



Conservation Area Character Appraisal and Management Plan

Slindon

August 2018



Summary of Significance

Slindon is a fair-sized Downland village of about 500 people sitting on the dip slope of the South Downs. The streets define a rough square in plan with other lanes leading off into the surrounding countryside. It does not have one obvious focal point but rather a series of spaces distributed through the village.

The village is the centre of the Slindon Estate and a significant aspect of the village's special quality is derived from this role. The simple building forms and fairly consistent palette of materials of the estate cottages and houses – notably flint and clay tiles, with traditional joinery often painted in a combination of ox-blood red and white – produces a strong, distinctive and very attractive character. The common ownership of many of the properties, now in the hands of the National Trust, has helped to ensure that this homogeneity has not been undermined to any significant extent.

The estate village is not the whole story, however, and there is a good collection of 18th and 19th century domestic buildings which make their own positive contribution to the story of the village. They include a number of larger and more distinctive houses, sometimes the product of an evolution over time, dotted through the village.

The village has a significant place in the historical record as the site of a medieval palace of the archbishops of Canterbury, and as the home of the early 18th century cricketer Newland brothers and the writer Hilaire Belloc and his family.

Slindon was a centre of catholicism and this is reflected in the presence of a catholic church in addition to the more usual parish church. Although now converted into dwellings, the former catholic school and schoolmaster's house are further testimony to this element of the village's cultural history.

Meadsway, the main 20th century contribution to the village's building stock, combines simple building forms with an attractive disposition around a central green. In recognition of this quality, it is included within the Conservation Area but as a sub-area quite distinct from the rest of the village.

Other than Meadsway, there is little modern development within the village. The few individual post-war houses that do exist are fairly unobtrusive and there are no modern housing estates on the edge of the village

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 the Conservation Area under review.

1.3 Slindon was first designated as a Conservation Area by Arun District Council in February 1976. With the creation of the South Downs National Park in April 2011, the South Downs National Park Authority (SDNPA) became the Local Planning Authority for the village.

1.4 This Appraisal seeks to set out what the Local Planning Authority considers are the most significant elements which define the character of the Conservation Area; it has an important role in making informed and sustainable decisions about the future of the area. Whilst comprehensiveness may be sought, however, the omission of any particular feature should not be taken as meaning that it is of no significance.

1.5 It sits within a wider policy context comprising:

- The Purposes and Duty of the South Downs National Park
- The National Planning Policy Framework
- The Arun District Council Local Plan (until replaced by the South Downs National Park Local Plan)
- English National Parks and the Broads. UK Government Vision and Circular 2010

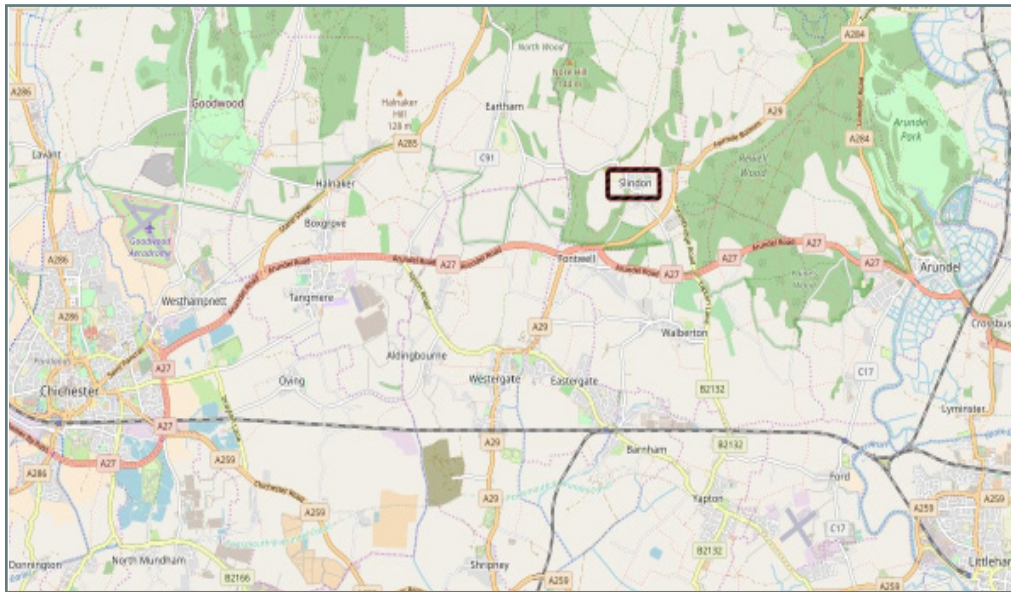
1.6 In looking at the area, issues which pose a threat to the quality of the area and any possibilities for improvement and enhancement have also been identified.

1.7 A consultation period of six weeks ran from 30 October 2017 to 11 December 2017 with the document posted on the National Park Authority’s website. Consultations were also sent directly to residents of the village, the Parish Council, West Sussex County Council, Arun District Council and the National Trust.

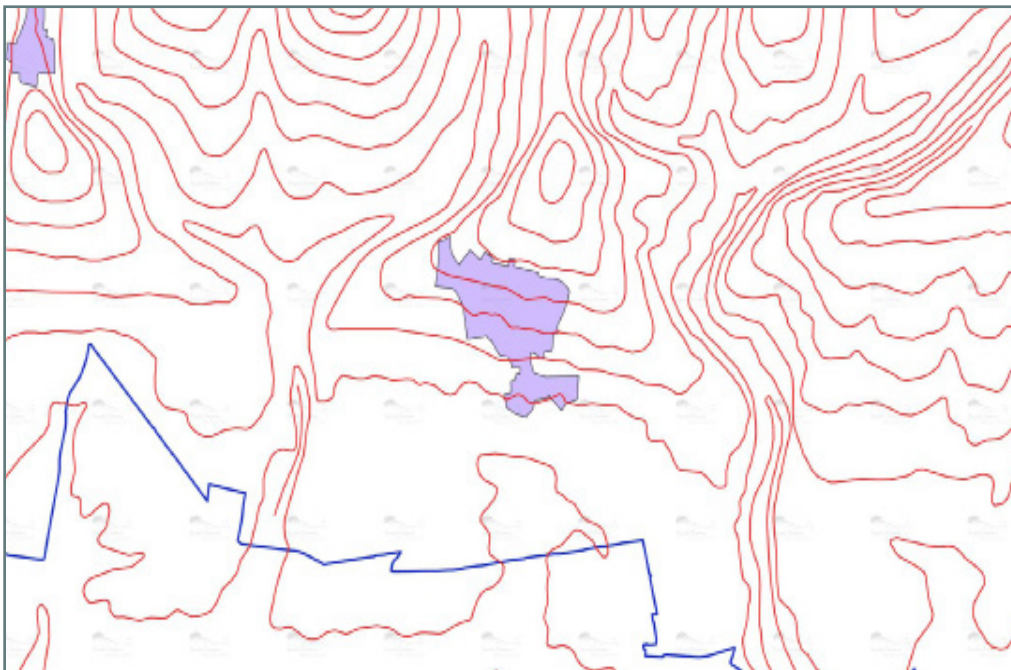
1.8 All comments received were considered and the draft document amended as appropriate. It was adopted for the purposes of development management and to inform the SDNPA’s other activities on 9 August 2018.

