-35 odds; listed building
Manor Road	1	Including “The Crescent”. All from nos. 24 evens and 37 odds
Meadow Park	1	
Mendip Close	2	
Michel Grove	1	Some open frontages
Midholme	3	Flint walls
Mill Pond Way	4	Open frontages
Montpelier Road	2	Including Beechlands Court.
Myrtle Grove	1	
Normandy Drive	2	
Normandy Lane	2	
North Lane	3	No. 50 and up
North Lane	4	Nos.1-49; old road sign by level crossing
Nursery Close	2	
Oakley Gardens	3	Open green and trees
Old Worthing Road	4	
Orchard Road	2	Nos.1-37
Orchard Road	4	Nos. 38 and above; open frontages
Pinewood Close	2	
Roundstone Crescent	4	Remnants of old field boundary hedge at east end
Roundstone Drive	4	
Russells Close	2	Open or very low frontages
Saxon Close	2	Nos. 1-15, plus 17 and 19
Saxon Close	4	Nos.16, 18 and 20 and above

Road	Area	Special Features
Sea Lane Close	1	
Sea Lane	1	Evens, from no.26 upwards; odds, from no.55
Sea Lane	2	Odd nos. 27a - 53
Sea Lane	3	Nos.1-27 odd and 1-24 evens; three Buildings of Character; wide grass verge with trees and brick wall
Sea Road	3	Four listed buildings and several Buildings of Character; flint walls; Area of Character at south end
Seafield Road	1	Area of Character
Seaview Avenue	1	
Seaview Road	1	A number of notable mock-Tudor houses on the south side, built at the same time as the Buildings of Character in Sea Road, as part of what was to be the Normandy Estate
Seawaves Close	2	
Selborne Way	1	
Selhurst Close	1	Open frontages
Somerset Road	4	
South Strand	1	All apart from Coastguard Cottages, Strand Court, Palm Court and Tudor Lodge; pillar box
South Strand	3	The Area of Character; Coastguard Cottages are Buildings of Character
South View	1	
St. Mary's Drive	2	Apart from "The Meadows"
St. Mary's Drive	4	"The Meadows"
Station Road	4	North of the Worthing Road junction
Station Road	3	South of the Worthing Road junction; part of Conservation Area; one listed building (the church); flint walls
Tamarisk Way	1	One listed building and three Buildings of Character
The Circle	1	

Road	Area	Special Features
The Croft	2	
The Drive	1	
The Framptons	2	
The Lawns	1	
The Nookery	1	
The Plantation	2	
The Ridings	2	1-27 (all) and 29-39 (odds)
The Ridings	1	All from 28(even) and 41 (odd) upwards
The Roystons	2	Open or low frontages
The Spinney	1	
The Street	3	Several listed buildings and Buildings of Character; flint Walls
The Way	1	
Tudor Lodge	3	Area of Character
Upper Drive	1	
Vermont Drive	1	Nos.1-7 odds and 2-14 evens
Vermont Drive	2	Odds: nos.9 and above; evens: nos.16 and above
Vermont Way	2	
Veronica Close	2	
Vicarage Lane	1	Area around Church (west end) part of Conservation Area; open frontages at east end
Warren Crescent	2	Flint wall
West Ridings	1	
Westfield Avenue	1	
Willowhayne Avenue	1	One Building of Character
Willowhayne Close	1	
Willowhayne Crescent	3	
Windlesham Gardens	2	
Woodbridge Park	1	
Worthing Road	3	Southern side (even nos.) Remnants of old field boundary hedge at east end – north of Roundstone Crescent; flint walls
Worthing Road	2	Northern side (odd nos.); grass bank; flint walls

APPENDIX II

Listed Buildings

Listed buildings

Buildings are “listed” by the government, on the advice of Historic England, if they are considered to be of great architectural or historical interest. Demolition and alterations require planning permission; demolition is not normally permitted

Grade I Station Road



The Parish Church of St Mary

Grade II Sea Road



8 (Old Boxtrees)



26 (Bay Tree Cottage)



54 and 56

Grade II The Street



1 (Preston Cottage)



Forge Cottage



Midholme



Wistaria Cottage



Apple Tree Cottage
& Jasmine Cottage



Preston Hall

Manor Road



Manor Road Garage
21 (Vista Point)

Tamarisk Way



Appendix III

Non-Designated Heritage Assets Buildings of Character (Local List)

Buildings of Character were selected as being of high quality or special architectural or historic interest, although they did not meet the criteria for “listing”. The 2015 Made EPNP (Proposal 2) identified several potential additions to ADC’s original list, which the Modified EPNP has included in Proposal 4 and are described in more detail below. Four more buildings or groups of buildings have been added (nos. 8 – 11 below). The determination of a planning application or other relevant consent should take account of the effect on the significance of an identified Local Heritage Asset. In weighing applications that directly or indirectly affect such an asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset concerned.

Details of buildings identified for addition to Arun DC’s Local List of Buildings and Structures of Character: -

1. **Far End and Brockhurst**, Sea Lane, originally one house built in 1887 and extended 1909. It has a plain and simple design with rendered walls and tiled roof. It was built by Henry Holiday, a pre-Raphaelite painter and designer of stained glass windows. He was a leading designer of stained glass from the 1860s to the 1900s and his work is found in Westminster Abbey, the Civil War Memorial in Washington and many churches. Holiday sold the house in 1906 to Israel Zangwill, the novelist and playwright, who extended the house and lived there until his death in 1927. His

best and most influential work describes Jewish life in the East End of London, such as his novel “Children of the Ghetto”. He campaigned for a negotiated peace during the 1914-18 war and supported his wife, Edith Ayrton, in her campaign for women’s suffrage. The reason for designating this house is its association with the distinguished artist, the writer and his wife.

