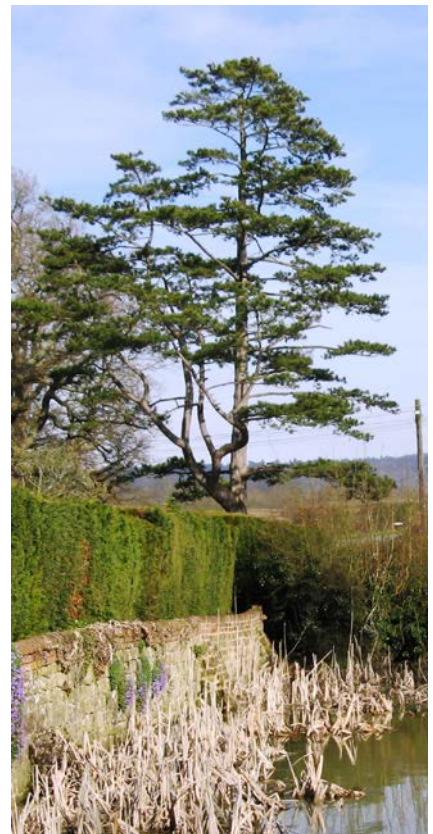


## Conservation Area Character Appraisal and Management Plan

# Fernhurst

December 2016



# Summary of Significance

For centuries, Fernhurst was noted as an industrial centre for iron smelting and metal working. Little of this industrial history remains readily legible, though it is commemorated in place names throughout the parish.

Historically, it was also a location for traditional Wealden crafts, particularly related to the processing and production of timber products and charcoal for the iron industry.

Today, the settlement is divided by the A286, which runs north south between Midhurst and Haslemere. The conservation area lies mostly to the east of this road.

The historic settlement, focus for development within the parish since at least the Twelfth Century, forms a diffuse building group around the Green and the parish church of St Margaret of Antioch, with further linear development along Church Lane.

Visible connections with adjacent countryside form an important component of existing Conservation Area character.

The Conservation Area is mostly residential in character, though the church and the public house provide a community focus.

A boundary extension, to take in a number of historic properties on the old road south and Rope Lane, is thought justified.

# Introduction

1.1 Conservation Areas are defined as “areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance” (Section 69 (1) (a) of the Planning (Listed Buildings and Conservation Areas) Act, 1990).

1.2 The South Downs National Park Authority has a duty to determine which parts of the Park have that special architectural or historic interest, to designate those parts as Conservation Areas and to keep those areas under review.

1.3 Fernhurst was first designated as a Conservation Area by Chichester District Council in November, 1984. It was reviewed in 1999 and the resultant Fernhurst Conservation Area Character Appraisal was adopted by Chichester District Council in November 2000. With the creation of the South Downs National Park in April 2011, the National Park Authority became Local Planning Authority for the settlement.

1.4 This Appraisal sets out what the National Park Authority considers to be the most significant elements defining the character of the Conservation Area. It has an important role in making informed and sustainable decisions about the future of the area. While comprehensiveness may be sought, the omission of any particular feature should not be taken to imply that it has no significance.

1.5 This document sits within a wider policy context, including:

- The South Downs National Park Local Plan, once it has been adopted. Until that time, saved policies of the Chichester District Local Plan, 1999.
- The National Planning Policy Framework, March 2012.

1.6 In looking at the area, issues which pose a threat to the character and appearance of the area and any potential for improvement and enhancement have also been identified.

1.7 The consultation draft of this document was published for public comment between 1<sup>st</sup> September and 14<sup>th</sup> October, 2016.



1.8 The amended document was adopted by the South Downs National Park Authority on 8<sup>th</sup> December, 2016.



*Fernhurst Green*



# Location & Topography

2.1 Fernhurst is located in West Sussex on the main road from Midhurst to Haslemere. The village lies on a spur of land above the Milland Basin and River Lod about two miles south of the border with Surrey. In the 2005 integrated landscape assessment for the South Downs National Park, the area is defined as Character Area O, 'Low Weald', undulating, often heavily wooded countryside with a complex underlying geology. This landscape often displays enclosed, 'secret' characteristics.

2.2 The setting of Fernhurst in its rural surroundings is a crucial component of its character. The close proximity of open countryside bestows a rural feel to the historic village, reinforced by a range of views, either of higher and wooded ground, the Upper Greensand in the middle distance, or of fields or lines of trees as a close backdrop to the settlement.

2.3 Individual trees within the village provide focal points and form landscape setting for properties around the Green.

2.4 To the immediate north of the Green, more recent housing development is shielded from view by the topography of the land and tree cover. The lane leading south is narrow and enclosed on both sides by trees, reinforcing the distinctly rural character of this part of the village.

# Historical Development

3.1 The historic settlement, focus for development within the parish since at least the Twelfth Century, forms a diffuse building group around the Green and the parish church of St Margaret of Antioch, with further linear development along Church Lane.

3.2 For centuries, the Weald was famous for iron smelting and metal working. From the early Seventeenth Century to the early years of the Industrial Revolution, there was a flourishing iron smelting and cannon casting industry, located here because of the local presence of ironstone and charcoal production based in the surrounding woodlands.

