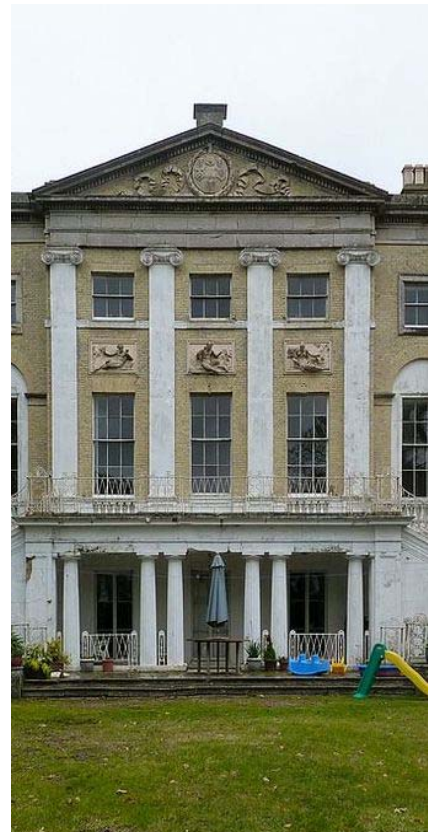


## Conservation Area Character Appraisal and Management Plan

# Castle Goring

May 2016



# Summary of Significance

Castle Goring survives as a good example of a small country estate that developed in the late 18th and 19<sup>th</sup> centuries and which retains the various elements – main house, various estate buildings, and landscape features – which characterise such establishments.

Its development as a genteel estate, sitting on the south facing slope of the Downs and with a view to the sea, forms part of a more extensive pattern of genteel development along the historic Hastings – Chichester Road which sought to take advantage of the favourable south coast climate.

In this regard it is also linked to the development of Worthing as a seaside resort in the early 19<sup>th</sup> century, something reinforced by the use of John Biagio Rebecca, who was also prominent in the development of that town, to design the house. In its origins, it was linked with the eminent local family, the Shelley's

Castle Goring was a working and farmed estate and this is reflected in the presence of a number of working buildings, mostly now converted to residential use, including the walled garden (Grade II listed), stables, granary, a sawmill, and brickyard and, along with the landscape around, the whole forms a historic assemblage which is greater than the sum of its parts.

Castle Goring house itself is almost unique in its combination of neo-classical and castellated styles. Ian Nairn noted that the design *reflects the equivocal taste of the 1790s as well as anywhere in the country* and this architectural history significance is reflected in its Grade I listed status.

# Introduction

1.1 Castle Goring was first designated as a Conservation Area on 28 April, 1997. In making this designation, the Local Planning Authority (then Worthing Borough Council) identified the area as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. At the same time, the Borough Council produced a Character Appraisal.

1.2 This document represents a redrafting of that first appraisal and was published in May 2016. A management plan has been prepared for the first time.

1.3 The purpose of the Conservation Area Appraisal is to draw out the features, characteristics and qualities which together make the area one of special architectural or historic interest. In doing so, attention is drawn to important issues and opportunities facing the area. As part of the process, the existing conservation area boundary was also reviewed and, as a result, boundary changes are recommended.

1.4 The Management Plan builds upon the Appraisal and looks to explore ways in which the issues addressed and the opportunities exploited to improve the character, quality and significance of the Conservation Area.

1.5 Notification of the draft Appraisal and Management Plan was sent to each property within the Conservation Area with an invitation to comment. The views of the Worthing Society, Worthing Borough Council and Historic England were also sought. Comments were also solicited via the National Park's website. All comments received were carefully considered and the document amended where appropriate.

1.6 The combined Appraisal and Management Plan was adopted by the South Downs National Park Authority (which had become the Local Planning Authority for Castle Goring in April 2011) for the purposes of development management on 12 May 2016.

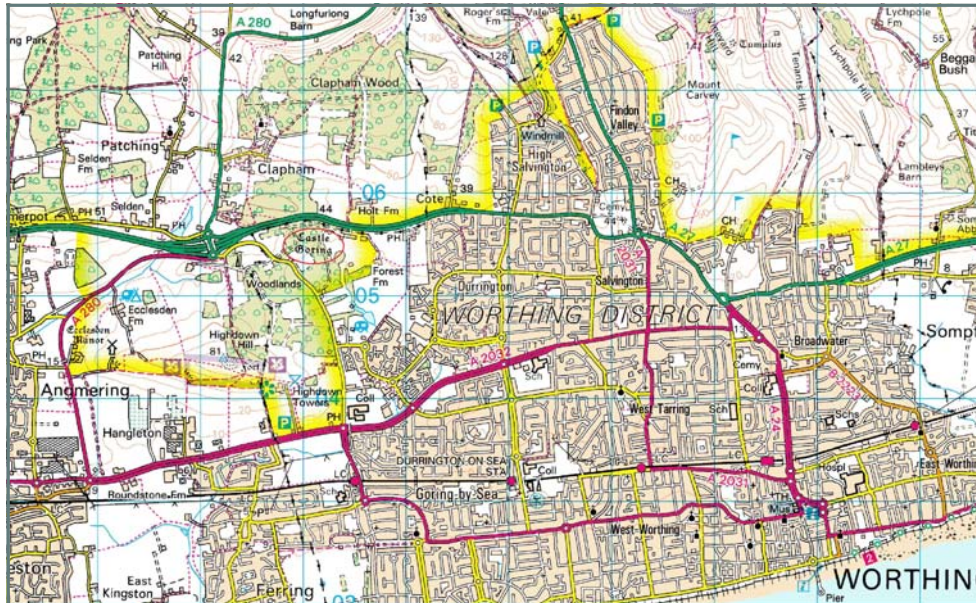
1.7 The Appraisal is foremost a tool for the proper planning of the Conservation Area. It represents a statement of what the National Park Authority believes makes up the 'special architectural or historic interest' of the area.