Location & Topography

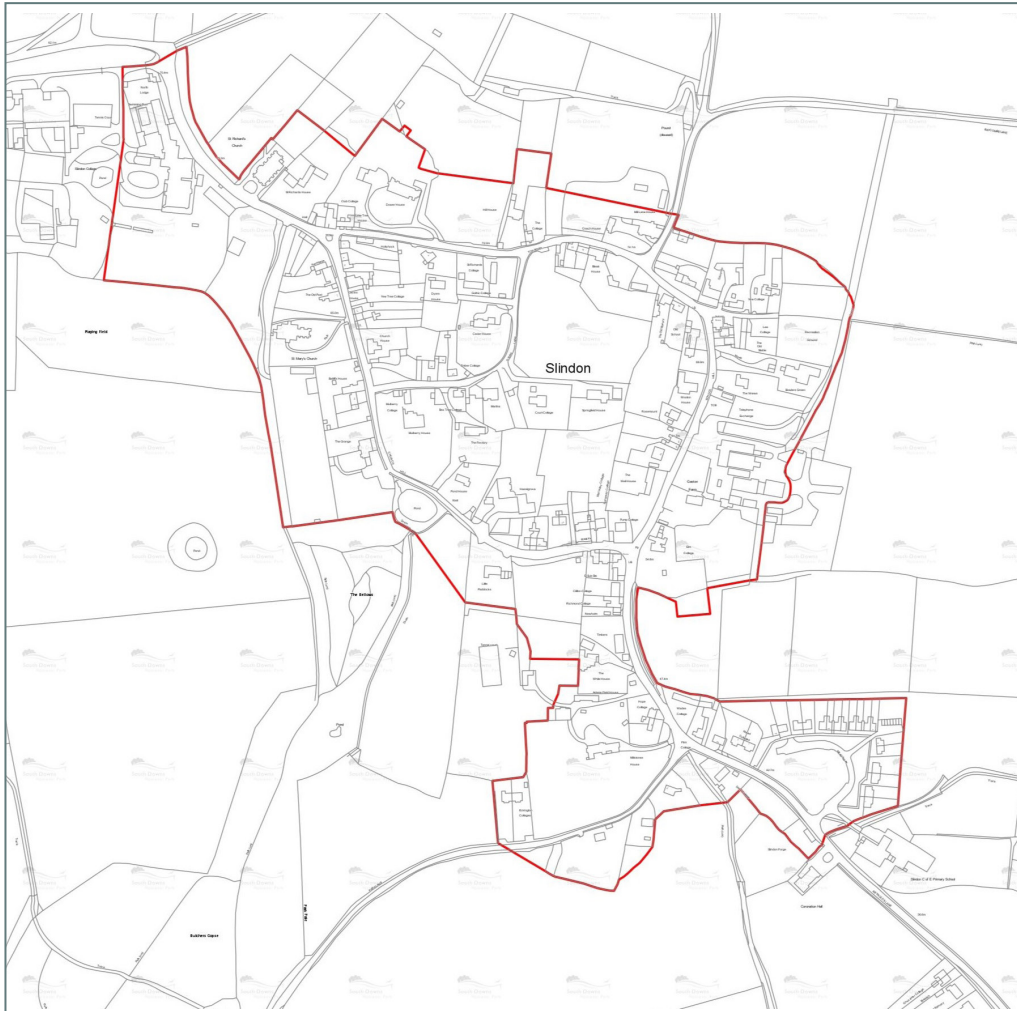
2.1 Slindon lies to the north of the main A27, between Arundel, some 4.8 miles to the east, and Chichester, 7.5 miles to the west, as shown below.



2.2 In terms of its topographical setting, the village sits on the dip (southern) slope of the South Downs, leaving the northern end of the village sitting some 40 metres above the southern end (below).



2.3 The boundaries of the Conservation Area as drawn in 1976, shown below, encompassed most of the historic settlement and the social housing development at the south east corner of the village.



Historical Background

3.1 Anyone with an interest in Slindon will appreciate the work of Josephine Duggan Rees, published as *A Portrait of Slindon* in a revised version by Woodfield Publishing in 2002, and this appraisal draws heavily from it.

3.2 Although there is evidence of occupation from earlier periods, including a villa in the Roman period, it is really to the Saxon occupation that we should look for the origins of Slindon as a village.

3.3 Its name is a toponomic one, combining the Old English elements - *slinu*, meaning a slope, and -*dun* meaning a hill, to give “slope hill”, a perfect description of its siting within the landscape.

3.4 The first appearance of the village in the historical record dates to a charter of AD 686, which records the West Saxon king, Caedwalla, giving the estate to Theodore, Archbishop of Canterbury. This established a link with the see of Canterbury that was to endure for many centuries.

3.5 Slindon appears as *Eslindone* in the Domesday Book, which records a church and 35 households, making it a very large settlement at the time. At that time the manor was held by Roger de Montgomery but it was returned to the archbishop in 1106. It was thereafter a ‘Peculiar’ of the archbishops, meaning that it was exempt from the jurisdiction of the diocese of Chichester.

3.6 The medieval archbishops developed their holding in Slindon to create a summer palace and it was at that palace in 1228 that Archbishop Stephen Langton, famous for his involvement with Magna Carta, died.

3.7 To all intents and purposes, the palace has been lost but it is presumed to have occupied the site now occupied by Slindon College and that building may incorporate small areas of medieval fabric deep within it.

3.8 The estate was important to the archbishops for the resources it made available. A parkland was created as a leisure facility and important source of food – venison and rabbit amongst others – and physical remains of the Park Pale (boundary bank) survive to this day.

3.9 The significance of the economic resource represented by a park is reflected in a legal dispute in 1259 between the archbishops and the earl of Arundel over hunting rights. It was agreed that the archbishop could hunt once a year, taking only one beast when returning from his manor of Slindon by giving notice to the constable or foresters of Arundel. Moreover, they could only hunt using six greyhounds and without a bow.

3.10 The archbishops seem to have tried to develop other economic aspects of their estate for they were granted a charter by King Edward II in 1314 to hold a weekly Tuesday market and an annual fair on the Assumption of Mary (15 August) at the manor. However, there is little subsequent evidence for these and it is possible that they were never actually established.