3.3 Remains of the former iron industry abound in the surrounding countryside and it is remembered by names such as Furnace Pond and Mine Copse. The nearby ironworks at Pophole and North Park were active for two centuries before closing in 1769, unable to compete with major industrial enterprises based on coalfields in the Midlands, the North and Scotland. Surviving evidence of the industry is thought to be among the best preserved in the western Weald.

3.4 Within Fernhurst village, production centred in the area south west of the Cross. Some built remnants of industry survive here, now heavily disguised by later domestic conversion but names such as 'Cylinders' and 'Vinegar Yard' commemorate the original uses. Once, the sounds, smoke and smells of these activities would have defined a primary aspect of village character.

3.5 The Weald was once notorious for the poor quality of its roads, particularly in winter. The current main road, the A286, has only existed in its present form since 1830, but a track along the same route has existed since the mid Eighteenth Century.

3.6 The main road divides the modern settlement both physically and in terms of characterisation. Twentieth Century development, which is mostly residential,

centres on the west side of the A286; to the east, it is almost as if the evolution of the village halted around 1960. Once a focus for shops and various trades, historic maps show that the plan form of this side of Fernhurst has not greatly altered since the early Nineteenth Century.

### Archaeology

3.7 There is evidence for considerable prehistoric and Roman activity in the area around Fernhurst. A Mesolithic flint-working site is located about a mile south of the village, just off the A286. To the north-west, earthworks at Green Hill may denote the site of an Iron Age hillfort. At Surney Orchard, about one mile south east, off the old road into Fernhurst, remains have been found which may indicate a Roman tile making works. There are abundant sites which relate to later brick making and the iron industry.

3.8 It is thought that the better soils in the area were cleared of woodland by the Twelfth and Thirteenth Centuries. Over time, agricultural activities were supplemented or displaced by iron smelting and working.

3.9 Should the Planning Authority be advised that an application site or building might contain archaeological interest, it may attach a planning condition requiring that it is investigated before development works commence. Should any archaeological evidence or finds be uncovered while undertaking development within the conservation area or the wider settlement, the Archaeologist at Chichester District Council should be informed immediately.

3.10 The Parish Council supports a community archive facility at the Village Hall. The Historic Environment Record (HER) for the settlement is part of the Chichester District HER.

# Character Analysis

4.1 The current boundaries of the conservation area primarily embrace Church Road, Fernhurst Green and the village playing field. The historic development takes a predominantly linear form, though it describes a loose group to all but encircle the three sides of the Green. This space may have had a medieval origin as a common pasture for farms and hovels disposed around its edge. The old road south of the Green passes through or beside a series of wooded dells and a number of buildings of historic or architectural merit beyond the original conservation area boundary. A boundary extension in this direction was approved with the adoption of this document.

## Entrance and Boundaries

4.2 The *Old Post Office* at the junction with Church Road is arguably the most prominent landmark when passing through Fernhurst on the modern A286. It clearly marks the point of entry into the conservation area to the east. From the outside, the adjacent cottages appear to date from the Nineteenth or early Twentieth Century but the facades mask timber framed buildings within. Though unlisted, these buildings make a strong positive contribution to the conservation area and would be sensitive to further change.



*The Post Office*



4.3 Two listed cottages, *I Midhurst Road* and *Vann House* mark the opposite corner of the junction of Church Road with the main road. They are built in a simple vernacular style with grey header bricks in Flemish Bond, typical of the Georgian period.

4.4 From the northern direction, Old Glebe enters the conservation area at the top end of the Green, with *The Old Barn* to one side and *Rosemary Cottage* to the other. *The Old Barn*, though unlisted, is an attractive building, Victorian in appearance, but probably incorporating older parts. Opposite, *Rosemary Cottage* appears to have been timber-framed but has undergone successive alterations over time.

4.5 The conservation area at the southern end currently concludes at *Chase Manor Farm*. The character of the old road heading south east and Rope Lane, which runs off it, remains quite consistent and strongly defined by prominent boundary trees and interesting properties to each side.

### Settlement Form

4.6 Development within the historic settlement takes a diffuse and generally spacious form. Most buildings are set within their own plot and only a few present an elevation directly to back-of-pavement or verge. Consequently, mellow stone or brick boundary walls, hedges and trees make a significant contribution to the street scenes within the conservation area.

4.7 From the elevated footway on the north of Church Road views across the cemetery to the south reveal hills in the distance and mature trees in the foreground. Further along Church Road these views south continue through small gaps and are framed by areas of woodland and mature trees much closer to the built edges of the village. The rural character of Fernhurst owes much to the proximity of open countryside or woodland and such views are consistently important as they set the context of the built settlement within its rural hinterland.

4.8 Wide grass verges with footways partially elevated above street level, tall trees lining the road and open rural land to both the north and south characterise Church Road. The front boundary of *The Vicarage*, set well back on its plot and barely visible from the road, is marked by a distinguished line of imposing mature trees. Beyond *The Vicarage*, a further line of mature trees and hedges mark the northern edge of the road. Glimpses through the vegetation reveal open land sloping up and away from Church Road, reinforcing its distinctive rural character.

Fields to both sides of the road are important landscape components defining the setting of the conservation area.

