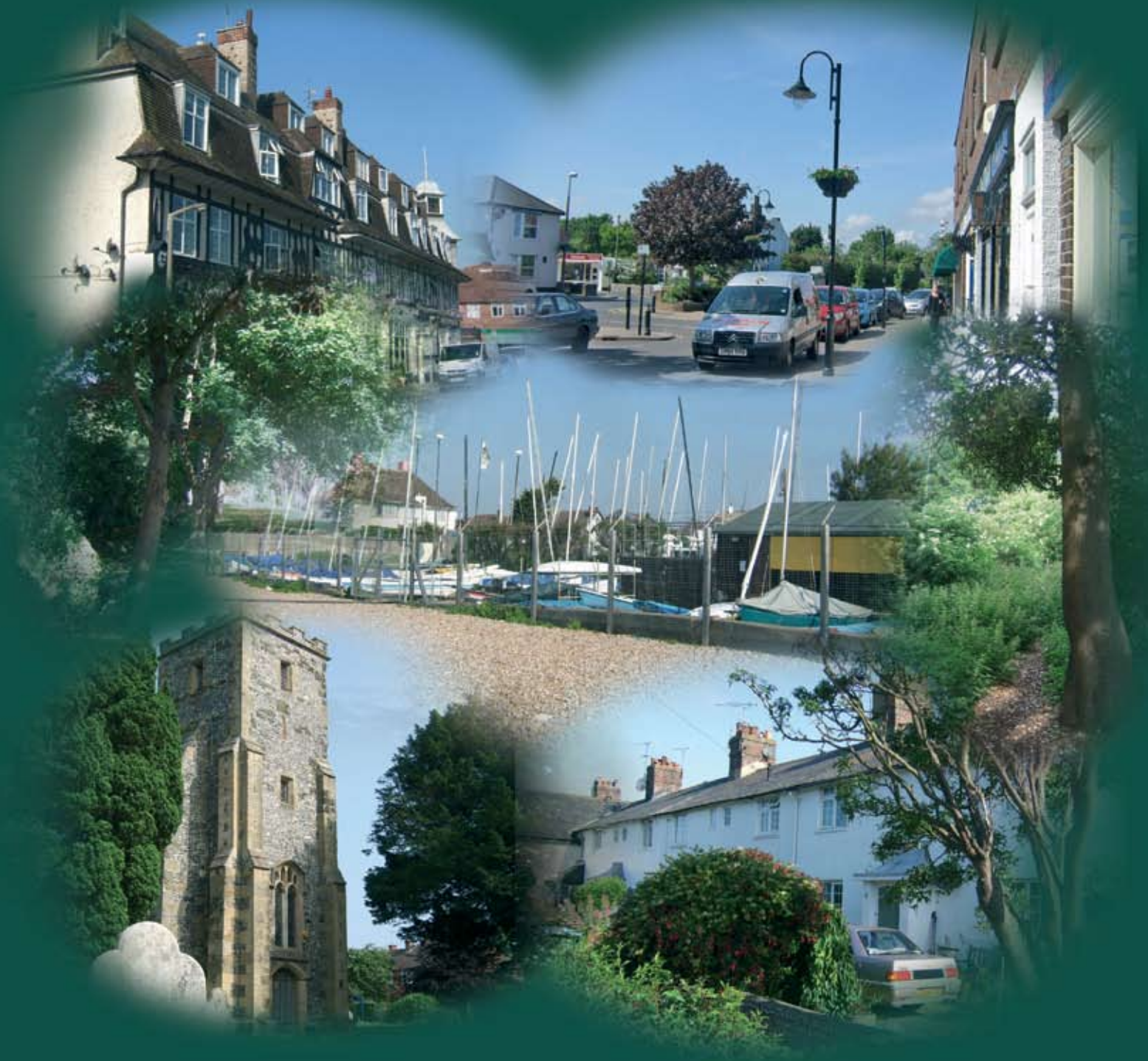


EAST PRESTON VILLAGE DESIGN STATEMENT



This Village Design Statement was endorsed as a material planning consideration by Arun District Council at its Full Council meeting on January 9th 2008. While the VDS is not a formal Supplementary Planning Document under current planning legislation, it has thus been endorsed as a material planning consideration by the Local Planning Authority. This means that applicants and agents should consider seriously its contents because planning officers and the Development Control Committee of Arun District Council will assess and determine planning applications having special regard to this VDS.