3.11 It was only in 1542 that the manor passed out of the ownership of the see of Canterbury. It subsequently passed through a number of owners, including Anthony Kempe, a loyal servant of Queen Mary. This established the village as a centre and refuge for roman catholics, which continued thereafter and culminated in the construction of the catholic church of St Richard in 1865, a fairly unusual presence in a village of this size.

3.12 By contrast, and also rather unusual, there do not appear to have been any non-conformist chapels in the village.

3.13 Slindon played a prominent role in the early history of cricket and was the home of the famous Newland brothers, Richard, John & Adam, who played for England in 1744. A Slindon team under the patronage of the second Duke of Richmond defeated the England team. It was a nephew of the Newlands, Richard Nyren, who went to Hambledon and set out the governing rules for the game.

3.14 Schooling in the village was also influenced by religious affiliation. A new catholic school was built in 1883 on a site at the corner of Top Road and Dyers Lane. The building was subsequently converted into a dwelling, St Richards Cottage, and the school master's house next door became Gothic Cottage.

3.15 On the anglican side, an earlier school was replaced by the surviving building which opened on School Hill in 1871. It too is now in residential use.

3.16 The tithe map (Figure 1) shows the village in the mid 19th century and little

changed in the OS mapping of 1888-1915 (Figure 2), when Slindon presents a picture of a largely self-contained village with a range of facilities, including eight shops, a post office, two pubs, two churches, and school.

3.17 The village does have a place in cultural history as home to the Anglo-French writer, historian and sometime Liberal MP, Hilaire Belloc. He was born in 1870 and moved with his widowed mother and sister Marie to the village in 1878, living first at the Dower House (then known as Slindon Cottage) before moving to The Grange. In 1903 Belloc and his family briefly rented Bleak House, on Top Road, and this is recorded in a plaque attached to the house. They returned to Slindon in February 1905 before leaving for a new home in Shipley in 1906.

3.18 The estate was bought by Mr. F. Wootton Isaacson in 1913 and it was he who gave it, including a significant number of properties within the village, to the National Trust in 1949.

3.19 Since the second world war, Slindon, like many villages, has seen fundamental changes in its population structure, employment opportunities, and way of life and is now to some degree a community of people who are either retired or who leave the village for work during the day.



Figure I:Tithe Map of 1839

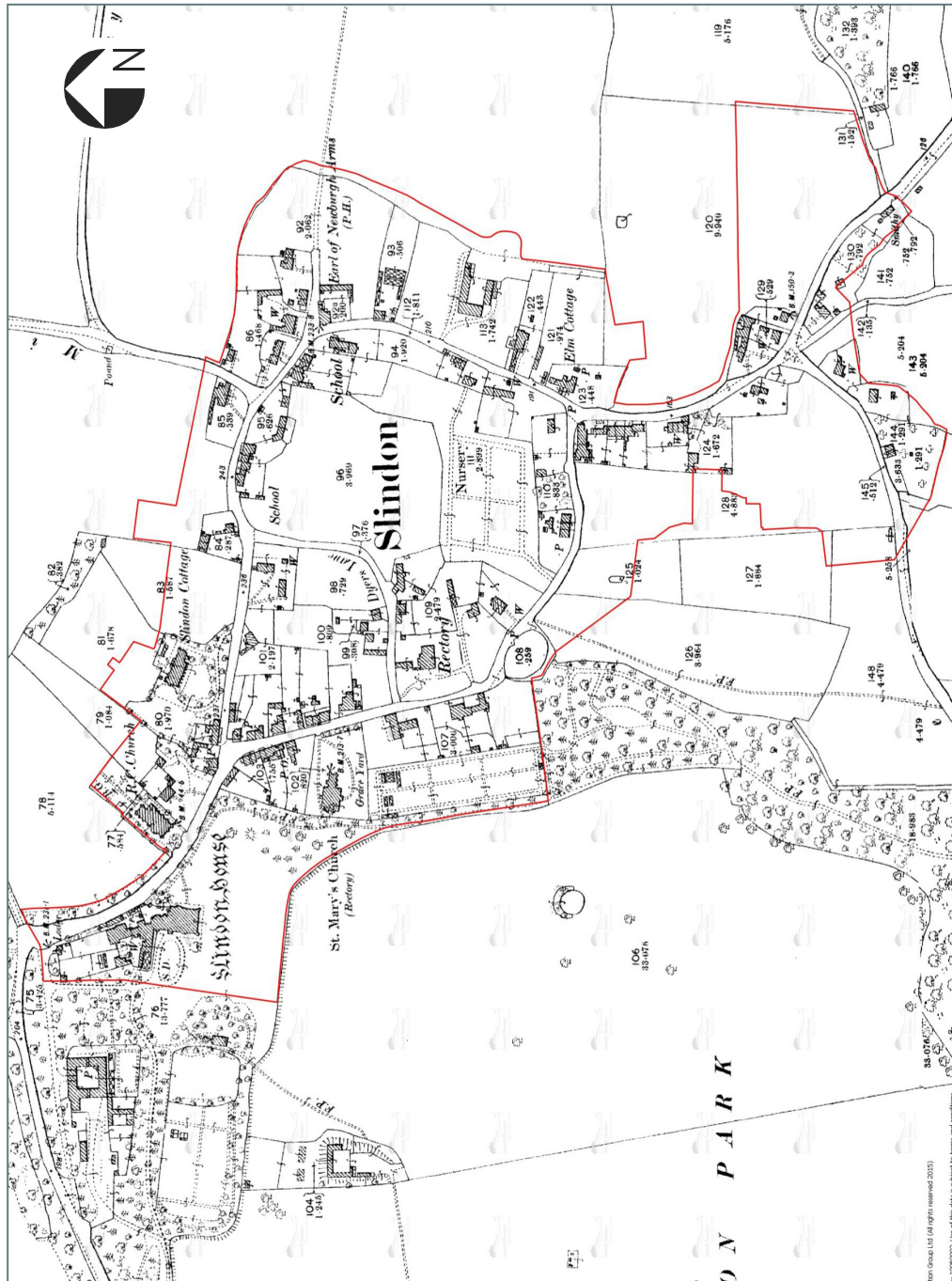


Figure 2: OS Mapping of 1888-1915

Character Analysis

4.1 The elements that make a positive contribution to the character of the Conservation Area are mapped on Figure 32 which can be found at the end of this document.

Settlement Form

4.2 Slindon lies at the centre of a landed Estate based on farming and this has been an important influence on its form.

4.3 The village streets – Top Road, Church Hill and School Hill - form a rough square in plan, with other lanes leading off the square to the north-west past Slindon House, the south-east towards the A29, and the south-west, Park Lane.