4.9 A number of unlisted houses on Church Road make a positive contribution to the street scene. Numbers 4 and 6 comprise a pair of late Victorian cottages, appealing in their simplicity. *Hedges* is late Georgian or early Victorian, of red brick with fine rubbed brick arches to the window openings. Unfortunately, the weathered pantile roof coverings are uncharacteristic of the local vernacular and, compounded by the presence of a photo-voltaic array, do not enhance the appearance of the house. *Glebe House*, a Victorian brick building, was once a butcher's shop but is now a dwelling. It shows clear signs of alteration and addition over the course of its life and adjacent garage blocks may once have been outbuildings associated with the butchery trade.

4.10 Church Road narrows and bends sharply just before it ends, concealing any view of the Green until the last moment. The confined eastern end of the road then suddenly splays out into the contrasting expanse of the Green. This space is lined by a great variety of buildings of varying date and architectural interest, enclosing the space in a relaxed and expansive manner. The village playing field, with its post-war pavilion, lies to the east of the Green.

### Buildings and Structures

4.11 The Parish Church is dedicated to St Margaret of Antioch. What is visible from the road is Victorian. The Twelfth Century nave and chancel were heavily restored by Anthony Salvin (a local resident) in 1858, who also added the south aisle and a porch. The tower dates from the 1880s. The church is Grade II listed with a roof of mellow red tiles, a shingle-clad spire and elevations of randomly coursed local sandstone. The churchyard contains a number of table tombs, one of which retains original iron railings, a relatively rare survival. A number of these tombs are now in very poor order and require urgent repair.

4.12 Indented into the churchyard, the recently listed *War Memorial* adds a touch of formality to the street scene as well as a strong focal point. The names of forty one local men who fell in the First World War are recorded. Thirteen who fell in the Second World War are commemorated on a separate stone plaque.

4.13 Behind the Church, *The Old Rectory* is medieval in origin and Grade II listed. It presents an attractive boundary wall to Church Road in weathered brick and some tile. Slight bulges and curves add to its visual appeal, though it is now heavily colonised by creeper.

4.14 *The Vicarage* is also on Church Road. It is a very substantial inter-war dwelling, not unattractive but a little out of scale with the prevailing character of the village.

4.15 *Park View Cottages* stand opposite. They are listed and are built of mellow local sandstone and red brick. The facades incorporate distinctive carved stone motifs of unknown provenance above door and window openings. The front boundary wall is constructed in an informal but appealing mix of stone, brick and slate.

4.16 Facing the Green, *The White House* is an imposing Georgian house faced predominantly with local sandstone in a coursed, squared finish. This is relatively rare as the local stone does not lend itself readily to this level of refinement. To the rear, the core of the property incorporates timber-framing, significantly earlier than the formal frontage. The house is listed at Grade II\*. To the Green, a Victorian letter box is built into the stone boundary wall. Both these subsidiary features possess heritage value in their own right.

4.17 Also facing the Green, the *Red Lion Public House* is an important focal point and social centre for the settlement. It is a timber-framed vernacular building faced in stone and roofed in red plain tiles, with low eaves. It is Grade II listed. It is a shame that a large area in front of the building is used for car parking. This can become an unsightly feature of the Green in busy periods.

4.18 *Chase Farm*, at the southern end of the Green is a superb, late medieval house with a surviving internal smoke bay. It is listed at Grade II. Just south again, stands *Chase Manor Farm*. Though unlisted and converted to new uses, this former farm group retains much of its original character and provides a visual link to the past agricultural economy of the settlement.

4.19 Further listed buildings around the Green include *Sollers*, *Bell House* and *Honesty Cottage*. *Sollers* is quite individual, representing a succession of periods, styles and materials. The use of ironstone ‘galletting’ in the mortar joints of the facing stonework is notable. Historic photographs show this building in use as a shop, but no trace of this use can be discerned externally now.

4.20 *Bell House* and *Honesty Cottage* run back at ninety degrees to the Green. To the frontage, small front gardens extend beyond the stone boundary wall, spilling on to the grass verge, a pleasant contrast to convention.

## Landscape and Features

4.21 The dominant open space in the village is Fernhurst Green. This is surrounded on the northern and western sides by the buildings of various periods already described, but no modern development has encroached upon its margins and the Green remains unsullied.

4.22 Much of the charm of the Green lies in the virtual absence of hard-paved surfaces. Instead, the wide grass verges and the Green itself appear almost as one and extend right up to the individual property boundaries. It has been said that these wide verges were once necessary for horse-drawn vehicles to avoid rutted carriageways, rendered impassable by deep mud. The expanse of the Green is punctuated only by today's carriageway, surfaced in tarmac, encircling it to its western and northern sides.

4.23 Unobtrusive granite kerbs and a low split chestnut rail around the Green are a suitable means to prohibit inappropriate parking or similar misuse.

4.24 The playing fields immediately across the road to the east act visually as an extension to the Green and a connection to open countryside beyond.

4.25 The mature trees which line the eastern and southern sides of the village playing field are attractive and currently define a distinctive edge to the conservation area. However, the tree lined road running south from the Green may be regarded as a transitional zone between the settlement and open countryside, marked as it is by an intricate topography, interesting dwellings of historic and architectural interest and a wide range of date. This is a distinctive area of high heritage value in its own right, explored at the end of the next section.