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EAST PRESTON VILLAGE DESIGN STATEMENT

Summary

This Design Statement sets out guidelines 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.

Design guidelines have been prepared that cover the whole of East Preston. In order to reflect the great variety of styles that have been used over the years, the village has also been divided into four "character areas" (see map inside back cover) each of which has its own guidelines.

This guidance applies to the many alterations that do not require planning permission, as well as new developments that do.



The Street looking south



East Preston Festival Village Dog Show 2007

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. The village is given a sense of community by the many social activities, the shops and other communal facilities.

The design guidelines are intended to maintain the appearance and character of the village and so state that we should:

- Preserve the green appearance of the roadside verges
- Keep the density of new developments low enough to leave space for plenty of soft landscaping
- Provide adequate car parking at the rear or side of new developments, not in front gardens, and avoid on-road parking
- Limit new buildings to heights not significantly greater than those of existing buildings.
- Design new buildings to harmonise with existing buildings, although they need not look the same
- Use materials in new buildings that blend with those of existing buildings
- Design extensions that appear to be part of the original building, or are invisible from the road
- Make alterations such as new windows resemble the original fittings and those of adjacent buildings
- Ensure that public open spaces, including the beach, are preserved, well maintained, and protected from intrusive developments on their boundaries

Introduction

Present government policy (in Planning Policy Statement 3) encourages development which is “well integrated with, and complements, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access.”

The Arun District Local Plan says that new development will be permitted if “it responds positively to the identified characteristics and resources of the site and respects and enhances local distinctiveness”. The Village Design Statement applies these policies to the circumstances of East Preston, by setting out the design features that will ensure that development reflects the spirit of the place. It is intended to be used by:-

- Arun District Council
- Developers
- Individual householders



View to South East from Kingston Lane



View to Highdown from Kingston Lane

The sea provides distant views to the south of the village, and the “strategic gap” between East Preston and Ferring (an area protected from development) 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. The whole village is a “built up area”, as defined in the Arun District Local Plan.

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 was 5919 in the 2001 Census.

The average age was 49, ten years older than the average for the south east region of England, and retired people made up 45% of the households in the village.



East Preston Beach looking South West

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, was rebuilt in the nineteenth and twentieth centuries with flint walls and a tiled roof.



Midholme



Preston Hall

The other mansion, Preston Hall, 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.

The new buildings had flint or rendered walls and most 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.



Coastguard Cottages



The construction of houses for these newcomers began in 1896 with the villas in Sea Road.

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 fronted gardens.



Early local authority housing.

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 while private developments, mostly of bungalows, were constructed on many other sites.



Clarence Drive

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.



Manor Close

The workhouse, which had dominated the centre of East Preston from 1872, was demolished in 1969 and a new road, Fairlands, 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.



Fairlands

Village Facilities



East Preston has a parish church and a Roman Catholic church; a Village Hall building with two halls and a Conservative Hall that are all in regular use by the many societies and groups in the village.

The Parish Council has an office at the Village Hall car park. There are also clubs for cricket, football, tennis, bowls

and sailing, all with their own facilities; and a branch of the British Legion with its own building.



There are also playgroups, infant and junior schools, a youth club, a public library and Guide and Scout troops with their own huts.

These activities have helped to retain the sense of a village community in East Preston despite the rapid increase in its population and the absence of clear boundaries to the north and west.



The village has two shopping parades with food shops, chemist, estate agents and post office but no bank or petrol station.



There is a doctor's surgery, a dentist, a physiotherapist and a chiropodist. Public consultation (see below) revealed that all the amenities mentioned above are much valued by villagers.

There are few sources of employment in the village. Some shops have been converted into offices, and Arun District Council has a depot on the northern edge of the village near a small business park.



There is a Fire Station in North Lane. A bus service runs through the northern part of the village while Angmering station is on the northern boundary of the parish.



Roads and Pathways

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

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 village.



North Lane



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



and also the decorative wrought iron street lamps in the northern shopping area.