1.8 It sits within a wider policy context and should be read in conjunction with:

- The Purposes and Duties of the South Downs National Park.
- The National Planning Policy Framework
- The Worthing Borough Core Strategy (until such time as it is superseded by the South Downs National Park Local Plan)
- English National Parks and the Broads. UK Government Vision and Circular 2010

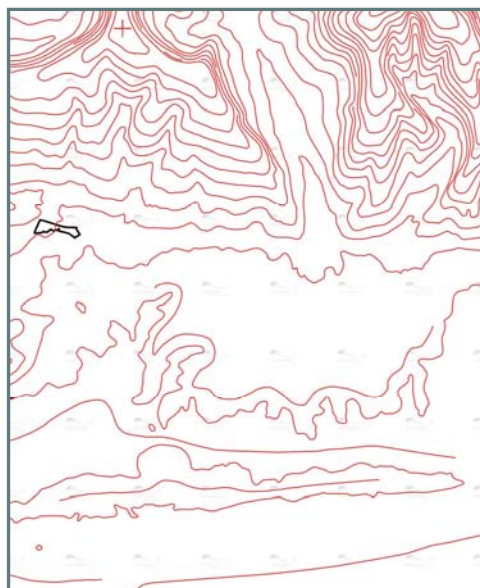
# Location & Topography

2.1 Castle Goring is a small hamlet to the west of Worthing, sitting very close to the south carriageway of the modern A27 road, from which it is separated by a tree belt. The old line of the road still runs in front of the buildings but is now reduced to little more than a track. The map below shows the location of the Conservation Area in relation to Worthing and the boundaries of the National Park (in yellow)



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2.2 In terms of topography, the Conservation Area sits towards the bottom of the dip slope of the South Downs and overlooking the coastal plain. The map below shows the land contours in red with the boundary of the Conservation Area in black



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2.3 The settlement comprises a large country house with associated buildings and a number of other, smaller dwellings. The house looks out across an open land to the south and the sea; an early 19<sup>th</sup> century guidebook noted that *the usual road to Arundel is through Little Hampton, but travellers frequently prefer another route, in order to view an elegant residence, erected by – Shelley, Esq. it is on the left of the road, on a brow of a gentle declivity, facing the sea, over which it has a fine prospect.*

2.4 Twentieth century expansion of Worthing has seen its suburbs begin to impinge on the setting of the Conservation Area from the east and this process will continue with the West Durrington housing developments.

# Historical Development

3.1 The house at Castle Goring was started by Sir Bysse Shelley, grandfather of the poet and a principal landowner in Worthing, at the end of the 18th century. The architect for the house was John Biagio Rebecca, well known and active in Worthing, who, together with his client, produced an astonishing combination of Palladian style to the south elevation and Gothic castellation to the north. The stylistic dichotomy extends to the materials of construction, with the south front being a brick composition and the north being flint with stone dressings.

3.2 The architectural historian, Ian Nairn, noted that *the design ... reflects the equivocal taste of the 1790s as well as anywhere in the country.*” and the no less eminent Howard Colvin described the building as *an extraordinary fantasy, suavely neo-classical on one side and romantically castellated on the other.*

3.3 In plan, the house seems to have been originally envisaged as a courtyard house but an early change saw this space roofed under a large glazed skylight and equipped with a staircase.

3.4 The available evidence suggests that the Palladian southern half was built first, probably in 1797-98; a date derived from the Coade Stone plaques bearing figures of Pan, Bacchus and Ceres. Construction on the Gothic half then seems to have continued until about 1810. Active work on the house ceased after the death of Sir Bysse Shelley in 1815, when the house passed to his son, Sir Timothy.

3.5 Attempts were made to sell the unfinished building, which was advertised in the following terms:

*Particulars and Conditions of Sale of the Spacious Freehold Mansion House, Detached Offices, Farm Buildings, Yards, & Premises, Situate in the Parish of Goring, in the County of Sussex, called Goring Castle: Together with about One Hundred & thirty-eight acres of Arable, Pasture, Meadow & Wood lands Surrounding the Mansion*

but these failed and it was not until 1825 that the house was leased to Captain George Pechell RN. Even then the interior was not completed and Captain Pechell employed the Surveyor of Chichester, Jeremiah Hemingway to do so, as required by the lease.

3.6 George Pechell renewed his lease in 1838 before eventually buying the house for £11,200 in 1846, by which time he was a Rear Admiral and MP for Brighton. Following the death of his son in the Crimean War, the house passed through his daughter to the Somerset family.

3.7 The area adjoining the house, particularly to the south, shows some of the characteristics of formal landscape design and it is possible that the house was

intended to sit within a designed landscape. If this was the case, it is not clear if it was ever completed. As it survives, the area to the south is grassland interspersed with oak trees, flanked by woodland that has been shaped to enhance its appearance. Within this area stand the walled garden and a feature called The Roundel.

3.8 None of the documentary sources makes any mention of parkland associated with Castle Goring and the only evidence for the development of the landscape is that which can be deduced from old maps.

3.9 Such evidence shows that much of the area has been wooded through most of the post-mediaeval period, with a stable core of woodlands based on Titnore Hill, Goring Wood, Highdown Copse and Street's Copse. Yeakell & Gardners Map of Sussex (figure 1), published between 1778 and 1783, shows a number of blocks of woodland but no sign of the house. The approximate location of Castle Goring is indicated by the red dot

3.10 The estate was a working and farmed landscape throughout its history and this is reflected in the former presence of a walled garden, stables for working horses, granary, a sawmill, and even brickyard at various times in its history