2. **Dene Cottage, formerly known as Vine Cottage**, 156 Sea Road was built in 1895 with Roman cement finished walls and slate roof. It remains unaltered and is the only survivor of a group of four cottages built to accommodate workers on the local market gardens. The reason for designating this house is that it is an unaltered example of a late nineteenth century artisan dwelling.
3. **Boatman’s Cottage**, 121 Sea Road was built circa 1830 as the dwelling for the officer commanding the local detachment of coastguards who lived in the adjoining terrace known as Coastguard Cottages, built in 1822 and which are already on the Local List of Heritage Assets. The building stands behind and to the north of the Coastguard Cottages. It is a detached cottage, similar in style to the adjoining terrace, with rendered walls and slate roof. An extension has been added to the left hand side of the façade but it is in the same style as the rest of the cottage. The reason for designating this structure is that it is an essential part of the Coastguard station at East Preston, the rest of which is already on the Local List of Heritage Assets.
4. **The Parade and Parade Mansions** on Sea Road were built in 1921-22 by Angmering-on-Sea Ltd, the development company founded by William Hollis to serve the Angmering-on- Sea Estate. The building was probably designed by Hollis, to provide shops for the new estate and accommodation for shop staff and other local workers. The building is L-shaped, facing north and west, with a clock to make a feature of the apex. It has four storeys, with shops on the ground floor and the two upper storeys set back behind a mansard roof. It is a good example of the style of the 1920s, with its half- timbered walls and slate roof and has become a local landmark. The reason for designating the building is its architectural and historic features, typifying the early development of East Preston as a holiday resort.
5. **Forge House** on The Street was originally a farmstead built in the eighteenth century and was enlarged in 1909 and 1913. Further

extension and division into two dwellings was made in 2005. It has flint walls and tiled roof and the extensions were undertaken sympathetically so that recent and older work cannot be easily distinguished. This house was the home of the artist Heywood Hardy from 1909 until his death in 1933. Hardy is best known for paintings of country scenes, animal and children, but he also painted a large mural of Jesus by a Sussex riverside, in Clymping church. The reason for designation is due to its historical interest and association with a well-known artist.

6. **Southsea Cottage** on The Street was Built in 1870 with rendered walls, flint-with-brick walls to the western boundary, a rustic porch and a slate roof. The building is little altered apart from modern window frames and a conservatory to the west. It was the village sub-post office from 1901-1911. The reason for the designation is that it is a good example of a relatively unaltered more substantial nineteenth century village house and is of local historical interest.
7. **The Hollies** on Worthing Road was built in 1854 as the residence of the bailiff for the farm owned by the Warren family of Preston Place. It has rendered walls and slate roof and remains unaltered. The wall around its garden is largely intact. The reason for designating the building is that it is a good example of mid-nineteenth century domestic architecture in unaltered condition.
8. **Nos. 84 -104 (even)** on the west side of Sea Road is a group of houses begun in the mid-1930s in mock-Tudor style as part of the projected Normandy Estate – though building work was interrupted by the war. All had been completed by 1943. Each house displays individual details in their brickwork and rendering and most also have half-timbered features, but all in a consistent architectural language which results in an attractive line of buildings forming a coherent cluster, even though some have been altered slightly, but this has been carried out sympathetically. The reason for designating these houses is that they are good examples of 1930s domestic architecture and form a striking group facing the Green at the south end of the village.
9. **The June Sutherland Hall, formerly known as the Conservative Hall** on Sea Road is an excellent example of an architect designed 1920s

community building, opening in 1928. It occupies a prominent and central position in the village and is surrounded by other notable old buildings. While it has recently been extensively renovated with many historic features much modified or removed, it still remains a modest representative of the historic vernacular style popular in this period, with its varied rooflines and dormer windows. Internally, many of the attractive decorative plasterwork plaques on the walls have also been retained. It is hoped that this characterful building will be retained for some community use.

10. **Bay Trees** is the old farmhouse to which the barn buildings already listed by ADC belonged. The substantial building probably dates to the early 19th century, though the flint-walled wing to the north could be earlier, and the portion beyond the eastern chimney is a later addition. It is in a prominent position on The Street and bounded by attractive traditional flint walls.

11. **Spike Lodge**, The Street is the only building surviving from the Workhouse complex, with flint walls and slate roof. It was originally stables, then converted into the Engineer's Cottage in the 1920s and was sensitively refurbished in the early 2000s.