The parish has many footpaths – "twittens" – the oldest being the Parson's Path which runs from St. Mary's Church east-west through to Ferring.



Twitten from Old Worthing Rd to Saxon Close



Parson's Path



Two Acres

There are also a number of more modern alleyways such as the one from Old Worthing Road to Saxon Close and those through the Roundstone Crescent and Drive areas. The Parson's Path, and that linking

Sea Road and Sea Lane through Two Acres (Oakley Gardens) provide the illusion of being country paths in spite of passing through quite a densely developed area.

Open Spaces and Wildlife

The village is well supplied with public open spaces. They include the beach, Langmeads Field, an area of about 4.5 hectares with many fine trees, the Warren Recreation Ground (where the cricket club plays), Lashmar Recreation Ground (used by



the football club), the allotments behind Roundstone Drive, the greensward along the beach by the Willowhayne Estate with its ancient tamarisk hedge and the village green in Sea Road. The beach is probably the most frequented

of these open spaces but they are all well used.

These open areas, the gardens with their trees and bushes, and a few small empty sites provide the habitat for a wide variety of wildlife: badgers, foxes, hedgehogs, rabbits and squirrels are all to be found in parts of the village. The usual garden birds and owls can be seen and heard throughout East Preston, while hundreds of seagulls, oyster catchers and sanderlings feed on the beach during the winter. Large trees in parts of the village provide a home for bats. Frogs and toads feed on the insects which include damsel flies, dragonflies and many types of butterflies.

Residents' Views

Residents were asked their opinions about the design statement and the features they valued in the village at three public meetings, and by distributing a questionnaire to all households and businesses. No less than 742 questionnaires were returned, a response rate of 27%. The replies showed that the vast majority supported the concept of a design statement, and wanted detailed guidelines to ensure that new developments and alterations fitted in with the existing buildings of the village. The guidelines therefore reflect the wishes of residents to preserve the village as they know it. (More information on the results of the questionnaire and other consultations is in Appendix III)

General Design Guidelines



The dominant characteristics of East Preston are roads lined with greenery, low buildings and generally low density of developments, with nearly half of all homes detached. All these features combine to create a sense of space and openness. The variety of building styles that has been created by the village's history is unified by the abundance of greenery, and the similarity of the building materials used. The public consultation showed that these features are greatly valued by most residents.

The general guidelines seek to preserve these characteristics of the village. 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. (See map inside back cover). **They are intended to be used by Arun District Council when it assesses developments for which planning permission is required, and also to be used voluntarily by residents when planning the many alterations for which planning permission is not required.** The regulations governing these works are complex and under review, but at present householders do not need planning permission to construct such features as small rear extensions, rear dormer windows, roof lights and low front walls or fences. The guidelines that follow do not distinguish between work that does require planning permission and that which does not.

- **Sea level:** Development in the area must take account of the likely future increase in sea level caused by climate change. The government has advised local authorities to plan for increases in sea level of more than one metre in the next century, and to ensure that the users of any new development should remain safe throughout its lifetime. Most of East Preston should be unaffected by this increase in sea level. In the more distant future, increases of at least five metres in sea level are very likely, and increases of 20 to 25 metres are possible.
- In the shorter term, we face problems with **land drainage**.
 - Ditches must not be filled or piped
 - Hard landscaping should be minimised and permeable materials should be used for drives
- **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.



- **Twittens** should be preserved and their condition improved, while retaining hedges and trees that shelter wildlife
- **Parking** should be provided at the side or rear of new buildings or in garages, rather than in front gardens.
 - Parking provision should be sufficient to avoid any increase in unacceptable on-road parking.

- **Density:** new developments should complement the neighbouring buildings in terms of density, which should:
 - Not be significantly greater than the existing density in a road
 - Not 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.
 - Density will also be governed by the provisions of the forthcoming Arun District Local Development Framework.



This new development is at a density of about 58 dwellings per hectare and allows some room for hedges and other soft landscaping.

- **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 in the rear**



These are all examples of overbearing buildings

- Bulky rectangular buildings should be avoided
- Large flat roofed buildings should be avoided



This bulky 3 storey block with its flat roof is incompatible with the surrounding properties.