4.26 In several cases, trees are formally protected by Tree Preservation Orders. Other trees may also have amenity value. Their location in a conservation area means that owners have an obligation to give six weeks notice of their intention to undertake works to them to the Tree Officer at Chichester District Council. This gives time to assess their amenity value and decide whether the protection of a Tree Preservation Order may be justified.

4.27 Some individual trees have reached full maturity. In such cases, consideration should be given to planting saplings to maintain continuity of tree cover for the future. Native species are most appropriate for trees in the public realm or visible from it.



4.28 Monuments within *Fernhurst Cemetery* constitute a fascinating record of late Nineteenth and Twentieth Century residents of the parish. Prominent graves commemorate Arthur Balfour, a Sheffield steel magnate, alongside the commander of the Royal Navy destroyer *Lizard*, Norman Ohlenschlager, who, in 1917, shadowed the German cruiser *Breslau* and the battle cruiser *Goeben* under heavy fire, thereby contributing to the sinking of the *Breslau* by directing a larger force. Strangely, his headstone was randomly hit by a bullet from a Luftwaffe raider during the Second World War and still bears the mark. Another, more poignant headstone incorporates a 'Death Penny', the bronze medallion sent to families of the fallen after the First World War. These examples merely hint at the rich evidential value represented by the memorials found in the cemetery.



*Norman Ohlenschlager's Headstone*

# Issues and Opportunities

5.1 The appearance and character of the conservation area owes much to the rich variety of architectural forms, styles and materials represented in its buildings. These date from the medieval period through to the early Twentieth Century. Some hide their early origins behind Georgian and Victorian facades, or later alterations and extensions.

5.2 In the main, buildings within the conservation area adopt a cottage-like character, but as well as the church, there are a few higher status dwellings of more substantial scale. No single house is overtly ostentatious and the use of traditional and mostly local materials has enabled them to be absorbed harmoniously into the established backdrop of buildings.

5.3 So far, extensions have not intruded on the integrity of older buildings and there is a welcome absence of infill development. Such development does have potential to threaten established character. It is important that modern synthetic materials for fenestration, doors or eaves details, disproportionate extensions or assertive infill development are avoided, if the conservation area is to retain its rural character.

## Paving Materials

5.4 Historically, paving surfaces in Fernhurst will have been informal and often rudimentary. Today, most surfaces are laid in tarmacadam but in places appearance has been improved by a top dressing of gravel, which adds colour and texture. This is not a location in which consciously 'designed' hard landscape interventions or significant areas of imported stone surfaces would normally be appropriate.

## Street Furniture

5.5 There is no traditional style of street furniture surviving in the village. 'Heritage' style lighting has been used for the village green and this is probably the least controversial option, although the columns are rather taller than genuine cast iron survivors would have been.

5.6 An empty bracket for a lamp at the Church Lane entrance to the Church may represent the only survival of historic lighting in the conservation area.

5.7 The traditional black and white direction signs are a reminder of the early days of motoring and should be retained. They remain useful for those motorists prepared to adopt an appropriate speed for minor roads.

5.8 The two GPO letter boxes set into stone walls are significant historic survivals and should be retained.

### Fernhurst Cemetery

5.9 The lychgate to the Cemetery is a significant feature on Church Lane and makes a contribution to the character of the conservation area. It appears to be in reasonable condition and should be retained.

5.10 Otherwise, the cemetery appears to be in good order and neatly maintained. The headstones and memorials are of rich evidential value.

### Boundary Features

5.11 Boundary treatments, whether hard or soft, are important components of settlement character, especially when facing the principal carriageways through the village or well used rights of way. While many of the existing boundary walls are features of mellow character, utilising local materials in characteristic ways, it is important to maintain a balance between these and less formal boundary markers, hedges, banks or ditches. Replacing these rustic features with new walls or timber fences could incrementally erode the rural character of lanes and introduce an unwelcome suburban element.

5.12 Much the same point could be made for entrance features. Brick or stone piers carrying timber or metal gates can easily appear suburban or over- emphatic in an informal, otherwise rural context.

### Conservation Area Boundary Extension

5.13 The conservation area to the south currently concludes at *Chase Manor Farm*, located at the southern end of the Green. The character of Lickfold Road heading south east and Ropes Lane, which runs off it, continues to offer compelling historic interest and is strongly defined by prominent boundary trees and interesting properties to each side.

5.14 The topography of this area is highly complex. Streams have carved narrow valleys and dells into the landscape. There is a very high level of tree cover, which imparts an intimate, 'secret' character to these intersecting spaces. Passing between them on the network of narrow paths and lanes offers delightful

interludes of dappled light and shade in summer and other, more subtle visual rewards in winter.

5.15 The natural delights of the area are complemented by a series of fine, later Nineteenth or early Twentieth Century cottages, villas and houses, inserted into this intricate landscape and adding much to its interest. Some are visible from the roadside, but others are more reclusive, set behind trees within larger plots.