Buildings and Structures of Character in East Preston (those marked with * are the potential additions to ADC's Local List identified in Proposal 4 of the Neighbourhood Plan)

Sea Lane



The House on the Bend
with its storage building



Twitten House



*Far End and Brockhurst

Sea Road



East Preston and Kingston Village Hall 30-36 (Jackman's Cottages) 35 and 35b (The Old School)



*41, The June Sutherland Chapel
(former Conservative Hall)

81-95



*The Parade and Parade Mansions

*Dene (formerly Vine) Cottage



* 84 – 104 (L) and *121, Boatman's Cottage

South Strand



1-8 and 10 (Coastguard Cottages)

Tamarisk Way



29 (The Breakers – L as it was, and R, as altered, which has diminished the character for which it was originally included on the Local List)



25 (Willowhayne House)



31 (Flagstones)

The Street



Bay Trees Barn, Middle Barn and South Barn



*Bay Trees



*Southsea Cottage



*Forge House



* Spike Lodge

Willowhayne Avenue



Number 16

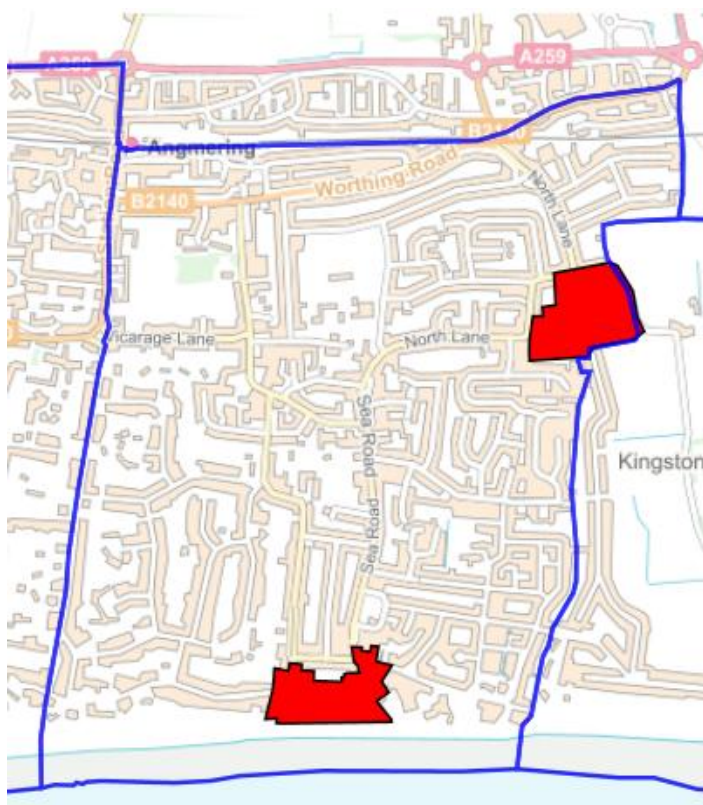
Worthing Road



*The Hollies

Areas of Character are those within Arun “with a distinctive character or quality worthy of protection” “Areas of character do not have the same status or level of protection as conservation areas. They will, however, be considered in the planning system. Some thought will be taken about their preservation and enhancement.” [from <https://www.arun.gov.uk/areas-of-character>]

Map of East Preston parish (from the parish council website) showing the South Strand etc. Area of Character to the south, and the Elm Avenue etc. Area of Character to the north-east



Elm Avenue, Golden Avenue (Part) Kingston Lane (Part) and North Lane (Part)

This Area of Character (shown in the map below) was designated by ADC in October 1996, as described at that time:-

“This area is characterised by dwellings of generally individual design, several incorporating attractive mock Tudor designs. Dwellings in the main are two stories in height.

It is an attractively landscaped area, with mature planting and grass verges predominating. There is a regular building line and the majority of the buildings are detached, set in their own spacious grounds. There is an appearance of low density and spaciousness about the area with space between buildings being an important feature. The view from Kingston Lane, across the fields towards Ferring (designated Strategic Gap – Policy Area 10 (II)) contributes towards a semi-rural setting.”

<https://www.arun.gov.uk/areas-of-character>



A more detailed appraisal, based on surveys in July and October 2024, is given below:-

The Area of Character (AoC) includes:

- 1-16 Golden Avenue (both sides of the road)
- 53, North Lane (south side)
- 1 – 24 Elm Avenue (both sides of the road)
- Maytrees, Kingston Lane
- Oakcroft, Kingston Lane

- Merrydown, Kingston Lane
- Pine Lodge, Kingston Lane
- Croft Cottage, Kingston Lane
- Mahoti, Kingston Lane

Location, Setting and Context

This Area is situated at the eastern side of East Preston, bordering the fields of Kingston parish. It forms a coherent group of individually designed houses, most of which are detached, and which are set in generous plots. The abundance of greenery, including mature trees, and wide grass verges contribute to a semi-rural character in this part of the village. The area provides a bridge between the more densely built up areas to its west and the rural lane and open farmland to its east, and also from the busy road to the railway to its north.

The character of this area is derived from the spaciousness of mostly large plots, detached houses and generous greenery. These attributes are enhanced by the many mock Tudor features of the houses, such as hexagonal leaded lights in windows, brickwork detailing above, individual porches, clay tiled roofs and traditional chimneys. They add to its charm and distinctiveness.

Historic Development

The historic village of East Preston originally comprised scattered farms and farm buildings, with a few cottages. The advent of the railway in the mid-nineteenth century brought more visitors to the area. The part of the village described here was developed much later, on old nursery and farm land, to cater for the increasing numbers of people wishing to make their homes near the sea and in a semi-rural area – either as their main home or as a holiday home.

Most of this Area of Character was developed on land which had been owned by the Warren family and which was sold after the First World War. A number of houses were developed by G L Doddington, who lived at North Lane and later Elm Avenue, from about 1920, continuing to build even after the Second World War. The earliest houses are the smaller ones along the south side of North Lane and Kingston Lane, along with the three houses (Merrydown, Oakcroft and May Trees) to the south. These are recorded on Ordnance Survey maps of the early 1930s. The majority of houses along Golden Avenue and Elm Avenue, which are mostly mock-Tudor, were already built by the end of WW2, according to the maps of the mid-1940s. Nos. 2, 4, 8, 10 and 19 Elm Avenue appear to have been built after the war, but still retaining the spacious plots and generous planting.