4.4 Those elements which historically provided a focus to a village – church, village shop, pub, school – were always distributed throughout the grid rather than being concentrated at one point and the nearest thing to a central point is the small triangular area with a tree, seat, and small round patch of grass, at the junction of Top Road and Church Hill. A similar very modest green area, with the village sign and a seat, plays a similar role in the southern end of the village

4.5 The village has subsequently lost its original schools, pub, and post office which reinforces the lack of a central point. The new village shop has mitigated this impact to quite a degree but, like the current school, is actually located on the edge of the historic core.

4.6 At the south east end of the village, clinging to the edge of the historic settlement, is a development of former council housing arranged around two sides of a green, which forms a distinctive character sub-area within the Conservation Area.

4.7 In parts of the village, buildings are placed at the back of the highway or set not far back. Elsewhere they are rather more removed from the road.

4.8 A figure ground of buildings within the village, shown on the next page, illustrates this rather dispersed placing of buildings. In places the road alignments are revealed by the buildings standing at the rear of the highway but elsewhere it is much



harder to make them out. This contrasts with the impression on the ground and demonstrates the significance of boundary walls, which are not plotted, in defining the look and feel of the Conservation Area.

4.9 The boundary walls are usually, though not exclusively, built of flint and they reinforce the impression of Slindon as a ‘flint village’ and make a significant contribution in defining the character of the settlement.

4.10 There are some pavements but these are not usual and their general absence contributes to the rural, village aspect of Slindon.

4.11 Otherwise, Slindon has largely escaped modern intrusive development. The post-war development that does exist consists mostly of individual houses which are not too intrusive and the historic core is not surrounded by 20th century housing estates. For the most part, the village still presents the appearance of a prosperous village of the 19th and earlier centuries,

Entrance & Boundaries

4.12 Today most people approach the village along Reynolds Lane from the A29, which by-passes the village. Less significant vehicular approaches are Park Lane, which comes off the A27 to the south west and a continuation of Top Road, which leaves the village past Slindon House. Mill Lane at the northern end of the village is the most rural of the entry points in character.

4.13 There are a number of bridleways and footpaths linking the village into the wider countryside, including a series of permissive paths through the National Trust woodland. Mid Lane (known colloquially as 'Mud Lane') at the southern end of the village provides an attractive pedestrian approach to the village, being a narrow and very rural path lined in parts with trees. These provide an important amenity resource for villagers and visitors to the Estate. The South Downs Way passes to the north of the village and can be reached using a series of footpaths and bridleways.

4.14 The boundaries of the Conservation Area as drawn in 1976 encompass the majority of the historic settlement and the social housing development described above, though not the ancillary buildings to Slindon House.

Use & Activities

4.15 The economic basis of the village was always agricultural and it does retain a working farm, Gaston Farm. A few commercial activities survive in addition to the farm, including the pottery and the new village store, which has rapidly become an important community facility and helps ensure the survival of the old forge building (Figure 3).

4.16 The estate is well visited by people for walking, dog walking, riding, mountain biking and for special events like the Apple Day, lambing at Gaston Farm and the Pumpkin Festival run by local people.

4.17 Slindon House is now occupied by a private, specialist school which brings many people into the village but which seems rather detached physically from the rest of the settlement.

4.18 Nevertheless, the village is now largely a residential community where some of the working population goes out from the village every day, leaving behind a

group of retired residents and home-based workers.

Open Spaces & Greenery

4.19 There is no one formal open space within the village but rather a series of green spaces (Figures 4 & 5). These include:

- The churchyards to both the anglican and catholic churches.
- The village pond.
- The small area at the junction of Top Road and Church Hill.
- The top playing field.
- The small triangle at the junction of Park Lane and Reynolds Lane.
- The green forming part of the social housing development.
- The community orchard.
- The large field within the square of roads to the south of the pottery,

4.20 For the most part, the spaces are functional - playing field, village pond , orchard - or at road junctions; only the large field is inaccessible to the public. Along with the large size and maturity of many gardens, these spaces collectively give a spacious and verdant feel to the village and contribute to its local distinctiveness.

4.21 Trees make an important contribution to the character of the village and all trees within Conservation Areas have a degree of protection. Within or alongside the Conservation Area, there are also three Tree Preservation Orders (TPOs):

- Arun Reference: Slindon 1/69 – an area TPO covering “land west of Mill Lane and north of Bleak House in the Parish of Slindon”.
- Arun Reference: TPO/SL/2/75 – covers a walnut tree on “land to the rear of and within the curtilage of premises known as ‘ Earl of Newburgh Arms’ Public House, Slindon.”
- Arun Reference: TPO/SL/1/07

4.22 Looking beyond the Conservation Area into its wider setting, the village is surrounded by large areas of woodland, much of which is ancient woodland as shown in Figure 6. These include an important strip of woodland to the north which effectively hides the village from view.

Setting, Views & Vistas

4.23 The manner in which the village sits on a slope means that there are many significant views into and out of the village and it is not possible to mention them all. Some examples are shown in Figure 7. These views are an important part of the character of the conservation area and its wider setting.

4.24 The significance of the archbishop's palace in Slindon has already been mentioned. More about the limited physical remains appears in the next section. However, equally as important is the associated parkland which lies to the south and west of the house and the village. The enclosing pale survives in places.

4.25 Although not incorporated into the Conservation Area boundary itself, the importance of the parkland to the setting of the Conservation Area should not be underestimated.

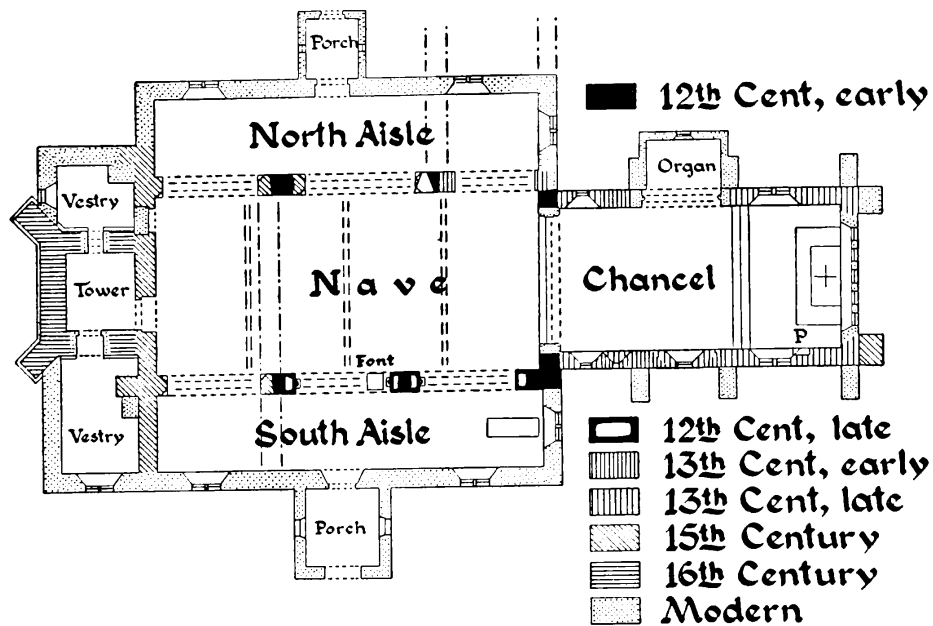
Buildings & Structures

4.26 The Conservation Area represents a rich collection of traditional and period buildings which present a very attractive whole rather greater than the sum of its parts. Of these, 54 appear as listed building entries on the National Heritage Register, listed in an appendix to this document.