5.16 High quality buildings, most of which are considered to meet the criteria for inclusion on a Local List, include *1-2 Ashurst Cottages*, good, tile-hung Victorian vernacular revival buildings with picturesque inset porches, *Jacketts Hollow*, in a glade surrounded by woodland, and *Kingshott*, considerably extended during the Twentieth Century from an original timber-framed core. In addition, *Baldwyns Cottage*, a building of the Seventeenth Century and *Little Ropes*, a little later, are both included on the statutory list, at Grade II.

5.17 Opposite, a semi-detached composition of 1902, *Ropes and Bollards* is attributed to CFA Voysey, the celebrated Arts and Crafts architect. Inside, it certainly displays a number of his signature details. Most buildings known to be by Voysey are included on the statutory list but these examples are not. Therefore, there is a strong argument that they deserve inclusion in the conservation area to provide some level of protection. The house was built for two sisters, Miss Coates and Mrs Chester, who sadly fell out shortly after moving in.

5.18 To the south, on the other side of the Lickfold Road, stands *Ashurst*. This was built by Mrs Chester, following the rift with her sister and survives as a well preserved Edwardian small-scale country estate, not just a house, but a lodge, staff cottages and early motor house as well. It is locally believed that the Voysey plans for *Ropes* were also pressed into service here, but the final implementation does not bear his stamp of detail or finish.

5.19 The overall character of this area as well as the individual quality of most of the buildings is such as to easily justify a boundary extension, as shown on the analysis map at the end of this document.



# Photographic Survey



*St Margaret's Church as it was in 2008*

*Recently an extension was added beside the Church with a spill-out area in the churchyard*







*The First World War memorial, now listed, facing Church Lane. The fallen of the Second World War are remembered on the separate stone plaque against the wall*



*The Green is lined with historic buildings of varied date, material and character. A backdrop of trees and longer views to hills beyond provide a sense of connection to surrounding countryside*







*Park View, Church Lane – Greensand rubble with brick dressings*

*Post Office Row, seen from the cemetery on the south side of Church Lane*







*Clay plain tiles, used for both roofs and as a cladding are a characteristic of Wealden vernacular buildings*

*Brickwork became increasingly popular in the Nineteenth and Twentieth Centuries*





*Georgian classicism and traditional vernacular styles stand side by side facing the Green*

*The White House displays refined use of the local stone – normally only used for rubble walling and more often combined with brick for edges and corners*







*Jackett's Hollow, on the old road south from the Green is not within the current conservation area boundaries but within the potential extension.*







*Vanlands is also beyond the current boundary*

*Ropes and Bollards were designed by CFA Voysey, one of the premier Arts and Craft architects of the early Twentieth Century*







*The surviving boundary gates of Ropes and Bollards seem to be significant Arts and Crafts features in their own right*



*South Downs National Park Authority thanks Fernhurst Parish Council for supplying most of the photographs used to illustrate this document.*

# Management Plan

OBJECTIVES	ISSUES	ACTIONS	PRIORITY
To ensure proper & effective designation of the Heritage Asset	Boundaries of the Conservation Area	Revise the boundaries to properly reflect the extent of the Heritage Asset	High
	Unlisted buildings that make a positive contribution	Identify those buildings within the Appraisal	High
		Add those buildings to a 'Local List' Consider whether the very best might constitute candidates for inclusion on the Statutory List and apply for 'Spot Listing' accordingly	
To monitor the condition of the Heritage asset	Deterioration of the Heritage Asset , including buildings & other structures, open spaces and trees	Prepare a condition survey, including photographic record, of the buildings & other structures, spaces and trees within the Conservation Area	Concurrent with Character Appraisal or asap thereafter
		Undertake a quinquennial review of the condition survey	Every 5 years
		Undertake a decennial review of the Conservation Area appraisal & condition survey.	Every 10 years
		Grant and/or loan scheme for the renovation of historic buildings within Conservation Areas (targeted at Buildings at Risk)	As resources permit
To conserve and enhance the character and appearance of the Conservation Area	Development management	Provide pre-application advice to householder, architects & developers to achieve a high quality of design	On-going
		Determine planning and LBC applications in accordance with the National Park's Purposes & Duty, other adopted policies, & conservation best practice (including this appraisal)	On-going
		Exploit any opportunities to enhance the Conservation Area that arise through the development management process.	On-going
		Exploit any opportunities to enhance signage that arise through the development management process.	On-going
	Degradation of character through loss of architectural features, traditional materials and boundary treatments	Create an Article 4(2) direction to bring these works within control of the planning system	Medium
		Offer grants for the reinstatement of architectural features, traditional materials and boundary treatments	As resources permit
Improvement of the public realm & other spaces	Obtrusive overhead cables throughout the settlement	Prepare & implement a public realm enhancement scheme	If external funding sources can be found
	Obtrusive highway and or roadside signage	Survey all instances. Assess continuing requirement for signage. Consider removal of any redundant or duplicated items	Medium

## Annex: Listed Buildings

### **St Margarets Church**

**II**

**18.6.59**

Parish Church. Chancel and nave C12, very much restored, in fact largely rebuilt in 1859 by Anthony Salvin, when the south aisle and porch were added. Tower and vestry added in 1881. Squared and random rubble with tiled roofs. Chancel with vestry to the south, nave with south aisle, south porch and tower at the westend of the south aisle. Four bays with arcade. Single headed trefoil headed windows.