Notable properties

North Lane to Kingston Lane



L shows Pine Lodge, one of the older houses, sympathetically extended, using vernacular-style materials, and with a new timber annexe, appropriate to these rural surroundings.



Mahoti, above L, is possibly one of the earliest examples of the mock-Tudor style typical of this neighbourhood, and although it looks as if it could possibly have been intended as two cottages, the early maps show it as a single dwelling on its own plot, though no.53 North Lane, above R, which is in a similar position between the four pairs of angled corner semi-detached houses, was indeed originally two, as is evident from its appearance, though it has also been a single dwelling for some time.



These two houses, Maytrees (L) and Oakcroft, which is another of the early houses displaying half-timbering (reproduced when the house was extended some years ago) are notably secluded along winding tree-lined Kingston Lane, and the former especially shows the restrained cottage-style design of the 1920s development here.



Golden Avenue, where the houses are closer together, show the characteristic mock-Tudor design language to greatest effect, with nos. 5 and 7, shown R, being an especially striking pair. Although displaying similarities in style, each house in this Area of Character is individual. Not all the structures have half-timbering, but are, with few exceptions, rendered in pale colours with brickwork. All have clay tiled roofs, so the palette is restrained and harmonious. The house below shows one of the ways each building adds individuality, in this case, with the attractive porch.



Most houses in this part of Golden Avenue have a cottage-type design, with small dormers, with some exceptions, such as the large gables of no.5 (above).



No. 16, on the corner of Golden Avenue and Elm Avenue, has a number of features worth noting, such as this south-facing balcony, the typical hexagonal leaded windows, attractive porch, and garage gable timbering echoing the porch design – all individual to this house.



Elm Avenue

The houses here are on larger plots, with generous soft landscaping, though the mock-Tudor details might not be as strikingly individual as in Golden Avenue.



23, Elm Avenue shown L, is an exemplar of this mock-Tudor style, with the noteworthy hexagonal leading to the windows. Hedges also contribute to the garden effect.

Not all the Elm Avenue houses are half-timbered, with some being rendered, and even reminiscent of Mediterranean styles, such as no.21 below, with its interesting

arched windows



Spatial analysis

The character of this area is influenced by its proximity to the fields of the Gap between Settlements, and by the narrow country lane to the east, providing a contrast to the bustling traffic and denser housing to the west and north.

The character and interrelationship of Spaces within the Area

This is a relatively small area, linked by architectural style and especially by generous soft landscaping, especially along Elm Avenue, leading from busy North Lane, flanked by wide verges, towards the striking poplars and fields to the east, and to Kingston Lane, which is a winding country lane, lined with greenery.

Key Views and Vistas: Kingston Lane



Above: View down Kingston Lane looking S



(L) Looking S past Pine Lodge and **(R)** looking W towards North Lane

(R) view NE towards Somerset Road, though this field has recently had permission for a housing estate, so will present a less rural vista.



(L) Looking north-east, showing equestrian/rural activity in Kingston parish, with **(R)** views towards Highdown Hill in the South Downs National Park.



Elm Avenue provides one of the more striking views, coming from the busy roads to the west, towards the tall poplars and countryside of Kingston Lane and the neighbouring parish.





This view looking south from North Lane down Golden Avenue, with the old finger post at the junction, gives a good introduction to this Area of Character and an indication of the generous planting here.

(R)Golden Avenue: looking north towards the junction shown L



Character Analysis

The majority of houses reflect the style of the period in the wish to create a country cottage, such as town-dwellers would wish to visit for weekends, or longer holidays. Most are considerably grander than the originals they were imitating. This particular area of East Preston reflects the aspiration to reside in a country village setting with more coherence than in other parts of the parish.

Building Facades

Are varied, but are either rendered, brick, or half-timbered. Most have feature windows, front doors and porches, and show houses of substance and character. The mock timbering is applied in a variety of patterns contributing to the individuality and interest of these houses. This is enhanced by the different styles of front porches, front doors and gables. Two roof barn hips (pictured) and the quaint, small windows of Mahoti and 53 North Lane (pictured above) and the occasional balcony give further interest. Other properties have plainer rendered facades but retain a pleasing and harmonious appearance through attractive windows, many with leaded lights, pitched roofs, chimneys, gables, dormers and other features which sit comfortably with their neighbours and create a look of balance and unity.

Roofs As has been noted, all the houses have clay tiles; many have dormers and



gables, and there are a couple of examples of barn hips on Elm Avenue (pictured above)

The example in Golden Avenue (L above) shows imaginative positioning of windows, as well as the characteristic hexagonal leaded lights – as on the other example here.



Chimneys are also usually a strong feature of most of the houses in the area.

Windows hexagonal leaded lights are characteristic of Elm Avenue, as is the half-timbering.



Doors and Porches have already been noted as showing individuality. One (L) even combines the leaded lights with a characterful front door.

Boundaries are in the main green, with hedges of varying heights, and with only a few low walls and wooden fencing, apart from some corner properties. Some low post-and rail fencing is used to good effect, reflecting the countryside impression. Front boundaries along Kingston Lane have retained generous hedging, which reinforces such an atmosphere. It is unfortunate that some recent work in other parts of the Area of Character has included high front boundaries of inappropriate materials (as R).