4.27 An initial impression is one of a high degree of homogeneity in the building stock; this is neither inaccurate nor the whole picture. It reflects the estate village nature of Slindon, the availability of flint on a farmed part of the Downs, and the 18th and 19th century date of construction of many of the dwellings.

4.28 As is often the case, the Parish Church, in this instance dedicated to St Mary, is the earliest surviving building in the village (Figure 8). The church combines a 13th century nave and south aisle, a 15th century north aisle, and a tower added as part of a wider restoration in 1866. Finally a south porch was added in 1936.

4.29 The church sits within the graveyard containing a number of notable burial monuments, with the recently-listed war memorial alongside (Figure 9).



4.30 The other important structure of some antiquity is Slindon House (now usually referred to as Slindon College), a Grade II* listed building. The house was largely rebuilt in the late 16th century and subsequently altered in the 18th, 19th, and early 20th centuries. Today it is occupied by a private school and not readily understood or appreciated from the public realm, with only a rear elevation visible to most visitors (Figure 10).

4.31 At the heart of Slindon House, however, are remnants, the exact extent of which are unclear, of the medieval palace of the archbishops of Canterbury. The most obvious surviving piece of medieval construction is the ashlar stonework forming the base of a square tower to the north-west of the house (Figure 11 top).

4.32 Associated with the house is a gothic-style 19th century conservatory and an early 19th century lodge (Figure 11 bottom), both of which are Grade II listed in their own right.

4.33 The house lies within the Conservation Area as originally designated but the associated buildings, which now form the National Trust Estate Yard, are without it. The reasoning behind this and the rather arbitrary Conservation Area boundary at this point is unclear.

4.34 The estate yard contains a number of period buildings but the stables were destroyed by fire in the 1960s (Figure 12).

4.35 The majority of the dwellings within the village present the appearance of 18th or 19th century structures. However, in some cases there is evidence of earlier construction and it may be that many of the houses, especially in the older parts of the village (Dyers Lane, Church Hill, Top Road) have earlier origins.

4.36 1 and 2 Church Hill is one such structure. Number 1 is a modest flint building with brick dressings and quoins, and a steeply pitched clay tile roof. Attached to, but separate, Number 2 is faced with a rough render but the replacement of this some years ago temporarily exposed a timber-frame and this, along with the jack rafters on the east end suggest a pre 17th century or earlier date (Figure 13). Its survival does pose the question of how many other timber-frames may survive encased in later work.

4.37 A series of date stones survive on a number of properties, including 13, 14 and 15 Church Hill (1693), 45 Park Lane (1647), and The Well House on School Hill (1647), indicating late 17th century origins, if not complete buildings, of that time.

4.38 However, it is the flint and tile cottages and houses of the 18th and 19th centuries which make the most immediate contribution to the character of the village. They employ a fairly tight palette of materials – flints with brick dressings, clay plain tiles for the most part, traditional casement joinery (often painted in ox-blood red and cream) – and simple, modest forms. The latter include terraces and detached buildings.

4.39 Flint is used within the village in a variety of forms, ranging from fairly rustic work through to quite fine. In some cases galleting, the placing of small shards of flint into the mortar between the larger flints, can also be seen (Figure 14)

4.40 The nature of flint requires the use of another material to form corners and in Slindon this is almost invariably brick; a number of buildings through the village display a particular way of combining the two materials which goes beyond the simple edging of corners to include horizontal string courses and vertical elements linking ground and first floor windows (Figure 14)

4.41 As well as in combination with flint, brick is also used quite extensively as a building material in its own right within the village, laid in traditional bonds, either as the original construction material or as a refacing of an earlier building.

4.42 The survival of thatch on the old Post Office on Top Road and the evidence of old photographs demonstrates that thatch was originally much more common. In all probability it will have been long straw thatch. Slate is the other roofing material that can be seen in the village, which presumably arrived in the early 19th century.

4.43 In addition to flint and brick, there are a number of buildings which have rendered frontages and these seem to sometimes represent a degree of aggrandisement of smaller and earlier dwellings. The Grange on Church Hill presents a neo-classical face to the world but retains flint and brick visible on the rear elevations. Mill Lane House is a slightly later example of this process, with the house having a late Victorian or early Edwardian rendered frontage with projecting rectangular bays (Figure 15).

4.44 An alternative to rendering was the painting of elevations, be they originally brick or flint. In almost all cases, a white or off-white in the neo-classical tradition was selected.

4.45 Church Hill is one of the main village streets and contains some fine buildings, including examples of the classic Slindon flint style (Figure 16), but also examples of brick-built, traditional-bond dwellings which are akin to similar buildings in the wider Sussex area, including Church House and Old Inn House (Figure 17).

4.46 There is a particularly attractive group of buildings in the Slindon style on Dyers Lane; numbers 18, 19 and 20 (Ember Cottage), with their front boundary walls, outbuildings and the village lock-up (Figure 18). The consistency of design and materials suggesting that they were built at more-or-less the same time and the date-stone of 1702 that appears on Ember Cottage was presumably taken from an earlier cottage that stood on the site. All three are Grade II listed buildings.

4.47 Top Road contains a number of larger dwellings, including St Richard's House (the former Presbytery) and the Dower House, both early 19th century and Grade II listed. The former is the one example in Slindon of a construction style found throughout Sussex and Hampshire which combines grey bricks laid in header bond with red bricks used for the dressings (both Figure 19).

4.48 Elsewhere on Top Road can be found the usual mix of buildings for Slindon (Figure 20) plus the rather unusual in plan No 4. (Figure 28). This is known as The Lodge, has the appearance of such a building, and must presumably have served the

Dower House, even though it is on the opposite side of Top Road. Further research on the history of this particular building may be worthwhile and it is a likely candidate for local listing, perhaps even statutory listing.