- **Design:** New buildings should be compatible with, but not necessarily similar to, the existing buildings in a road.
- **Materials** used in new buildings should harmonise in both colour and texture with those used in existing buildings in a road.
 - Flint walls of buildings and gardens should not be painted.



- **Extensions** should be designed to appear an integral part of the original design of the house.



The extension is on the left and appears part of the original house.

- 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.



A rectangular mass added with no thought given to the original design or the angles of the old roofs,



Note the step in roofline and frontage, the careful blending in colour and texture of materials, with a small dormer, so that the extension harmonises with the original design.



Here the extension is darker than the original rendered house, though linked by the colour of the roof tiles, so that it, and especially the garage doors, do not appear intrusive.

- Materials and windows should be similar to those in the original house.



Restricting a side extension with no step in the roofline to 50% of the original house, together with careful use of the old roof tiles from a less visible part, and matching windows, means that the enlarged building still presents a balanced, harmonious picture.



The lack of proportion of this extension is emphasised not only by the addition in front of the common building line but also by the use of painted rendering rather than brickwork of the original (shown on the left).

- 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.

- **Dormer windows** should be:-

- Small enough to be subordinate to the appearance of the roof as a whole. The ridge of the dormer should be appreciably lower than that of the main roof.



These show dormers designed with appropriate proportions and materials, and set below the ridge line.

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



These dormers are out of proportion with the original building; they are too large and too high.



Here, in addition the dormer tiles do not match the roof

- **Roof lights** should not be placed at the front.
- **Alterations:** New windows and doors should resemble the original fittings and those of other houses in the road.
- **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.



The building here is far too close to the boundary with Langmeads Field, and has unattractive chain link fencing, not mitigated by any soft landscaping

- **Shops** It is desirable to retain the present number of shops in the village. Conversion to offices should be resisted unless it can be shown that retail use is no longer viable

Character Area One

General Guidelines especially relevant in this Area

VERGES – preserved and **ENTRANCES** kept small

PARKING – in garages or at the rear; **DENSITY** retained

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

NO large rectangular buildings. Consider **IMPACT** of new buildings or extensions on **NEIGHBOURING** properties alongside or at the rear; preserve views to and from the **BEACH**



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, especially on the Willowhayne Estate.



Looking North on East Preston 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.



Modern Style

- **Roads:** Pavements should not be constructed
- **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.



Imaginatively grouped layout, enhanced by soft landscaping.

○ **Height:**

- New buildings should never exceed two storeys. Attic rooms are permissible if they do not increase the roof height.
- Existing buildings should not be increased above two storeys.

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



- **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

Character Area Two

General Guidelines especially relevant in this Area

VERGES – preserved and **ENTRANCES** kept small
PARKING – in garages or at the rear; **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.

Dwellings in this area are predominantly bungalows, usually built 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 Normandy Lane and 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.



This shows uniformity in a tiny area, where any change of scale would be destructive.

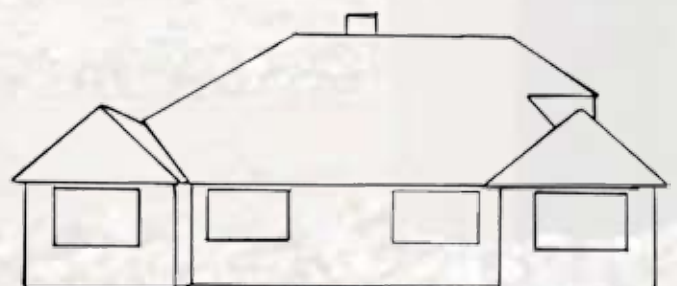


As the defining characteristic of this area is its openness and the low building height, it is especially important that there should be no increases in height.

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

Character Area Three

General Guidelines especially relevant in this Area

VERGES preserved; **ENTRANCES** kept small;

PARKING – in garages or at the rear;

EXTENSIONS appear part of original design.

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.

FLINT WALLS - should not be painted

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, 15 of which are listed, and 27 of which are classed as buildings of character (see Appendix II). 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.



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 the area's importance as a centre of village life.