Buildings or Structures that Detract from the Character of the Area



While the house itself, shown to the left, and its garage annexe are appropriate, and most of the front boundary has retained good hedging, the main entrance and driveway are not reflective of the countryside setting originally envisaged on Kingston Lane.



Again the front boundary material of the Elm Avenue fence pictured higher on this page detracts from the overall generous greenery and country feel of this road. While the house pictured R has an attractive porch and flint front wall, the cladding material and its colour are inappropriate to Golden Avenue and unfortunately detract from the character of the area.

Overall, though, this Area of Character deserves to retain its designation as such. It meets all the stated criteria in having been substantially built before 1939, having a recognisable and distinctive special character worthy of protection, containing buildings the majority of which are distinctive or of a high quality design and appearance, in an area identifiable and cohesive. The generous soft landscaping and semi-rural atmosphere, bordering an historic country lane, are also worthy of note.

Seafield Road, Sea Road (Part), Palm Court Cottages and south Strand (Part).

This Area of Character (shown in the map below) was designated by ADC in December 1997, as described at that time:-

“The nature of the area is diverse, consisting of the private estate along Seafield Road, Palm Court and Coastguard Cottages (part of South Strand).

1 – 8 Coastguard Cottages all contribute greatly to the character of this area. They are of simple design, rendered with slate roofs and have attractive lead covered porches. These are set back from the road with a paved frontage and small hedges screening them from the road. These cottages are of historical importance to East Preston. They were built around 1820 to house customs officers and their families who patrolled the shore to combat the widespread smuggling along the Sussex coast.

Palm Court Cottages form an attractive gabled terrace with herringbone detailing and mock timber framework. The buildings form a curved enclosure and the boundary walling and hedges are important to this enclosure.

A lack of paving enhances the informal character of South Strand.

Sea Road.

The stretch of Sea Road to Seafield Road is a narrow coastal lane with no formal road markings or pavement. This, combined with hedges and small trees, contributes towards an informal character. The road is defined by a flint wall and the view towards the sea is impressive.

Seafield Road

The private estate of Seafield Road consists of a wide, informal road with no markings or formal footway. The road frontages are dominated visually by mature hedges, and with trees and hedges within the curtilages, all contributing towards an attractive streetscape with soft landscaping.

The residences on each side of Seafield Road are set back from the road, especially so in respect of some properties on the southern side creating a sense of spaciousness. There is a wide variety of design; each house is individually designed illustrating how the estate has developed over time. The density of this area is very low. At the western end of the road is a medium height wall, forming an enclosure to the estate.”

<https://www.arun.gov.uk/areas-of-character>



A more detailed appraisal, based on surveys in December 2016, February 2017 and August 2024, is given below:-

The Area of Character (AoC) includes:

- 123 Sea Road: “Canine Design” shop [the building to the north was not included in 1997, and has been substantially altered since then]. To the east, “Boatman’s Cottage” was also not included, in spite of being part of the Coastguard Cottages group. This had been the Chief Officer’s Cottage and **is now proposed for inclusion in the AoC.**
 - “Corner Cottage”, 125 Sea Road
 - 10, South Strand and 1-8 Coastguard Cottages.
 - Tudor Lodge (a recent development of the site of a bungalow into 7 cottage-style houses)
 - 1-14 Palm Court Cottages
 - The Seaview PH
 - 129 Sea Road, and the road up to the beach
 - 156 (Vine Cottage – now called Dene Cottage), 158 and 160 Sea Road
-
- Boatman's Cottage in 2014:
List of potential Building
Character shows it in 2**



**Boatman's Cottage in 2014: photo in
List of potential Buildings of
Character shows it in 2024**

- N. side of Seafield Road, from E: Crinnis, The Well House, Old Sussex, West House, Rockpools (built recently), Ash Hollow and 67 (Dean House) and 74 Sea Lane
- S. side of Seafield Road, from E: Seafield Lodge, Shore House [rebuilt since 1997], Summertime, Waters Edge [rebuilt since 1997], Seafield [rebuilt since 1997], Blue Waters, Preston House, Longwall House and, the other side of Sea Lane, 1 Tamarisk Way [also substantially rebuilt since 1997] and 74 Sea Lane.

Location, Setting and Context

The Area of Character is situated at the southern end of Sea Road and of Sea Lane which both run down to the beach. Its nature is diverse, reflecting the development of East Preston, as it consists of historic buildings relating to coastguard activity, local nurseries, and a public house. The private estate along Seafield Road, west of the historic Sea Road, and Palm Court Cottages reflect the later seaside resort development dating from the early years of the twentieth century. The new development at Tudor Lodge has blended in well.

Historic Development

The ancient village of East Preston ended near the village hall, with Sea Road continuing on to the sea. The development of this ‘area of character’ took place much later, in the early 1800s carrying on through the 20th century to 1939, when it paused. It restarted later in the 20th century and present century with the addition of buildings around the Seaview (Hotel) and new and replacement dwellings in, and adjacent to, Seafield Road. Collectively, Coastguard Cottages, 156 Sea Road (Dene Cottage) and Palm Court Cottages, set around the ‘triangle’ now containing the 7 houses of Tudor Lodge, illustrate the changing pattern of village life over 100 years: smuggling prevention, market gardening and ‘garden village’ seaside resort. The Seaview was built around the same time as Coastguard Cottages (in 1822), is an example of a larger detached house for a more prosperous villager.