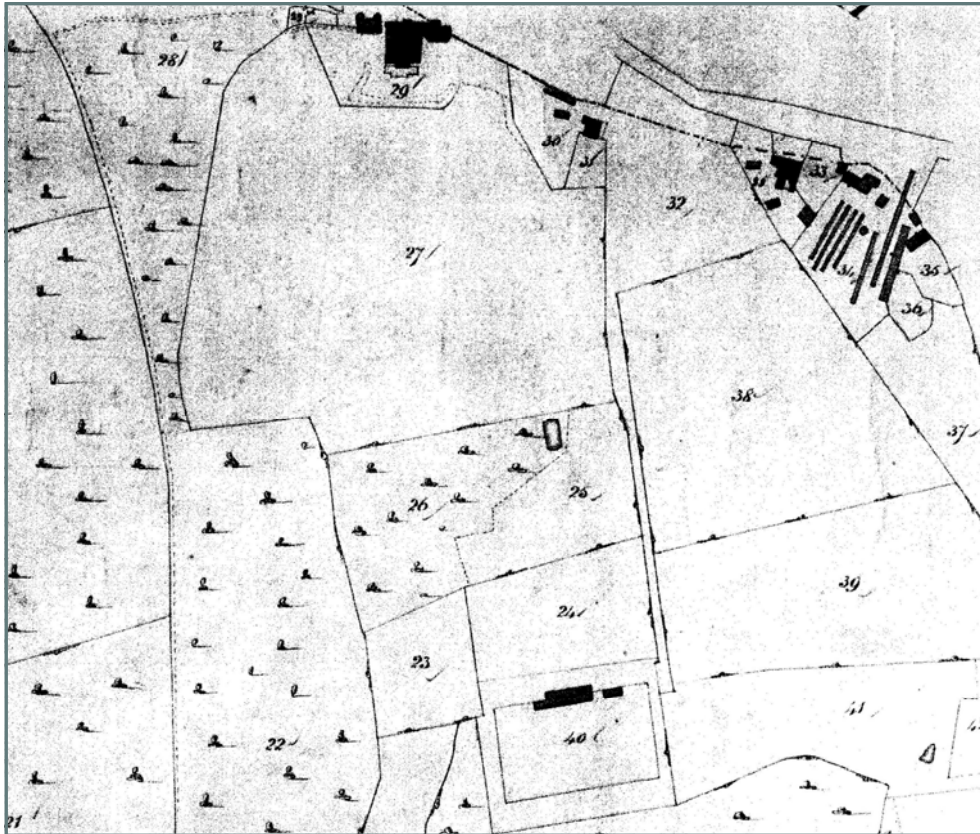


Figure 2: The Tithe Map of 1843 shows the house standing in plot 29, which is described as “Castle Goring House, Pleasure Gardens, Outbuildings”, whilst the 11 acres of grassland forming plot 27 to the south is called “The Lawn”, a term which seems to suggest some form of garden. The walled garden appears, with orchards immediately to the north and an area of coppicing in essentially the position of The Roundel (plot 26).





Figure 3: Ordnance Survey Mapping of 1875

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3.11 When compared with the Tithe Map, the Ordnance Survey map of 1875 (figure 3) shows the Roundel demarcated for the first time, although it is not annotated as such, and the orchard to the north of the walled garden stands out more clearly, with rows of trees. An east – west wall divides the interior of the walled garden which was presumably intended to increase the amount of south facing wall for growing. A track, which also appears on the tithe map, links the walled garden to the main group of buildings running across the intervening land and there appears to be a drive out to the north-west of the house.

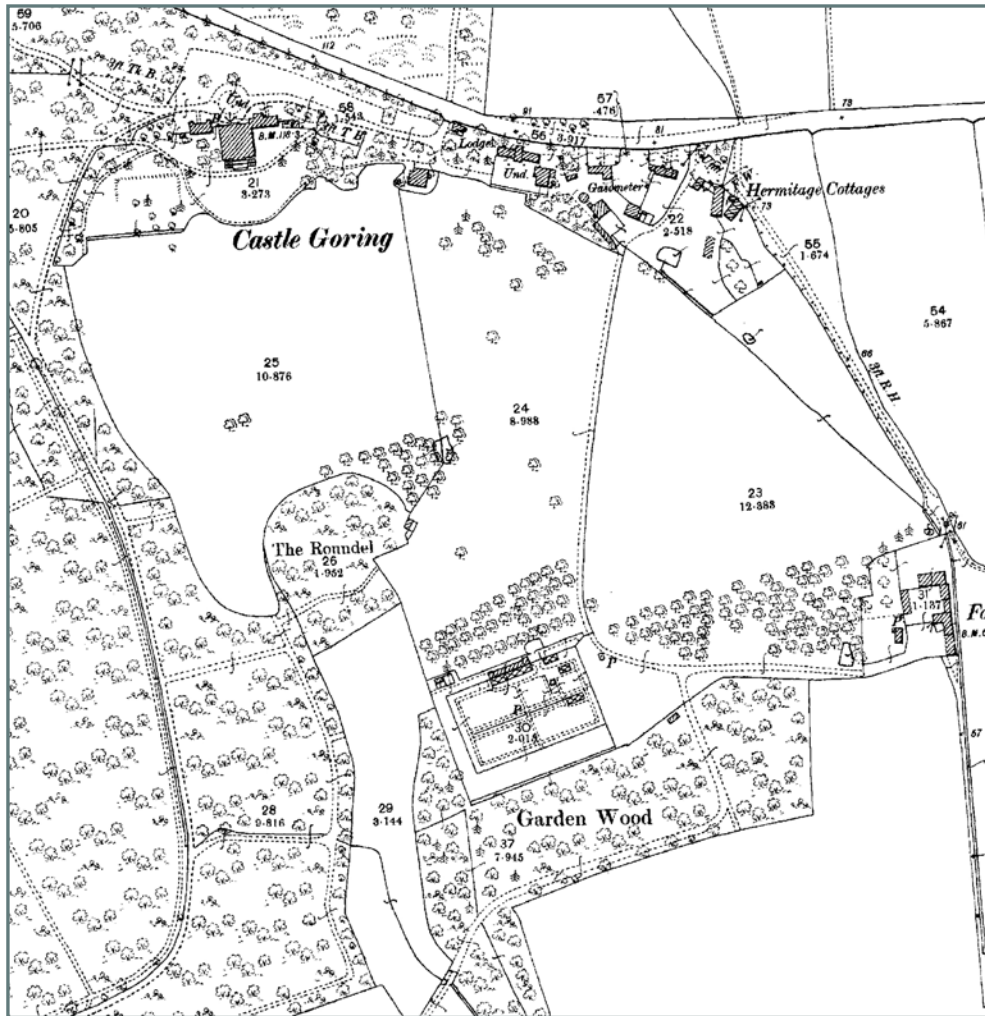


Figure 4: Ordnance Survey Mapping of 1898

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3.12 By the publication of the next OS Map, in 1898 (figure 4), The Roundel is named as such. A number of changes appear near to the house. The boundary on its south side has been given a softer shape, reflecting the contours, and a series of paths or drives have been created around the house. These include two to the south of the house, one following the site boundary and the other hugging the house