4.49 Figures 21, 22 and 23 illustrate buildings on School Hill. The two notable ones are the eponymous School, opened in 1871 and designed in a simple gothic style typically used for village schools, and Elm Cottage. The latter combines the familiar flint and brick with galleting and 'Gothick' detailing around the windows to produce a pretty composition.

4.50 The small green area at the junction of School Hill, Reynolds Lane and Park Lane marks the end of the historic village. Dairy Cottage forms the backdrop to the green area and Flint Cottage and 48 School Hill (sometime known as Nurse's Cottage) (all Figure 24) are all at the bottom end of School Hill; all three are Grade II listed buildings. On Park Lane, nos 45 and 47 are also Grade II; Cosy Cottage is not listed but does make a positive contribution to the Conservation Area (Figure 25).

4.51 The Catholic Church of St Richard, built in 1865 to a design by C.A Buckler, was a significant architectural addition to the village from the 19th century (Figure 26). It was listed at Grade II in 2005.

4.52 The major 20th century contribution to the village's building stock are the council houses forming Meadsway (Figure 27). These are simple in form but some care was taken in their disposition to make an attractive place centred on a green space and this is reflected in their inclusion within the Conservation Area.

4.53 Finally there are a number of curiosities in the village which are worthy of note and which make their own very particular contribution to the village-scene. They include the thatched railway carriage, 4 Top Road, and Little Martins/ No. 1 Dyers Lane (all Figure 28), plus the village lock-up and the village pound.

Issues and Opportunities

5.1 Slindon Parish Council has played a very active role in the preparation of the CAAMP in general and this section, in particular, has been largely drafted by it, with only a relatively minor input from the National Park Authority.

5.2 It seeks to express the aspirations of the wider community and in some ways goes beyond the normal scope of a Conservation Area Appraisal, both geographically and philosophically. Some of the issues may not be straightforward nor attract a consensus within the village but are included here as the starting point for more discussion and debate, possibly within the context of a Neighbourhood Plan.

5.3 The National Park Authority's contribution is limited to highlighting those things which it believes detract from the Conservation Area and which, therefore, offer an opportunity to improvements.

5.4 Slindon is a prosperous and vibrant village within a wealthy region and this is reflected in the good condition of the building stock and the physical environment more generally. The Building at Risk survey undertaken in 2012 -13 found no buildings that were actually at risk and this remains the case today.

5.5 The same is true of the spaces between the buildings. There are not that many public spaces within the village but those that there are – the area around the village pond, the Jubilee Orchard, and the play ground – all seem to be well cared for. No public realm enhancement opportunities seem obvious.

5.6 One improvement to the village (and Parish as a whole), however, would be the undergrounding of the overhead wires, which would improve both the Conservation Area and the setting of a number of historic buildings. A second, more minor, improvement would be to replace the timber close-boarded fences enclosing the sub-station on School Hill and the road boundary of Meadsway with something more attractive (Figure 29).

5.7 Probably the most significant detractor from the quality of the village is the impact of cars. The village and surrounding area has narrow roads, built before cars were a consideration, and quite a few houses lack off-road parking. This issue runs

throughout the village but there are particular hotspots at the two schools. In the case of the Primary School, the problem occurs for the most part at the beginning and end of the school day. Slindon College lacks sufficient off-road parking and, as a result, the nearby road is full of parked cars throughout the day. (Figure 30)

5.8 There is a strong desire for provision of all weather, off-road parking facilities for residents, regular visitors, those bringing children to school or coming to the shop, and those attending commercial events. Whilst the solution might perhaps involve a single car park to the north of the conservation area, another option could involve a number of smaller and discrete areas of parking dotted around the village.

5.9 In 1997 Peter Watts, a resident of the village, looked at its problems and future prospects in a dissertation submitted as part of the RICS Diploma in Building Conservation. This provides us with a snapshot of the village in the late 20th century and a baseline against which we can compare the current situation.

5.10 When writing, Peter identified a series of interconnected issues which, in truth, probably related to many villages.

5.11 At that time, the loss of agricultural employment had forced many people to leave the village to seek work elsewhere. In turn, the reduced market made village shops and other facilities uneconomic to the point where they closed and the village became less of a self-supporting community.

5.12 Those leaving the village had been replaced by incomers, attracted by the high quality of the environment. To the extent that one can generalise, those moving into the village tended to be more mature, rather better off, and quite mobile with ownership of cars. As such, they were not dependent on facilities within the village and carried on shopping and accessing various services beyond it.

5.13 The arrival of the incoming population had two effects; to raise the value of property within the village and to skew the population structure towards older age ranges, with relatively few young families.

5.14 This was not a simple linear process, however, and the various factors fed back into each other. For example, as house prices were driven up by incomers, it became ever harder for younger people and those employed in relatively lowly paid jobs to find somewhere to live in the village, thereby reinforcing the drift away

begun by the loss of farm employment. The end result, however, is that the village started to become a residential community with an average age higher than might be anticipated.

5.15 This process resulted from significant drivers of change which are beyond control. However, Watts argued that planning and conservation policies served to reinforce rather than ameliorate those drivers, preventing diversification of employment opportunities and the provision of a range of housing to accommodate different needs. He concluded that “planning and conservation legislation has, perhaps unintentionally, had an adverse effect upon the ability of the village to change and adapt to the dramatic changes that have occurred during the twentieth century”.

5.16 In the case of Slindon, he further suggested that these issues are also coloured by the role of the National Trust, which held significant parts of the village inalienably, meaning they could not be sold and were difficult to develop with the needed low cost housing.

5.17 When writing in 1996/7, Slindon had two churches, both with declining congregations, two pubs, a post office, no shops, a school with a declining roll, no resident doctor, a limited bus service, and a lack of social housing.

5.18 Compared to the situation described by Watts in the late 1990s, many things in the village have improved, although inevitably some have not. The community spirit and engagement is notable. Residents regularly attend Parish Council meetings to make their views known and attendance at the Annual Parish Meeting is high. The Coronation Hall, The Forge and both churches host a range of community activities throughout the year

5.19 In 2011/12, the old village forge was transformed into a shop, café and general meeting place, which is a valuable social asset. Moreover, the Church of England primary school has a much healthier roll which bodes well for its future (whilst exacerbating the parking issue). On the other hand, one of the two pubs has closed and there is still no resident doctor, post office or good bus service.

5.20 In terms of employment, the Parish does retain some businesses – Gaston Farm, ADF Milking, The Spur Public House and The Forge – and there is increasing home-based working within the village, a trend that was not perhaps discernible in the 1990s and one which offers more hope for the future.