At the junction with South Strand, Sea Road narrows. The section south from here is the only surviving part suggestive of the ancient lane leading to the sea which centuries ago led to the now submerged strips of medieval villagers’ common land. Its historic contribution, therefore, is considerable.

Leading off this area is Seafield Road, a small gated development of mostly large detached properties, mainly dating from the 1930s, but with some infill and replacement dwellings built in recent years, with the three older properties at the south end of Sea Lane – Dean House (care home), 74 Sea Lane and 1 Tamarisk Way – appearing as an extension of the Seafield Road estate, with the last-named’s recent redevelopment (below L) enhancing this impression. The styles, materials and finishes such as the cottage styles of some of the older dwellings contrast with the more



imposing mansions and the starker exteriors of some new additions. They create a road of highly individual properties with an interesting mix of architectural designs and features.

1 Tamarisk Way

The area where Sea Lane meets the beach, along the footpath, is noteworthy. Traces of the old field drainage ditch are discernible bordered by natural vegetation. The footpath ends where it emerges onto the beach and is flanked by



The path from Sea Lane to the beach



Tamarisk hedge and bank along the greensward south of the Willowhayne Estate, looking west

tamarisk, part of the old seafront tamarisk hedge running west. The

line of the coast on the 1876 Ordnance Survey map has barely altered in East Preston. It is where the hedge was planted, probably by Augustus Warren of Preston Place (now Hall). The sea bank, similar to

one he made in 1857 south of Botany Bay field at Pigeonhouse Lane, and now largely gone, is likely to have been made him soon after 1865. Late 19th

Century maps show a footpath immediately south of the hedge along which the coastguard patrolled. The hedge and bank, therefore, are historically significant although at present not within the formal boundary of the AoSC.

Notable Properties

Coastguard Cottages: Original deeds at WSRO date this row as 1822, built for the ‘preventive service at East Preston’, later becoming the Coast Guard. Called the ‘Preventive House’ and built to a plan with plain rendered walls, they had 9 ordinary boatmen’s dwellings, a larger house for the officer and a detached house behind for the chief officer (Boatman’s Cottage, 121, Sea Road, pictured above, is now proposed to be included in this AoC and also added to ADC’s Local List of Heritage Assets – Proposal 4



Coastguard Cottages in 2017: photos in the List of Buildings of Character above, and also below, show them in 2024

of the EPNP). Designed to intercommunicate for mutual defence the row of cottages had (and still appear to have) entrance doors into lobbies into which pairs of dwellings opened. They were “two up two down” dwellings. There was a similar row in Littlehampton where the amusement park now stands.

Seaview (built 1825):



The original house is at the rear of the building shown here, with the later additions visible. A simple rectangular dwelling, it was built by Mr J W Heasman. Its occupants included John G Heasman, retired customs officer.

Vine Cottage (now Dene Cottage) – 156 Sea Road (built 1895) was built as an extension to the north of the row of three earlier cottages, Vine Cottages. The photograph shows it in 2017. Close by, to the north, was East Preston's first market garden, "The Graperies" started in 1850, with glasshouses and the nursery owner's detached cottage alongside Vine Cottages. 156 Sea Road is the only survivor associated with this era, though unfortunately its chimneys have been removed. Proposal 4 of the EPNP identifies this as a potential addition to ADC's Local List of Heritage Assets .



Palm Court Cottages:



The site that became the "triangle" (originally allotments for Coastguard Cottages - now the Tudor Lodge development shown L) and the Palm Court site were purchased by William Hollis in 1924. Hollis created the Angmering-on-Sea garden village estate with its club and recreational facilities in the early 20th century.

Purchasers of his plots were encouraged to build in the 'cottage style' to designs which he approved. This 'cottage style' is demonstrated in the two rows forming Palm Court Cottages divided by a passage and linked by the arched chimney stack. Their name reflects the palms planted around the estate to create a 'Riviera' feel. The east row became Palm Court Hotel, built or started in 1928. The west row (shown R) was probably built at the same time. There are no records earlier than this. Only in the 1929/30 Electors Register do names of occupiers first appear. Eventually, the hotel was reconverted into separate houses and the 'triangle', an open garden area originally



scheduled as an open space, was built on with a chalet bungalow around 1980, whilst about the same time, another cottage, in keeping with the rest of the row, was added at the east end. The chalet bungalow was redeveloped in 2018 to provide 7 cottage-style houses, which are an excellent fit in this area, as can be seen from the photograph.

Seafield Road:

Two neighbouring houses, **Old Sussex and West House** on the north side, are associated with Reginald Fairfax Wells (1877-1951), follower of the Arts and Crafts Movement and designer of cottages in the Roundabout area of West Chilton, known as Wells Cottages. Wells retired to this area designing and living in one of his two houses on the west side of Angmering Lane. All four of his houses have the distinctive features of his cottages, like rendered brickwork and leaded windows. The two-storey portion of “West House” to the east of the characterising curved wing is a more recent addition.



Old Sussex in 2006 (before the hedge grew high, and an extension added to the west, in harmony with the original building as can be seen in the 2024 photo on the right)



West House

Blue Waters (L below) and Preston House (R below) on the south side, were apparently designed by the same architect, possibly working for the firm Harold Bailey, Dudley and Farrier of London, who also produced designs for the Willowhayne estate (as well as The Planetarium). These two are typical of the variety of seaside houses designed for wealthy visitors to the area. In the past five years, a new high front wall has been built in front of Preston House, which is less appropriate than the luxuriant hedge there previously, though the house itself is still full of character.