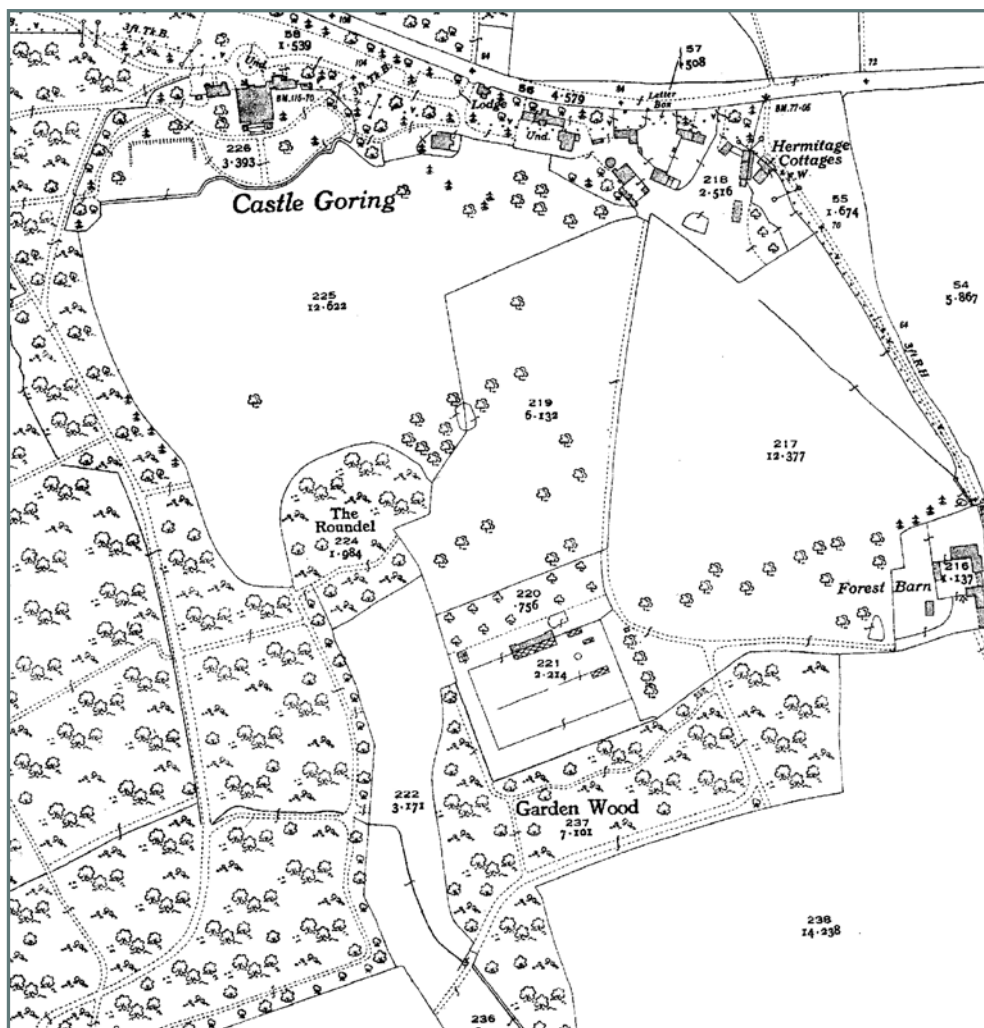


Figure 5: Ordnance Survey Mapping of 1911

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3.13 In 1911 the layout is almost the same, with the only real addition being another path, on a north – south orientation and aligning on the centre of the south elevation of the house. This appears in the photograph below



# Character Analysis

4.1 The elements which make a positive contribution to the character of the Conservation Area are shown on a map at the back of this document (figure 20)

4.2 There is one vehicular access to Castle Goring, a turn-off from the modern A27 dual carriageway, which is a modest and visually unappealing arrival point.

4.3 The hamlet is essentially an estate community in the sense that it consists of a main house and other buildings which largely served the associated estate. However, it includes buildings which are both earlier and later in date than the main house and which draw on eclectic 18<sup>th</sup> and 19<sup>th</sup> century architectural palettes. Most address the road, at least in a rough-and-ready fashion, creating a linear form to the settlement. As a consequence, Castle Goring does not have the consistency in architectural treatment nor obvious spatial planning that characterises some estate villages.

4.4 To the east, south and west, of the house is an area of land between it and the walled garden. Mention has already been made of the apparent resemblance of this area to parkland but also to the difficulties in documenting it as a designed landscape. Given that the Castle Goring estate has always been farmed, it is possible that the appearance of parkland is the chance product of more recent agricultural practises. Whichever is the case, however, the land forms part of the historic estate and the immediate setting for the main house. This is currently without the boundary of the Conservation Area

4.5 A number of the buildings within the Conservation Area are listed. These are highlighted on the map forming Figure 20 and their list entry descriptions are reproduced in an annex at the back of this document.

4.6 It is the main house that makes the most significant contribution to the character of the Conservation Area and it is the almost unparalleled combination of Palladianism on the southern elevation married with baronial Gothic on the northern that makes the building so distinctive and significant. The only comparable building is Castle Ward in Northern Ireland.

4.7 The house comprises a central three-storey block, with large pavilions at the east and west ends, a Palladian plan form. It is built of yellow brick, stucco and Coade stone on the south elevation and flint and stone on the north side.

4.8 The south front (figure 7) is said, on the basis of meagre evidence, to be a copy of a villa near Rome. The centre portion of three windows projects slightly

with stuccoed Ionic pilasters and an entablature and pediment with the Shelley arms in the tympanum. The Coade stone panels are set between the first and second floor windows. The remainder of the front has a cornice continued from the first floor windows in arcading with arched panels over and balustrading beneath. On the ground floor is a portico with six fluted Doric columns in front of three central windows with two flights of curved staircases on either side.

4.9 The two pavilions contain the kitchen and dairy at the east end and the original stables at the west end. The former became attached to the house with later changes but the latter is only connected by a connecting wall with door through it. They both have curved ends with stuccoed ionic columns, entablature and pseudo-castellated parapet.

4.10 The Gothic north elevation (figure 8) has a square tower in the centre and castellated parapets at the ends. The Gothic style carries through to the pavilions. The stables have two round turrets and the kitchen a large traceried window in the perpendicular style.

4.11 The buildings associated with the main hall are built in a variety of architectural styles and materials and lack an overall unifying architectural style. Nevertheless, they do make a significant contribution to the special character of the Conservation Area.

4.12 Worthing Lodge (figure 12) is slightly later in construction than the main house, probably having been built by George Petchell about 1830, and is the only estate building that makes any architectural allusion to the main house. Typically for a lodge building, it is a single storey structure combining a level of architectural detail and a selection of materials that reference the main house. In this instance that takes the rather diluted form of the gothic and flint walls with stuccoed quoins, a slate roof, and decorative barge boards. The two eastern bays were added in the late 20<sup>th</sup> century.

4.13 The stable block and coach house (figure 15) form a defined courtyard and were constructed around 1875 using concrete blocks with exposed aggregate; an early use of this material. The main range comprises an unusual and quite complex central bay of two tall storeys flanked on either side by one-&a-half storey ranges, four windows each in width, with very distinctive louvred dormers. These buildings have been converted and sub-divided into residential units.