- **Reminders of the old village** along roads or in gardens must be preserved

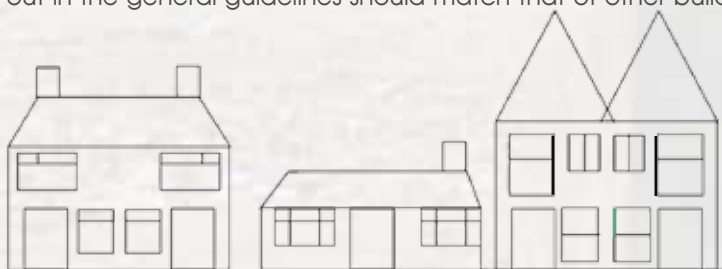
- Flint walls
- Ancient hedges
- Trees



- **Density:**

- Some increase may be acceptable if it can be provided without altering the character of the road
- Flats 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.

- **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 where their impact can be reduced by the positioning of the building or by screening with trees.



The scale and design of these modern cottage style buildings are appropriate to their setting in the centre of the village.



- **New buildings** should be appropriate to a village setting
- **Materials:** should resemble those in old village buildings
 - Flint
 - Bricks resembling those in the old village houses.
 - Walls rendered in appropriate colours
 - Roofs of thatch, slate or plain clay tiles
- **Extensions** are best placed at the rear in this area.
- The setting of **listed buildings and buildings of character** (see Appendix II) should be protected.
- **Areas of special sensitivity that deserve protection** from unsympathetic development in their immediate surroundings are:-
 - The Village Green in Sea Road
 - 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 Seaford Road Area of Special Character. (Areas of Special Character are designated by Arun District Council because they have a recognisable and distinctive character worthy of protection, and will have been mainly built before 1939).
- **Shopfronts:** should be designed to harmonise with the neighbouring styles and colours
 - Major changes in style of individual units should be avoided.



The new building on the left uses flint, to resemble the old farm building which has been retained as a garage.



Character Area Four

General Guidelines especially relevant in this Area

VERGES – preserved

PARKING in garages or at the rear; **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

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. Some front gardens have been converted into parking spaces, and grass verges have been damaged by parked cars.



- **Grass verges** CAN be removed to create parking bays in roads where there is inadequate parking space.

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



- **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.

- **Height** of new buildings should never exceed two storeys.
- **Front gardens:** low front walls or open frontages are characteristic in most of the area
 - No new walls or fences around front gardens.
 - No increase in the height of existing walls or fences around the front gardens



- **Extensions** should generally be constructed at the rear of dwellings, to avoid alterations to the facades.
 - If rooms are constructed in the roof, the present roof should be retained.
 - The rooflines at the eastern end of Roundstone Drive should be protected.



- **The recreation ground** in Lashmar Road should be enhanced by planting more trees.
 - No large buildings should be constructed in the roads adjoining it.



APPENDIX I: Road List with Character Areas and special features

Road	Area	
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	
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 Special 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 Special 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	
Kerry Gardens	3	
Kingston Lane	1	Area of Special Character.

Road	Area	
Kithurst Close	1	
Lashmar Road	4	All numbers apart from the houses below
Lashmar Road	3	Houses south of the Schools on west side
Lavinia Way	2	
LimeTree Close	3	
Madehurst Close	1	
Manor Close	3	Flint walls
Manor Road	3	Nos.1-22 evens and 1-35 odds. One 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	Listed Building
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	
Saxon Close	2	Nos. 1-15, plus 17 and 19
Saxon Close	4	Nos.16, 18 and 20 and above
Sea Lane Close	1	
Sea Lane	1	Evens, from no.26 upwards; odds, from no.55

Road	Area	
Sea Lane	2	Odd nos. 27a - 53
Sea Lane	3	Nos.1-27 odd and 1-24 evens. Two buildings of character. Wide grass verge with trees and brick wall
Sea Road	3	Four listed buildings and 15 buildings of character. Flint walls
Seafield Road	1	Area of Special Character
Seaview Avenue	1	
Seaview Road	1	
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 Cottage. Pillar box
South Strand	3	The Area of Special Character comprising the buildings listed above. Nine 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. Area around the Church is a Conservation Area. One listed building (the church) Flint walls
Tamarisk Way	1	One listed building and three buildings of character
The Circle	1	
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	8 listed buildings and 3 buildings of character. Flint Walls.
The Way	1	

Road	Area	
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 the Church is a 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

Buildings are "listed" by the government, on the advice of English Heritage, if they are considered to be of great architectural or historical interest. Demolition and alterations require planning permission; demolition is not normally permitted. Currently listed buildings are illustrated on this page.