Well House (L) is a fine brick house, with recent sympathetically designed alterations. **Crinnis (centre)** is notable for the timbered, large “cottage” style which reflects the design of the Palm Court Cottages. **Seafield (R)** is a relatively new brick dwelling, replacing a much smaller house. The present one was designed by Neil Holland in a neo-Elizabethan Arts and Crafts tradition, with especially notable chimneys, which fits in with the appearance and scale of a number of houses in this area, and in the Willowhayne Estate.

74 Sea Lane is another house which is relatively unaltered (apart from its windows), brick-built with a striking gabled design



The character and interrelationship of spaces within the Area, with Key Views and Vistas

The character of this Area is influenced by its closeness to the beach. The view from the beach is protected under Policy 2 ii of the Neighbourhood Plan.

The Area is partly set along the southern end of the main north-south road in this part of the village: Sea Road has flint walls and the view towards the sea is impressive. As accommodation for coastguards, the Coastguard Cottages were naturally built near the sea and the buildings now forming Palm Court Cottages were an early part of the expansion of the village as a seaside resort, as holiday homes and a hotel. The latter form a gently curved row facing not the beach, but north to the village of East Preston and the southern shops – all part of the same resort development. While their back gardens face south, they are directly north of the older public house building. The Seafield Road houses are a grander manifestation of seaside resort development but in this case look squarely out to the sea.

The two contrasting spaces of such differing density of development reflect the history of the development of the area as a seaside resort. The older area at the south of the village, including the Seaview Hotel, forms a densely developed, coherent collection of small dwellings which provides a harmonious group in spite of the differing use of materials, giving an attractive village “feel”. The out-of-character Tudor Cottage was demolished in 2018 and replaced with 7 smaller dwellings which have fitted in most



appropriately. Seafield Road, with its large houses and plots, provides a complete contrast, though the slightly smaller Seafield Lodge provides a link between the smaller and larger buildings, and “Crinnis” to the north links to Palm Court Cottages with the use of half timbering (see one of the notable views in this Area L). Dene Cottage, 156 Sea Lane, north of “Crinnis” is the sole historic cottage on this

side of Sea Road remaining of what used to be a small terrace of houses.

The main vista is south along Sea Road towards the beach, along the narrow lane flanked by flint walls, greenery, no pavement and with minimal road marking,



providing a glimpse of the historic country lane it once was. **L** shows the road past Tudor Lodge, with **R** further south, going past the Seaview and to the beach at the end.



South Strand, looking east (below) is bounded by more greenery and again has no pavement, contributing to the “country road” setting characteristic of this (Angmering-on-Sea) estate.





To the west, Seafield Road has wide verges and is more spacious, appropriate to the much larger houses in this part of the area. The lack of pavements again contributes to a less formal but proportionately wider view to the west (L) and back towards the older part of the village to the east (R).

Another attractive view is to be had looking westwards along the terrace of 2-8 Coastguard Cottages. This last group is set back from the road, and the houses are of simple design....and have attractive lead covered porches (a 20th century addition). The low flint walls fronted by narrow paths and luxuriant planting are a particular feature.



Character Analysis

Sea Road-South Strand (west end)-Palm Court Cottages: This area is composed of small dwellings, with a couple of larger but still village-style properties (Corner Cottage and the Seaview). The materials used are varied, but mostly restricted to the vernacular in this area: render, brickwork, some timbering and with flint walled boundaries. Weatherboarding is not part of the local tradition apart from some boarded gable ends.

Seafield Road contrasts with the eastern part of this AoC. When the Area was originally designated, there was more consistency in the designs of the houses. In 2016 the northern side retained the older style brick, rendered and half-timbered finishes, while the southern side has become much more varied, with larger, though still traditional-style houses (Seafield, with its Elizabethan chimneys, built in brick replacing a smaller house) alongside more modern structures such as the flat-roofed Waters Edge with its heavily glazed southern elevation and also the monochrome white-rendered and dark “slate” roofed and dark grey window-framed Shore House which has an even more extensively glazed south elevation. It remains to be seen how the latter two mature. The most recent addition has been the infill development of Rockpools on the north side,

another slate roofed extensively glazed large house on a relatively small plot compared to the generous gardens and vegetation around other houses in this road. The removal of much of the vegetation that had been characteristic of Seafield Road during the redevelopment of these three houses, along with the new high wall already noted above, has resulted in a diminution of the luxuriant greenery so characteristic of this Area, and which was especially notable in the original designation description.

The views from the beach, not considered in 1997, are of significance.

The eastern side (R) has now lost the local Dinghy Club's boat enclosure, which provided a suitably marine aspect to the south of the village. This has, however, been replaced by a summertime café, and a boardwalk is planned to enable easier access to the beach, so this area will hopefully be a lively addition to village life in the summer, in contrast to the autumnal photograph above.



To the west, at the end of Sea Lane, there is a view eastwards (past the boat much-loved by local photographers) along the grand south-facing rear elevations of the Seafield road properties. The older properties are still well screened with hedging, though there is walling in addition, to the south of a few properties. It is to be hoped that the plantings at newer developments in the road, mentioned above, will provide more luxuriant greenery as it grows.

Building Façades



Corner Cottage, Sea Road

There is a variety of finishes, predominantly render, especially in the eastern portion of the Area. Some of this is in pastel colours, with half-timbering and brick detailing on Palm Court Cottages. These materials are also a feature of the houses



Brick detailing and timbering on Palm Court Cottages

on the northern side of Seafield Road, such as “Old Sussex”, which also has a decorative string course of brickwork providing texture to the façade (see below).