4.14 Numbers 12, 13 and 14 Arundel Road (figures 13 and 14) are all detached cottages, probably of 18th century date and therefore, in all likelihood, pre-dating the main house. They range from a relatively simple brick cottage (No 14) through a cottage built of grey header bricks (No 13) to a rendered cottage with windows having quite decorative lattice glazing bars (No.12). It is said that Number 14 was built by John Rebecca and lived in by him whilst the Castle was under construction,

but the evidence for this is unclear.

4.15 The Walled Garden (figure 19) has an enclosing, Flemish-bond brick wall about 12 feet in height, with brick pilasters at regular intervals and a stone coping. Lean-to outbuildings on the north side are built of beach cobbles with red brick dressings and slate roof, probably the potting shed and gardeners' bothy. On the other side of this wall, facing south, are late C19 glasshouses. The north wall has flues, probably for heating. This structure is Grade II listed and is without the current Conservation Area boundary.

4.16 A number of other, more minor buildings make a positive contribution to the Conservation Area (figure 16), including The Hermitage, and these are identified on the character map (figure 20).

4.17 The difficulties in documenting a designed landscape around the main house have already been described but it is undeniable that the open spaces, trees and views currently make a very significant contribution to the setting of the Conservation Area.

4.18 The buildings within the Conservation Area are largely clustered at its northern end and here, trees and other greenery are significant due to their role in separating the dwellings from the intrusions of the modern A27 dual-carriageway and creating a sense of an enclosed space. It is the cumulative effect of the mass of greenery that is important here, rather than the existence of any particular individual or specimen trees. A lone Oak of great antiquity, which dominates the area immediately in front of the house, is the one exception.

4.19 The house sits close to the top of the slope and the land falls away gently to the south, originally giving expansive views across over grassland, containing individually positioned trees, and defined by belts of trees; essentially the characteristics of late 18<sup>th</sup> century park design. The Sussex Historic Landscape Characterisation (HLC) identifies the land in question as a “post-medieval gentrified parkscape”, by which it means a park that has been created “by removing elements of past land use such as hedges and adding more formal tree planting, and perhaps plantations, and water features”. The HLC also notes that such parkscapes were sometimes associated with a smaller country house and its formal gardens..

4.20 The role of the walled garden and The Roundel to the Castle Goring landscape are rather less clear. The position of an essentially functional structure within the most significant of views seems strange and map regression suggests that attempts were made to screen it with trees. It has been suggested that the garden is actually positioned on the only fertile land within the estate.

# Issues & Opportunities

5.1 Having looked at those elements which make a positive contribution to the character and appearance of the Conservation Area, it must be acknowledged that there are a number of issues which detract from its special quality.

5.2 The most significant single problem which has faced the Conservation Area is, of course, the poor condition of Castle Goring house. This building has featured on the English Heritage (now Historic England) Buildings at Risk Register for a number of years and has been described as the single most pressing case in south-east England. However, the departure of the language school in 2012 and subsequent sale of the building has offered up the most significant opportunity for many years to address the building's condition.

5.3 At the time of writing, the new owner has started a programme of restoration and important progress has already been made on the building, with the reinstatement of a slate roof and structural repairs to the roof structure. Successful completion of this programme will represent a significant improvement to the historic environment of Castle Goring specifically and the South Downs National Park more generally.

5.4 The rest of the buildings within the Conservation Area are largely in good order. However, the Walled Garden, a Grade II listed building (currently without the Conservation Area), is "at risk" and in need of a programme of repairs. It would have been desirable that the repair of the structure was tied in with works to the main house but they are now in different ownerships and the walled garden will need to be dealt with as a separate project.

5.5 Others buildings have seen inappropriate changes, such as the addition of a satellite dish to the stable block, whilst a number of more recent and quite inappropriate structures have appeared in the Conservation Area; in particular the garages to the east of the Lodge and the corrugated sheet lean-to structure (figure 17)

5.6 Another significant issue facing the Conservation Area is an apparent decline in the management of the landscaping, which manifests itself in a number of ways. These include:-

- the hedge to the south of the house, which has been allowed to grow out and intrude into the intended expansive views;
- the relatively recent formation of new and inappropriate property boundaries and planting, including leylandii hedging.
- Problems in managing woodland, including illegal dumping.

5.7 There are a number of other opportunities to improve the general appearance and quality of the area, including:

- Resurfacing of the old road and castle drive in a suitable, relatively low key material
- Removal of poles and overhead wires
- Reinforcing the planting on the northern boundary of the Conservation Area to further mitigate the impact of the A27 and on the eastern boundary to screen the onward march of suburban Worthing.



# Photographic Survey



Figure 7 (above): The south elevation in a neo Classical style

Figure 8 (below): The north elevation, in a castellated Gothic style





Figure 9 (above); the glazed dome above the central staircase

Figure 10 (below): Coade stone panels of Pan, Bacchus and Ceres





Figure 11: the central staircase





Figure 12: The Grade II listed Worthing Lodge The two eastern bays are a relatively recent addition.





Figure 13: 18<sup>th</sup> Century Grade II listed cottages.  
14 Arundel Road (above)  
12 Arundel Road, ( below)





Figure 14:  
18<sup>th</sup> century Grade II listed cottage, 13 Arundel Road, Castle Goring Cottages  
(above)  
Cottage forming part of the second stable block, built c.1875 and originally a cart  
shed and implement house (below)





Figure 15 : The Stables Range which housed the working farm horses, with a groom's flat in the centre  
South elevation (above) and North elevation (below)





Figure 16: Other unlisted buildings which make a positive contribution to the character of the Conservation Area







Figure 17: Some structures detract from the character of the Conservation Area (above) whilst others are more neutral (below)





Figure 18:  
General View of the old Arundel Road (above)

The land to the south of the dwellings, including the Grade II listed walled garden (below)





Figure 19  
The Grade II listed Walled Garden from without (above)  
and from within (below and bottom)



# Management Plan

6.1 At the beginning of this document the legal definition of a Conservation Area as “areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance” was acknowledged.

6.2 Taking this definition as a starting point, it follows that the proper management of a Conservation Area will have as its objective both the protection of its existing qualities and its enhancement in ways that build upon its special interest. Four broad aims can be defined:

- To ensure that the Heritage Assets (the Conservation Area and its constituent buildings and other historic features) are properly and effectively designated
- To ensure that the Heritage Assets are in good condition
- To secure the conservation and enhancement of the character and appearance of the Heritage assets
- To secure the enhancement of the spaces within and around the Heritage assets

## Proper Designation of the Conservation Asset

6.3 In addressing this objective, it is necessary to consider whether:

- There are any areas outside the Conservation Area boundary which should be brought into it
- There are any areas within the current Conservation Area boundary that have seen inappropriate changes erode their quality to the extent that they should be removed from the Conservation Area
- There are any buildings which should be added to the Statutory List of Buildings of special architectural or historic interest
- There are any buildings which should be added to a Local List of Historic Buildings.