### **Park View Cottage**

**II**

**26.11.87**

L-shaped house. West wing C17, north wing early C19. Both coursed stone with red-brick dressings and quoins. North gable end tile-hung. Tiled roof. Casement windows. Two storeys. Four windows.

### **The White House**

**II\***

**18.6.59**

House. C17 timber-framed building with some timbering exposed at the back but re-faced on the east side in the early C18. Coursed stone. Stone string course. Moulded wooden eaves cornice. Hipped tiled roof. Glazing bars intact. Doorway, probably modern Georgian with pediment-shaped hood, semi-circular fanlight and six panel door. Two storeys and attic. Five windows. Two hipped dormers.

### **The Red Lion Inn**

**II**

**26.11.87**

Public House. C18. Stone rubble with brick dressings and quoins, the south easternmost window bay faced with roughcast and probably added. Hipped tiled roof. Casement windows. Two storeys. Four windows.

### **Baldwyns**

**II**

**26.11.87**

House. Restored C17 or earlier timber-framed building with red-brick infilling. Steeply pitched hipped, tiled roof. Casement windows. Modern wing to west. 2 storeys. 3 windows.

### **1 and 3 Midhurst Road**

**II**

**9.9.93**

House and shop. Mid C17 3 bay cottage with one bay early C19 extension to north end. Timber-framed with early C19 brick facing. Red brick with grey diaper headers. Left-side elevation tile hung. Tiled roof with two brick chimney stacks. Two storeys, three windows. C20 casements but in original surrounds, with cambered heads to ground floor. Dentiled eaves cornice, course of three bricks' depth between floors of the original cottage and grey brick panel between first floor windows of original cottage. Cambered doorcase with C20 plank door to



original part. Added bay has early to mid C19 bay shopfront with cambered arches. Outshut to rear. Ground floor has axial beam and open fireplace with carved wooden bresummer. Close studded wall between house and outshut. Angled queenpost roof with substantial posts, pegged rafters and collars reported.

## **Sollars**

**II**

**26.11.87**

House. Probably C15 timber framed hall house with late C16 inserted ceiling and chimney stack, refaced and extended by one bay to the north in the early C19 and with C20 additions and alterations. Front elevation faced in sandstone rubble with galleting and brick stringcourse and window dressings. Hipped tiled roof with gablets and late C16 ribbed chimneystack. 3 casements with cambered architraves to ground floor. Later lean-to right-hand side. Left side has C20 projecting timber framed gable with plastered infill. Rear elevation has ground floor of stone rubble with timber framed first floor, mainly square framing with one curved tension brace, 4 casement windows, some original early C19 metal casements and mainly with early C19 pegged architraves. 2 storey C20 addition to south west, ground floor red brick, 1<sup>st</sup> floor tile hung with tiled roof and 2 casements. Kitchen has ceiling beam with run out steps and a section of exposed wattle and daub. Dining room has thick wall framing of c1600 with mid rail and ceiling beam with 3 inch chamfer and lamb tongue steps and floor joists with similar decoration. Adjoining room has chamfered ceiling beams, suggesting an earlier date. Staircase has 3 re-sited early C17 oak newel posts with polyhedron finials. 1<sup>st</sup> floor has massive joweled posts all with triangular steps and some carved tension braces. Angled queen strut roof. Plank door.

## **Bell House**

**II**

**26.11.87**

Originally the village school, now a dwelling. Mid C19. Stone rubble. Gable at south end. Tiled roof. Casement windows. Gabled porch with scalloped barge boards. One storey and attic. 3 windows. Long L-wing to south east in painted brick. 4 windows. 5 dormers.

## **Cobwebs**

**II**

**26.11.87**

One building, three cottages. C18. Ground floor stone rubble with red brick dressings and quoins, above tile hung. Hipped tiled roof. Casement windows. 2 storeys. 3 windows.

## **Garden Cottages**

**II**

**4.7.88**

Cottage. Early C19 with later C19 lean-to extension to left. Ground floor sandstone rubble with red brick dressings. 1<sup>st</sup> floor tile hung. Side elevation hung with curved tiles. Tiled roof with brick chimneystack to left hand side. 2 storeys. 2 windows. Wooden casements in pegged architraves. 6 panelled door with gabled tiled weatherhood on wooden piers. Original iron casement to rear elevation. Left hand lean-to extension brick and weatherboarded with tiled roof and curved tiles to front. Interior has cambered arched brick fireplace to ground floor and early C19 plank fire surround to 1<sup>st</sup> floor and plank door. An unaltered example of a modest cottage with heating in one end only. Originally there was a row of cottages of which this is the only survivor.

**Little Ropes****II****26.11.87**

House. C18. Ground floor stone rubble with red brick dressings and quoins, above tile hung. Hipped tiled roof. Casement windows with small square panes. Modern addition to north. 2 storeys. 3 windows.

**The Old Rectory****II****18.6.59**

House. C18 exterior to an older building. Ground floor red brick, above tile hung. Hipped, tiled roof with bell cupola over. Casement windows on ground floor, sash windows above with glazing bars intact. Modern porch. Two storeys. Four windows.