5.21 Modern communications are particularly important, particularly in support of those more flexible and home-based working practices. Mobile telephone reception is generally poor and not up to date in the conservation area and the wider Parish. To ensure the village and its environs remains an attractive leisure venue for residents and visitors there will come a time when a sensitive solution to the mobile technology issues becomes necessary. The two boxes which provide internet access to the whole Parish are both situated in the Conservation Area. These were updated in 2015. It is important that this level of currency of technology be maintained by continued upgrades to support businesses and not disadvantage the rural community.

5.22 Finally, diversification in the social mix of the village would require the provision of a wider range of housing types and tenures. Some in the community see a need for smaller dwellings into which elderly occupants of large house in the village can down-size and this would certainly help to free up larger houses for family occupation.

5.23 Incorporating new buildings into a historic village like Slindon is always a design challenge. Within the village, there is a mixture of building types/forms and materials which speak of their time and Conservation Area status does not of itself require any new development to do otherwise. The important thing is that where a contemporary design approach is proposed it must be of the highest quality and be a design that is informed by, and rooted in, the wider context.

5.24 The desirability of creating dwellings which allow existing residents to down-size has already been mentioned in 5.22. However, any such development would probably be provided by private developers and not really help in broadening the social mix in the village. Only social housing could achieve the latter and, in a general sense, the planning system and emerging Local Plan look favourably on such developments.

5.25 At the time of writing, thinking about the possible provision of some social housing within the village has just begun, with a putative Community Land Trust at embryonic stage and a possible site (on the National Trust Estate but actually outside the Conservation Area) being explored. Any formal proposal is, therefore, some way off and, should one eventually emerge, will certainly be the subject of considerable discussion by the Parish Council and the wider community

Photographic Survey



Figure 3: A number of commercial operations remain within the village, including the last working farm (top), the village store (below) and Slindon Pottery (bottom).





Figure 4: Green Spaces

Open areas within the village include the small green triangles at the junction of Top Road and Church Hill (above) and at the southern end of the village by “Mud Lane” (below), and the village pond (bottom).





Figure 5: Larger green spaces

These include Village Field (above) and the green within the Westmead development (below). The field shown at the bottom is currently without the Conservation Area but it is proposed to extend the boundaries to include it.



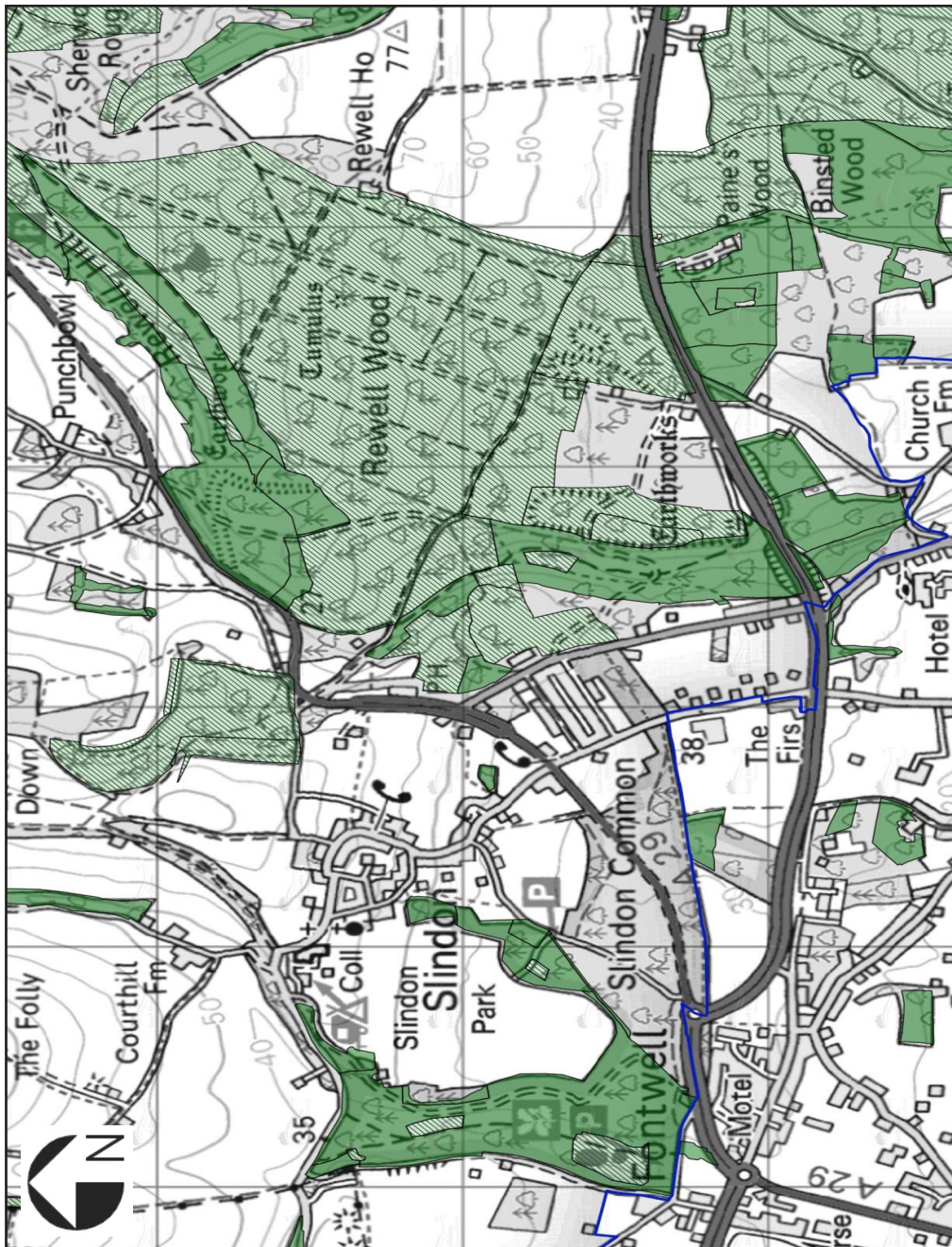


Figure 6: Woodland - The village and parkland is surrounded by a lot of woodland, much of it ancient woodland, shown in green, or replanted ancient woodland, shown in lighter green shading.



Figure 7: Views

Given its topography there are many fine views out from, and into, the village across an agricultural landscape which are important to the character and setting of the Conservation Area.





Figure 8: The Parish Church of St Mary

A medieval building comprising C13 Chancel, nave and south aisles, C15 north aisle, and north and south porches. The church was restored by Sir Thomas Jackson in 1866, when the tower was also added. Grade I listed building since 5 June 1958.

Figure 9: The War Memorial

Dating from 1921 and first listed on 20 July 2016.





Figure 10: Slindon House:

The principal elevation, as seen from the park (above), and the rear elevation, as seen from within the village (below).