6.4 In undertaking this review of the Conservation Area, the significance of the land to the south of the main house has been identified and it is proposed to extend the Conservation Area boundary to incorporate this area. The proposed extension is shown hatched in black on Figure 20.

6.5 Forest Lane provides pedestrian access to the Conservation Area from

Durrington and, as a clearly visible feature on the ground, has been used to define the revised eastern boundary. The southern and western boundaries are drawn to incorporate the woodland fringe to the parkland. The revised Conservation Area boundary runs along the edge of the modern road, drawing in both the old road itself and the tree belt between it and the dual carriageway which were excluded from the original designation. This amendment recognises the significance of the old line of the road to the setting of the buildings and the potential enhancement offered by the strengthening of the tree belt.

6.6 No areas to be removed from the Conservation Area were identified during the appraisal.

**ACTION 1 – that the boundaries of Castle Goring Conservation Area be amended to incorporate the area described above and mapped on Figure 20**

6.7 In reviewing the existing unlisted buildings, none were identified as potential candidates for statutory listing, at least from a superficial external inspection. However, the technological interest represented by the early use of concrete blocks in the Stable Block makes it eligible for addition to the emerging Local List.

**ACTION 2 – that the Stable Block be added to the emerging Local List of Historic Buildings**

### Condition of the Heritage Asset

6.8 To meet this objective it is necessary to identify those buildings or other features of the Conservation Area that are currently in poor condition and to identify a strategy to secure their renovation.

6.9 A 'Buildings at Risk' (BaR) survey was commissioned by the National Park Authority in 2012-13. This confirmed the perilous state of the main house, long recognised as one of the most pressing BaR cases in the south-east of England, but also drew attention to the condition of the walled garden. This is within the proposed extension to the Conservation Area and is Grade II listed building in its own right.

6.10 After many years of slow decline, the main house is now in the course of restoration and successful completion of this process will have addressed the single biggest issue within the Conservation Area.

6.11 The walled garden remains in a poor condition and 'at risk', however, and this remains to be resolved, both for its own sake and for the wider benefit of the

Conservation Area (should it be extended). The National Park Authority is committed to working co-operatively with the owners of buildings at risk to help repair them and bring them into an appropriate productive use. Statutory measures will normally only be used where a co-operative approach has failed.

**ACTION 3 – that the National Park Authority seeks to secure repair of the Walled Garden by working in co-operation with the owners.**

## Conservation and enhancement of the character and appearance of the Heritage Asset

6.12 Protection of existing quality will be achieved through careful application of the planning system in general and the Development Management process in particular. One way in which this can be facilitated is by the provision of pre-application advice to householders, architects and developers to achieve a high quality of design. The National Park Authority has a system for the provision of such advice, which is explained on its website.<sup>1</sup>

6.13 The National Park Authority's archaeological advisor for Castle Goring is Hampshire County Council, which can be contacted at [\(email address\)](#)

**ADVICE – that anyone considering development of any form which affects Castle Goring Conservation Area or its setting should seek pre-application advice from the National Park Authority before submitting an application and, ideally, before starting any design work**

**ADVICE – that anyone considering development of any form which affects Castle Goring Conservation Area should seek pre-application advice from the National Park Authority's archaeological advisor, Hampshire County Council, before submitting an application and, ideally, before starting any design work**

6.14 Once an application has been received, it will be assessed against a range of national and local planning policies. At present these include the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework, the Purposes and Duty of the National Park, the relevant Local Plan, and conservation best practice (including this document).

6.15 Whilst discussing proposals with applicants, both at pre-application stage

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<sup>1</sup> In practice, the development management service for Castle Goring is currently (2016) delivered by Worthing Borough Council, acting as agents for the South Downs National Park Authority, and any requests for pre-application advice should be directed in the first instance to the planning team at that Council.

and in the course of determination, opportunities may arise to achieve improvements both to the proposal itself and its contribution to the wider character of the Conservation Area. These may not originally form part of the proposal. The Local Planning Authority will seek to maximise these opportunities as far as possible.

**ACTION 4 – that Planning and Listed Building Consent applications be determined in accordance with all relevant legislation and guidance, with any opportunities to secure improvements during that process being secured as far as possible**

6.16 The special character of any Conservation Area can be degraded through the loss of architectural features and traditional materials, particularly roofing materials. Individually, these changes may be relatively minor but taken collectively they can represent a real threat to the special character.

6.17 This problem can be addressed in two ways. One would be to bring those minor works within the ambit of the planning system using a measure called an Article 4 Direction, which removes ‘permitted development rights’ from specific domestic properties. The other, complementary, way would be to encourage the reinstatement of architectural features and traditional materials with a grant scheme targeted at such works.

6.18 At present there does not appear to be a significant problem of this nature in Castle Goring. It must also be acknowledged that the provision of a grant budget is unlikely in the current circumstances and for the foreseeable future. Both factors inform the Action below. Nevertheless, it is important that the historic building stock should be monitored so that an appearance of an emerging problem is identified at an early stage. In reality, this means everyone, National Park and District Authority officers and members, Parish Councillors and the community, keeping an eye on what is happening.

**ACTION 5 – that the loss of architectural features and traditional materials be monitored by all parties and for the National Park Authority to consider making an Article 4 Direction, in consultation with the community, should it emerge as a problem adversely affecting the special character of Castle Goring Conservation Area.**

### Enhancement of the spaces within the Heritage Asset

6.19 Conservation Area designation is a response to the qualities of the

settlement as a whole and it is important to recognise that the spaces between the buildings are a significant component in this.

6.20 Nevertheless, significant improvements to that quality can be achieved by pro-active work in the public realm. Although it remains difficult to secure finance for such projects, it is by no means impossible to put together a funding package from a number of sources.

6.21 A number of potential enhancement opportunities have been identified in paragraph 5.7 of the Appraisal

**ACTION 6 – that the National Park Authority supports, in principle and in association with other partners, the enhancement of the Conservation Area, including the resurfacing of the old road and castle drive in a suitable, relatively low key material; the removal of poles and overhead wires; and the reinforcement of the planting on the northern boundary of the Conservation Area to further mitigate the impact of the A27 and on the southern and south eastern boundaries to enhance views in and out of the Conservation Area**

### Responsible Conservation is a Partnership!

6.22 This document has been prepared by the National Park Authority as the Local Planning Authority for Castle Goring. However, it is very important to stress, and for other parties to understand, that effective management of any Conservation Area is the responsibility of all organisations and all parties who do things which affect the character of the area.