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



Wisteria Cottage



Apple Tree Cottage
Jasmine Cottage



Preston Hall

Tamarisk Way

21 (Vista Point)



Manor Road

Manor Road Garage



Buildings of Character (Local List)

Buildings of character have been selected by Arun District Council as being of high quality or special interest, although they do not meet the criteria for "listing". Planning permission will not be granted for development that would result in the loss of a building of character, or for alterations that adversely affect its appearance.

Sea Lane

Twitten House



House on the Bend and its thatched storage building



Sea Road



East Preston and Kingston Village Hall



35 and 35b (The Old School)



81 - 95



30-36 (Jackman's Cottages)

South Strand



1-8 and 10 (Coastguard Cottages)



25 (Willowhayne House)

Tamarisk Way



29 (The Breakers)



31 (Flagstones)

The Street

Middle Barn
South Barn
Bay Tree Barn



Willowhayne Avenue

No 16



APPENDIX III: CONSULTING LOCAL OPINION

Date	Description	Result
July 16th 2005	Public meeting 116 residents attended	Purpose of Design Statement explained but some doubts about its value expressed
July 31st 2005	Public meeting 22 attended	Volunteers recruited to undertake survey of the village
April 23rd 2006	Public meeting 78 attended	Results of survey of village explained. Discussion of features of the village that residents valued or disliked
September-October 2006	Questionnaire seeking opinions on valuable features of the village and how development should be regulated. Distributed to all residents and businesses. 742 returned, a 27% response rate.	Nearly all respondents supported the Design Statement, and its objective of ensuring new development and alterations fitted in with existing buildings in the village.

Road by road survey of the village showed that it was predominantly:-

- **Green:**
 - 73% of roads have verges
 - 91% have some trees on the verges
 - Front gardens considered to enhance 77% of roads
- **Low-rise:**
 - 51% of roads (some of which only contained 3 or 4 dwellings) contained only bungalows

The information from this survey was used to divide the village into four character areas.

Questionnaire: The features residents valued most in the village were:-

- The way in which old and new buildings blend together to produce a harmonious whole.
- Green open spaces.
- Old buildings, especially those built of flint.

In individual roads, the most valued features were:-

- Variety of the existing buildings.
- Trees, verges and gardens.
- Low density of development..

The replies to the questionnaire also showed that:-

- Nearly all the respondents wanted the opportunity to say what they valued about the village.
- Nearly all opposed any increase in the density of development.
- Nearly all believed that greenery enhances the appearance of the village.
- Shops are an important feature of the village (about 90% of replies)
- Strong opposition to taller buildings in the village (about 80%)
- Building materials used in new buildings should fit in with those in existing buildings, as should the size and position of new windows with existing windows (about 70%).

- The style and materials of new windows should fit in with existing windows (about 60%).
- Car parking causes some problems in the village (60%), with about 50% citing similar problems in their own road.

The size of the response to the questionnaire, and its distribution to all residents of the village, imply that these replies give a fair representation of the views of the residents of East Preston. They show strong support for a design statement that seeks to ensure that new buildings harmonise with existing buildings in the village, and that the character of the village is not changed by the construction of flats and tall buildings.

ACKNOWLEDGEMENTS

This Village Design Statement has been a joint venture between East Preston and Kingston Preservation Society and East Preston Parish Council. Members of the Preservation Society have been mainly responsible for the production of the Design Statement. They have been assisted by a large team of volunteers, who undertook the survey and photographic record of the Parish, and by Claire Sainsbury, who prepared and analysed the questionnaire that was sent to residents.

We are grateful to all residents of the village who have expressed their support for the project, and especially to the 742 residents who completed the questionnaire. We are also indebted to the planning staff of Arun District Council, and especially Brian Banister, for their assistance, encouragement and advice throughout the preparation of the Design Statement; and to West Sussex County Council for its permission to reproduce an aerial photograph of the Parish.