**Fernhurst War Memorial****II****7.6.16****Reasons for Designation**

Fernhurst War Memorial, which stands in the churchyard of the church of St Margaret, is listed at Grade II for the following principal reasons:

- \* Historic interest: as an eloquent witness to the tragic impact of world events on this local community, and the sacrifice it has made in the conflicts of the C20;
- \* Architectural interest: an elegant and ornate Calvary in the medieval style;
- \* Group value: with the church of St Margaret (Grade II).

**History**

Fernhurst War Memorial was designed by Mr Philip Mainwaring Johnson FSA FRIBA (architect to Chichester Cathedral) and the plans were accepted at a public meeting in November 1919. The site was agreed in May 1920 and work commissioned in July 1920. The memorial cost £475 10s 9d which was raised through public subscription. It commemorates 41 local servicemen who died during the First World War.

Local ex-servicemen laid the foundations for the war memorial and the walls and levels were constructed by local builder Mr F Gale using local stone. The memorial work was executed by the Art Memorial Company of West Norwood and the sculptor was Mr Alfred Hitch. The dedication service was led by Reverend HR Bonsey on 14 August 1921 and the unveiling ceremony was performed by Colonel Hollist, whose son was among those commemorated.

Following the Second World War an inscription was added to commemorate those 13 who fell in that conflict. In 2015 a project was undertaken to conserve the memorial.

**Details**

**MATERIALS:** Portland stone.

**DESCRIPTION:** Fernhurst War Memorial is located within the churchyard of the church of St Margaret (Grade II), to the south of the church. The Portland stone



memorial consists of an ornately carved gabled Calvary on a tall octagonal shaft. The gable is crocketed and pinnacled and the cross head rises from a moulded collar. The figure of the Virgin Mary is carved on the rear of the Calvary cross. The shaft stands on an octagonal plinth and two-stepped base.

The south-east faces of the plinth bear an incised inscription which reads 1914/ TO THE GLORY OF GOD AND IN/ MEMORY OF THE MEN OF FERNHURST/ WHO GAVE THEIR LIVES IN THE/ GREAT WAR/ 1919. The front faces of the two octagonal steps are inscribed with the 41 names of the fallen of the First World War. The north-west faces read INTO THY HANDS WE COMMEND/ THEM FOR THOU HAST REDEEMED/ THEM O LORD THOU GOD OF TRUTH.

SUBSIDIARY FEATURES: the memorial stands within a paved area and is surrounded to the rear by a concave wall with three steps leading up into the churchyard. On the wall is an associated stone plaque which commemorates the fallen of the Second World War. The tablet reads ALSO IN HONOURED MEMORY/ OF THE MEN OF FERNHURST WHO DIED/ IN THE SECOND WORLD WAR 1939-1945 (13 NAMES).

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## Further Reading

In producing this document, the Historic Buildings Officers of the South Downs National Park Authority drew upon material contained in the original Conservation Area Appraisal adopted by Chichester District Council in 2000. A number of paragraphs have been carried forward unaltered.

## Other Source Documents

Buildings of England – Sussex – Ian Nairn and Sir Nikolaus Pevsner, 1965

The Chichester District Local Plan, 1999

National Planning Policy Framework, March 2012

Fernhurst History Walk No 1 – Church Road and The Green, 2012

Fernhurst History Walk No 2 – Tanyard and Ropes Lane, 2012

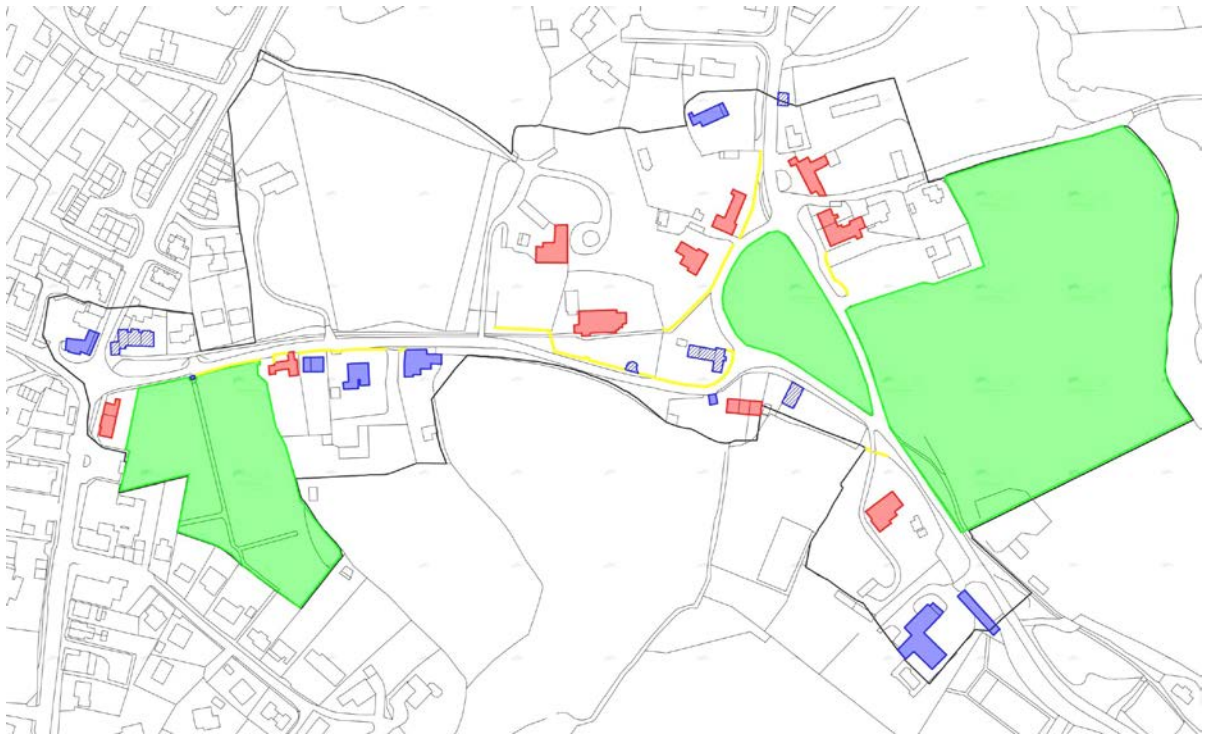
South Downs Local Plan: Preferred Options, September 2015