6.23 Section 11A(2) of the National Parks and Access to the Countryside Act 1949 sets out a wide range of bodies to which the National Park duties apply.

6.24 At a local level, this includes the residents of the village and the Parish Council. Slightly more removed, it means Worthing Borough Council, West Sussex County Council as the Local Highway Authority and in its other activities, and all those Statutory Undertakers which undertake works in the public realm.



# Annex: Listed Buildings

## **Castle Goring, Arundel Road, Worthing (Grade I)**

Built by Shelley's grandfather, Sir Bysshe Shelley, about 1797-8. The south front is in Palladian style, the north front Gothic, though both were built at the same date. 3 storeys. 5 windows to each front and flanking pavilion on each side. The Palladian front was designed by Biagio Rebecca and is said to be a copy of a villa near Rome. It is of yellow brick. The centre portion of 3 windows projects slightly with stuccoed Ionic pilasters and entablature and pediment with the Shelley arms in tympanum. Sculptured Coade stone panels dated 1797 and 1798 between 1st and 2nd floor windows. The rest of the front has a cornice continued from the centre portion of the house and parapet above, and 1st floor windows in arcading with arched panels over and balustrading beneath. On ground floor portico with 6 fluted Doric columns in front of 3 central windows with 2 flights of curved staircase on either side with iron hand rail. Above balcony with similar iron railing in front of the piano nobile. Large pavilion or wing at east and west ends, the former containing the kitchen and dairy and communicating with the house, the latter containing the original stables and only joined to the house by a connecting wall with a door through it. These pavilions have curved ends with stuccoed Ionic columns, entablature and pseudo-castellated parapet. The Gothic front is of flint and sandstone. Centre and ends project slightly. Square tower in centre, castellated parapet at ends. Large recessed porch in centre. This front of the pavilions is also gothicised. The stables have 2 round turrets, the kitchen a large perpendicular style window. Curved wooden staircase inside, lit by glass dome in centre of the house which is not visible from either front outside.

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## **The Lodge of Castle Goring, Arundel Road, Worthing (Grade II)**

Slightly later in date than the house and probably built by the first occupant of the house, Admiral sir George Brook Pechell, one of the first Members of Parliament for Brighton, about 1830. One storey. Two windows. Faced with flints with stuccoed quoins. Slate roof. Casement windows with latticed panes. Gable end to each wing with scalloped bargeboards.

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## **Walled Garden at Castle Goring, Arundel Road, Worthing (Grade II)**

Walled garden with attached outbuildings. Early C19. Rectangle approximately 90 x 55 metres of red brick in Flemish bond with back headers. About 12 feet high with

brick pilasters at regular intervals and stone coping. On north side are lean-to outbuildings in pebble with red brick dressings and slate roof, probably potting shed and gardeners' bothy and on the other side of this wall facing south late C19 glasshouses. The north wall has flues, probably for heating.

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#### **14 Arundel Road (South Side), Worthing (Grade II).**

Probably C18. A detached cottage of red brick with grey headers. Steep tiled roof with gable chimneys. 3 not quite symmetrically-placed casement windows, the centre one 2-light, the others 3-light. The ground floor windows have cambered heads, the upper ones timber; all have possibly original metal frames with leaded panes. Central doorway within plain gabled porch. The building is reinforced with buttresses and several tie rods with circular discs. Interior has rough-hewn ceiling timbers

#### **13 Arundel Road (South Side), Worthing (Grade II) GV**

Late C18. 2 storeys. 3 windows and 1 blocked. Grey headers with red brick dressings. Small cornice with modillions below eaves. Red tiled roof. Small flat hood to door. 6-panel door.

Nos 8, 9, 10, 12 and 13 form a group, of which Nos 8, 9, and 10 are of local interest only.

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#### **12 (The Cottage) Arundel Road (South Side), Worthing (Grade II) GV**

Probably late C18. A long narrow 2-storey range with steep tiled roof. Rendered. Either side of lean-to porch on slender wooden posts (over doorway with light above) are a 3-light casement window on the upper storey and a 6-light casement bay window on the lower storey (the latter with lattice glazing bars). There is also a 2-light casement window between the porch and the left-hand bay. To the right, and beyond the ridge chimney, a section perhaps added later with a single-light casement on each floor.

Nos 8, 9, 10, 12 and 13 form a group, of which Nos 8, 9, and 10 are of local interest only