The project has been jointly financed by the Parish Council and by Awards for All, part of the Big Lottery Fund. We are grateful to them for the support that has made it all possible.

Schematic Map of Character Areas

East Preston Parish Boundary

Character Area 1

Character Area 2

Character Area 3

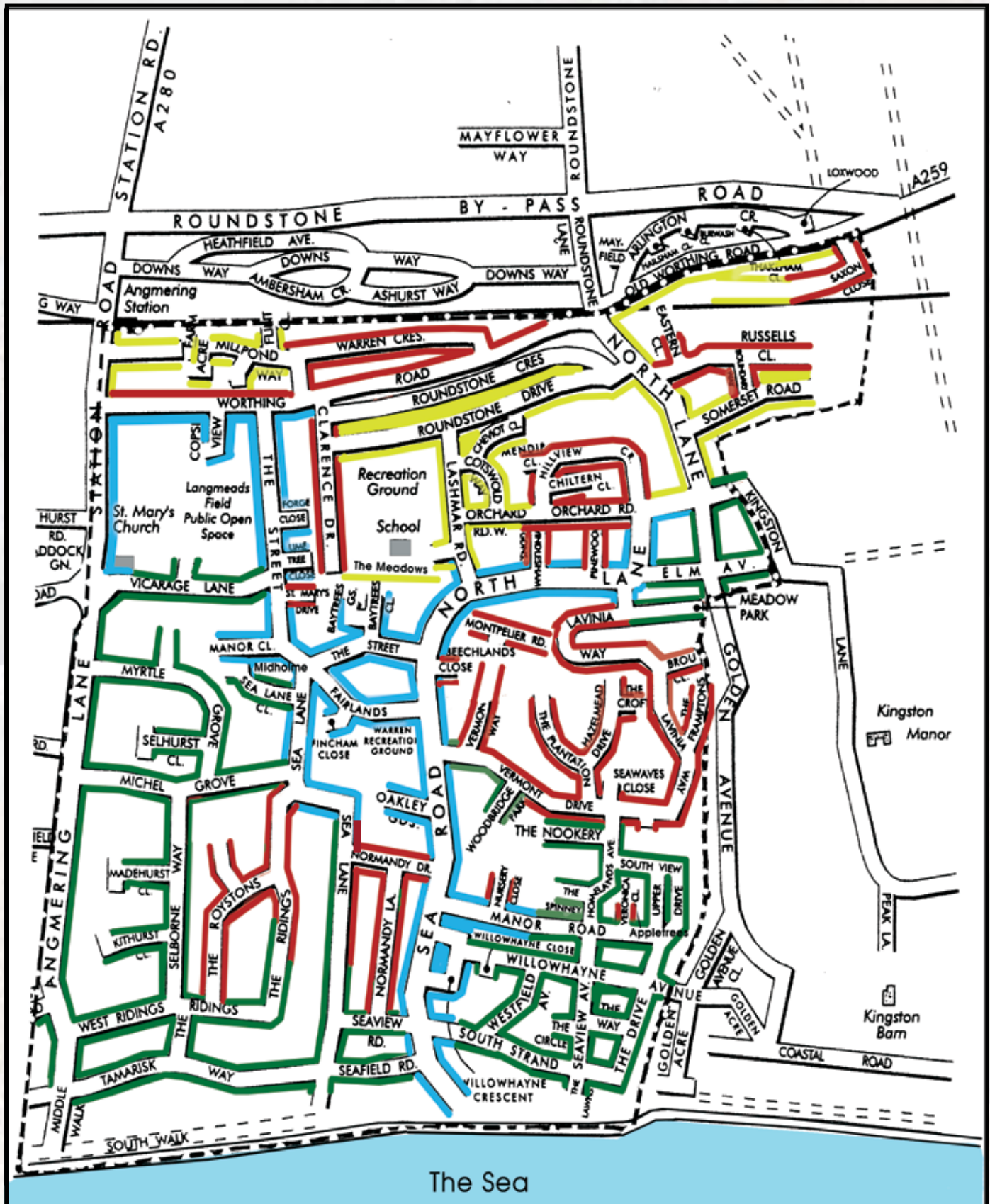
Character Area 4

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AERIAL VIEW OF EAST PRESTON PARISH