Fernhurst Neighbourhood Plan – Referendum Version, December 2015

## Contact

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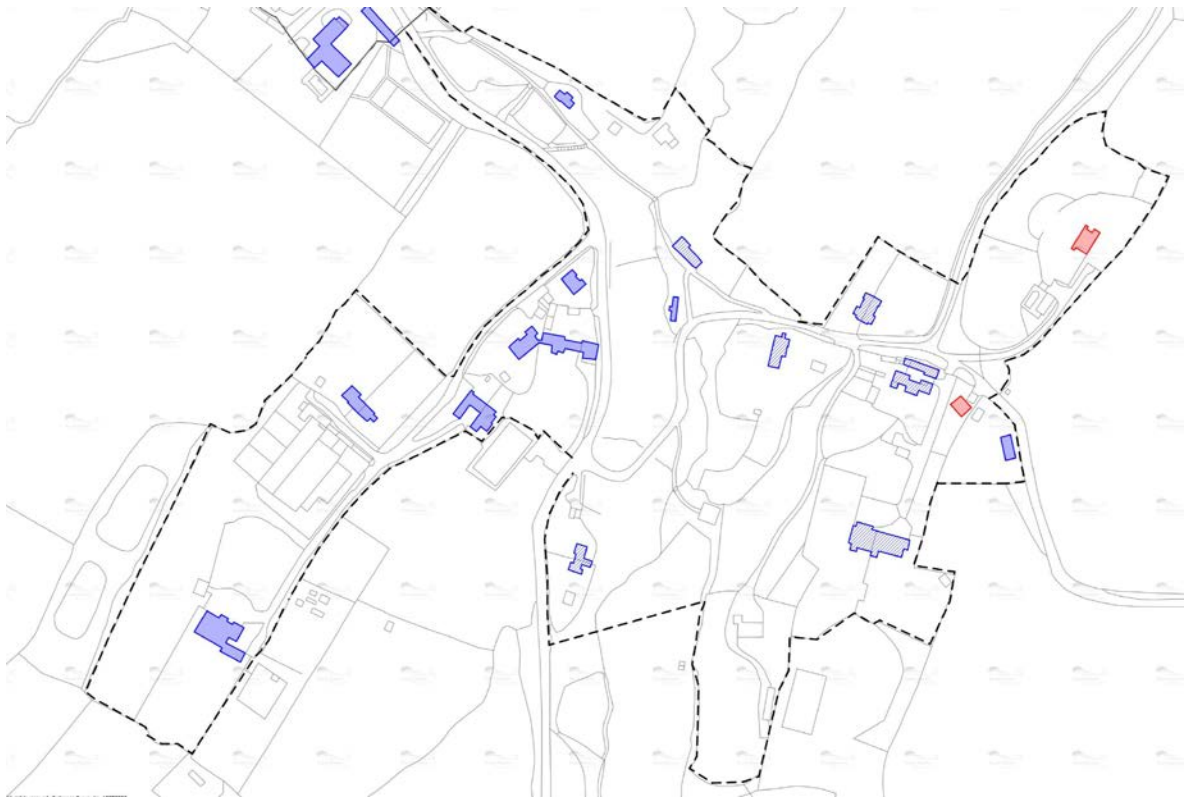
### **Conservation Area Analysis Map**

Showing listed buildings (red), locally listed buildings (pale blue), other buildings making a positive contribution to character (blue), significant boundary walls (yellow) and important open spaces (green).

**On the analysis map, locally listed buildings are defined as buildings which display:**

- Architectural or Historic Character – with particular regard to vernacular survivals and post-1840 buildings of special merit
- An Historic Association of regional significance or local importance
- Evidence of Local Distinctiveness – with particular regard to the use of local materials or techniques
- Group Value – with other adjacent buildings of merit

*So long as:* those buildings and structures are largely intact and their interest and significance has not been unduly diluted by later alteration or extensions



**Approved Conservation Area Boundary Extension at  
Lickfold Road and Ropes Lane**

*Showing listed buildings (red), locally listed buildings (pale blue), other buildings making a positive contribution to character (blue), significant boundary walls (yellow) and important open spaces (green).*