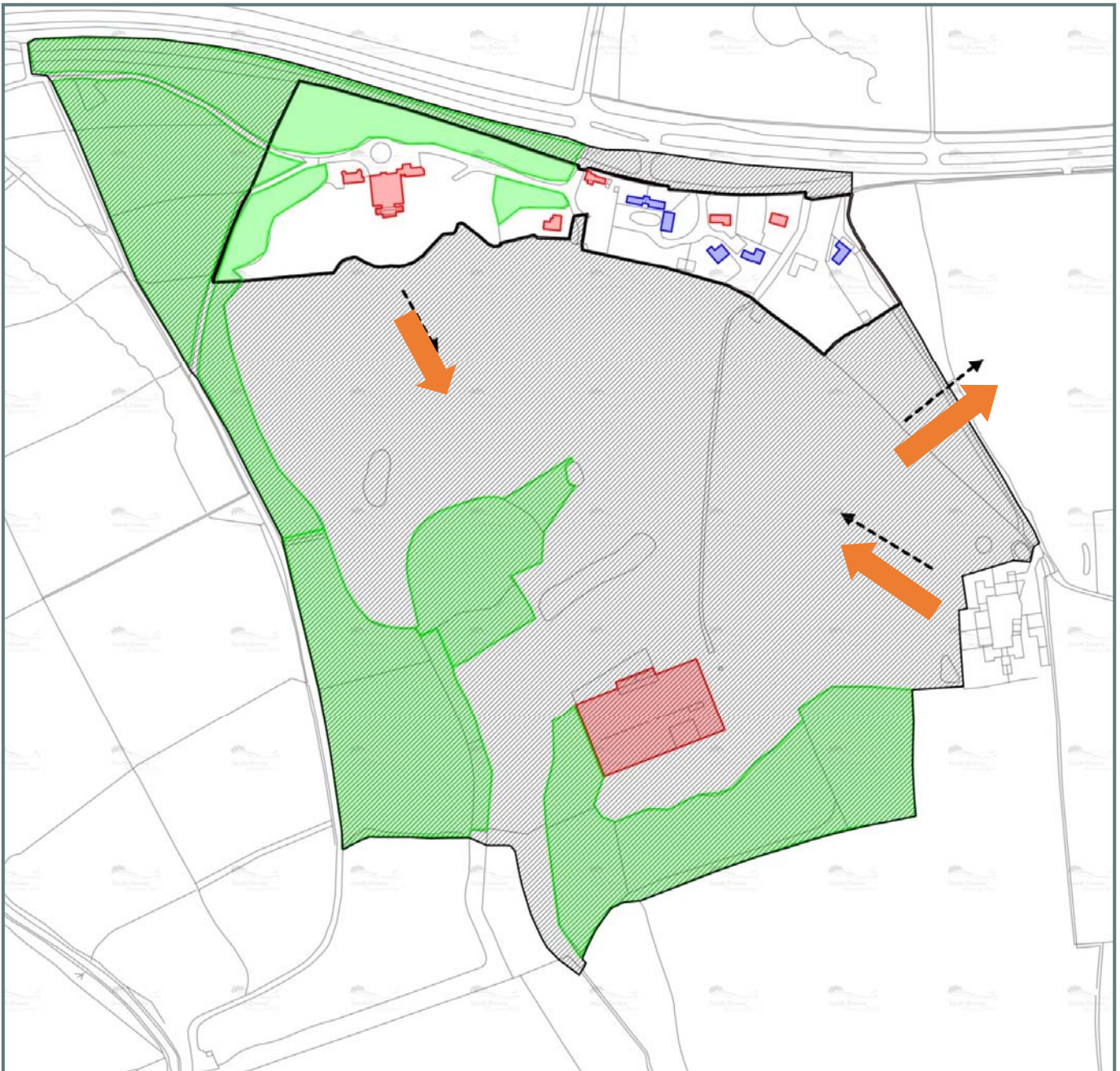


Figure 20. Elements making a Positive Contribution to the Special Character of Castle Goring Conservation Area, including listed buildings (red), unlisted buildings which make a positive contribution (blue), areas of woodland (green) and significant view (orange arrows). The proposed extension to the Conservation Area is the area shaded in black.

# POSTSCRIPT

The extensions to the Conservation Area boundary were approved by the National Park's Planning Committee on 12 May 2016 and the revised map below shows the new boundary.

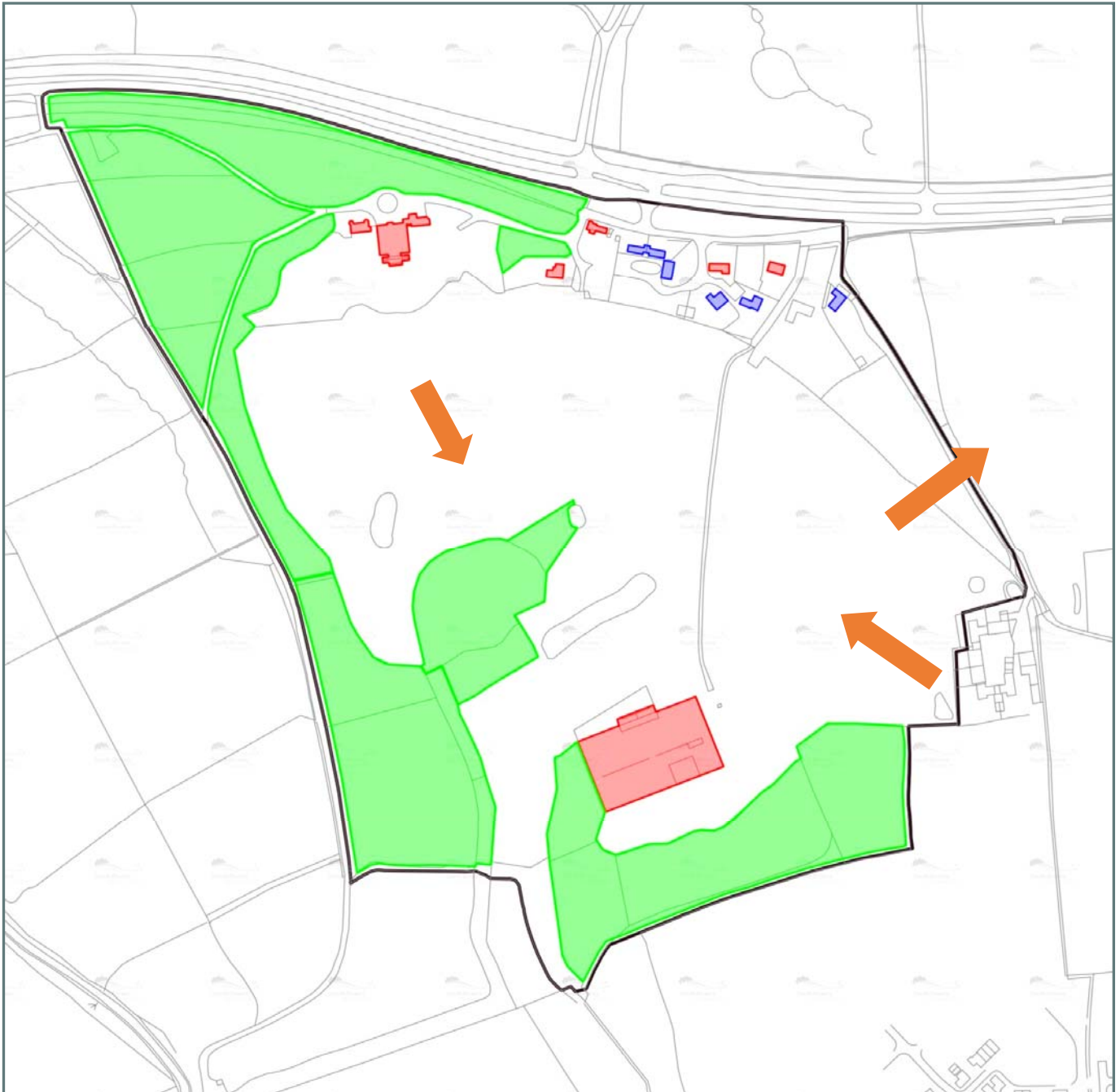


Figure 20. Elements making a Positive Contribution to the Special Character of Castle Goring Conservation Area, including listed buildings (red), unlisted buildings which make a positive contribution (blue), areas of woodland (green) and significant view (orange arrows).