The use of brick on “Seafield”, “Well House” and other houses in Seafield Road provides a contrast, still within the vernacular palette, to the rendered properties. The stark white flat render combined with dark grey window frames of the newer houses stand out as a disparity. Unusually, a significant feature of the local vernacular, tile hanging, is not present in most properties in the AoC, with only Longwall House having any significant tile hanging on its south front, and with the Well House having some around a window bay.

Roofs

Most are of brown or red clay tiles, with the exception of natural slate on the houses from Corner Cottage to 8 Coastguard Cottages and on the Seaview. “Preston House” has a mansard roof with interlocking clay tiles. The dark grey slate on the new developments at Shore House and Rockpools do not (yet) harmonise with other roofing materials in the area and the flat roof of Waters Edge is completely out of character in this area.

Chimneys

The chimney stacks shared between the terraced row of Coastguard Cottages are notable, and while those on Palm Court Cottages are smaller, they provide a series of regular breaks in the roofline. There is one remarkable stack bridging the two Palm Court blocks.



Coastguard Cottages



Palm Court Cottages showing detail of double chimney stack



There are some significant chimneys on the western, Seafeld Road, side of the Area, especially the tall Tudor-style ones on Seafeld (L) and those on Blue Waters (centre) and no.74 Sea Lane (R).



Windows

With few exceptions, most of the old wooden window frames have been replaced by uPVC or other materials. The replacements have, though, retained their original colour and distinctive fenestration, though not always consistently.

Doors and Porches

The lead covered porches on 2-7 Coastguard Cottages are notable and contribute greatly to the attractiveness of this row of houses – even though they were added in the mid-twentieth century.

Palm Court Cottages: the doors are all of similar design (R) - wooden with a single diamond light. Most are in the original varnished wood and appear to have original door furniture.



Most of the Seafeld Road houses have distinctive doorways and porches such as the archway above the garage at West House(L); the brick doorway with balcony above at 74, Sea Lane (centre) and that at West House (R)



Boundaries

Flint walls are a feature of the historic eastern part of this Area. Especially of note is the side wall to the east and going back from 8 Coastguard Cottages: this is the original wall delimiting the protected coastguard enclave of 1820 and the back of the Lieutenant's Cottage can be glimpsed from it (R).



Historic remnants of flint walling survive at the very north of this AoC, just south of the Forbon Court flats, at the entrance to Dene Cottage (L, looking north to the southern shops).



The eastern range of Palm Court is open, as this was the hotel, built after the western range, which were always cottages, and which have small neat front gardens, bounded by low **brick** walls with wooden gates of uniform design. There is a low, flint-capped brick wall along the roadside by no.1 Palm Court cottages. The new Tudor Lodge development has used similar features to good effect to harmonise with the existing buildings.

Hedges and shrubs are also a feature of boundaries here. Apart from the front gardens of 1-6 Palm Court Cottages and the beds in front of Coastguard Cottages which have already been remarked on the fine wide verge to be seen in the photograph above, although just outside the AoC, the verges and palm trees north of the Tudor Lodge development are also worthy of note. The latter were typical of the original development of the Angmering-on Sea Estate.

The fine hedges along the road frontages of Seafield Road have already been remarked upon and combined with the verges and lack of pavements in this road contribute to the verdant impression given by the area. The redeveloped plots and new high walls have, unfortunately, not always made use of harmonising soft landscaping. It is regrettable that some inappropriate walling has been allowed in recent years.

Other Notable Features



A small outhouse with chimney (shown at the left of this picture, L) in the north-western corner of 125 Sea Road is attractive and apparently was originally the communal washroom for the whole terrace of cottages.

Buildings or Structures that Detract from the Character of the Area

Water's Edge: This relatively new development is not attractive from the north (R) being monochrome, flat-roofed and with relatively small windows. Perhaps being next to such a traditional building as Seafield does not flatter it. The soft landscaping required by the planning authorities has not so far softened the effect much. However, the hedges retained on the beach side of the development (L) demonstrate that good hedging can provide some effective screening.



Shore House is another relatively recent redevelopment. The bulky slate roof has no chimneys (L), so there is no relief to this large mass. The monochrome palette does not harmonise with most other properties in this area, especially the vernacular style of the houses opposite. The large garage annexe right by the front boundary does not fit in with the usually spacious feeling of properties in



Seafield Road. The heavily glazed southern elevation and coloured southern boundary walls are striking (L) but again do not fit in very well in this area. The soft landscaping, however, provides some relief to the mass of the design and is especially effective along the northern boundary wall.

Rockpools (R) is the third modern house, built in the past few years, which does not fit appropriately into the AoC, in its use of a monochrome palette, appearing as a large mass on a relatively small plot, with overbearingly large gabled windows looking down on the road, and in its untypical style of front boundary, which replaced the shrubbery that had been typical of this area.



To a lesser extent, the large extensions to Dean House, Sea Lane (L below) have not improved the appearance of the building, and at the back are overbearing on Ash Hollow (R).



Nevertheless, this varied and historic group of buildings, in a beach and village setting, deserves to retain its designation as an Area of Character, with the distinctive features reflecting the history of the village in microcosm, and retaining, in hedging and soft landscaping, as well as the architectural features, a special atmosphere of this coastal village.