Figure 11: Slindon House.

The little obvious medieval fabric surviving can be found on the tower (above). The Lodge (below) is a Grade II listed building in its own right.





Figure 12: Slindon House Estate Yard

Buildings in the Slindon House Estate Yard, now used by the National Trust as its base in the village. This is currently without the boundaries of the Conservation Area.





Figure 13: Nos 1 and 2 Church Hill

The jack rafters to No. 2 suggest an early date and this was confirmed when removal of the render revealed a timber frame. The building was subsequently re-rendered and the frame is no longer visible from the outside.

Picture below reproduced from "A Portrait of Slindon" by kind agreement of the author, Josephine Duggan Rees





Figure 14: The appearance of the flintwork varies throughout the village; the panels above show some of this variety, which ranges from fairly rustic through to quite fine and includes some examples of galleting. The irregular nature of most flint requires the use of an alternative material to form corners. In Slindon this is almost invariably brick and it is often used in a distinctive fashion in which the brickwork jambs of the ground floor and first floor windows/ doors are continuous.



Figure 15: Mill Lane House, Top Road (above) and The Grange, Church Hill (below).

Both dwellings are examples of originally modest buildings being aggrandised in the 19th or early 20th centuries. This process shows up in other cases with brick re-frontings and/or painting of the main elevation in a white or off-white colour.





Figure I6: Church Hill

Typical Slindon Estate buildings, of flint with brick dressings and, for the most part, plain tile roofs, can be found at the top end of Church Hill, close to the junction with Top Road.





Figure 17: Church House (above) and Old Inn House (below)

There are also a number of larger, detached houses with front elevations of brick and slates on the roof on Church Hill. Both Church House and Old Inn House are Grade II listed.





Figure 18: Dyers Lane

Containing a very attractive collection of flint and tile cottages; numbers 18, 19 & 20 (Ember Cottage) are all Grade II listed. In this instance they are set back from the road, behind front gardens, and flint boundary walls.





Figure 19:Top Road has a more mixed range of buildings, including large buildings.

St Richard's House, the former Presbytery, (above) is a 19th century brick building, combining grey headers with red brick dressings in a way found throughout Sussex & Hampshire, and neo-classical detailing. The Dower House (below) is also 19th century. In this example, squared knapped flints are combined with red brick dressings. Slate is used on the roofs of both houses.

Both are Grade II listed buildings.





Figure 20: Other buildings on **Top Road** are more modest. They display a range of different building materials and wall finishes.





Figure 21: School Hill

School Hill has the old School building (above), opened in 1871, a working farm yard (below) and a number of dwellings (bottom).





Figure 22: Elm Cottage on School Hill

Elm Cottage is an attractive two storey dwelling, faced with flints set in galletting (small flakes of flint set into the mortar between the larger flints) and with red brick dressings, quoins and modillion eaves cornice. Each front has a non-central small curved pediment. The west front has two windows with segmental heads and Gothic panes and a doorway with a similar fanlight. The list description describes it as early 19th century, although Josephine Duggan Rees suggests that it has late 17th century origins.



Figure 23: Houses on the lower end of School Hill

Including the White House (top), rather reduced from its 19th century heyday, and Timbers (bottom), a Grade II listed building.





Figure 24: Southern end of School Lane

Flint Cottage (top left), No 48 (top right) and Dairy Cottage (below) are all Grade II listed buildings.





Figure 25: Park Lane

Numbers 45 (top) & 47 (below) are Grade II listed whilst Cosy Cottage (bottom) is an unlisted building which makes a positive contribution to the Conservation Area.





Figure 26: St Richard's Roman Catholic Church

Slindon is unusual in having a Roman Catholic Church in addition to the Anglican Parish Church. St Richard's, was built in 1865, in a Gothic style to the design of C A Buckler and endowed by the Countess of Newburgh. It is constructed of stone rubble with ashlar dressing and a slate roof. and has a four bay nave, lower two bay chancel, south aisle and north porch. Traceried windows with leaded lights are divided by buttresses.

The Church was listed at Grade II on 20 April 2005.



Figure 27: Meadsway

Built as Social Housing, the Meadsway development forms a distinctive character sub-area within the wider Conservation Area. The houses are relatively simple in form but this simplicity, along with the use of brick and tiles, makes them relatively sympathetic with the traditional buildings of the village. It is the arrangement of the houses around a very attractive and well tree'd Green that adds a particular note of quality and which does much to justify their inclusion within the Conservation Area. However, like other parts of the village, parking is an issue which detracts from that quality.





Figure 28: Some architectural oddities

The thatched railway carriage on School Hill in the garden of Church House (top), and two houses of unusual plan form, Little Martins/ No. 1 Dyers Lane (below) and The Lodge, 4 Top Road (bottom).





Figure 29: Replacement of the close-boarded fence by a flint or brick wall would be a small but significant improvement to the Conservation Area.

Figure 30: Significant amounts of on-street parking detract from the character of the Conservation Area problem parking at school. This is particularly true at the schools, including Slindon College (below).





Figure 31: Mill Lane and the Village Pound

At present, Mill Lane is without the Conservation Area. However, as the most rural of the entry points into the village, the lane make an important contribution to its rural character of the village and, for this reason, it is proposed to extend the boundary to incorporate part of its length as far as the village pound.

The pound itself is an interesting survival of local importance and will be considered for inclusion on the National Park Authority's Local Heritage List.



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

6.4 In undertaking this review of the Conservation Area, a number of potential amendments to the existing Conservation Area boundary have been identified:

- i An extension at the north west end of the village to take in the Estate Yard

associated with Slindon House (now known as Slindon College). This now forms the National Trust workbase for the Slindon Estate. The principal building - the stable block - has largely gone but other historic buildings survive and the relationship of the site with the house and the wider settlement suggests that it should be drawn into the boundary of the Conservation Area.

ii. A linear extension to the north of the Conservation Area to take in the village pound, a structure of local significance, and the minor and very rural entry point to this part of the Conservation Area (Figure 31).

iii. The three fields to the north of Meadsway. These fields provide an attractive view out from the Conservation Area, helping to root the village into its wider landscape, and provide a buffer between the social housing to the south and the main historic core of the village to the north and west.

These additions are shaded in pink on Figure 32. No areas to be removed from the existing boundary have been identified.

6.5 The most significant buildings from an architectural and historic perspective within the village are listed buildings and are identified as such on Figure 32, in red. Many other buildings and structures make a positive contribution to the character of the Conservation Area and these too are identified on Figure 32, in blue.

6.6 Between these two groups is a third, that of buildings which appear on a Local List. The National Park Authority took over as the local planning authority for Slindon from Arun District Council. In September 2005 Arun DC adopted a document entitled “Buildings or Structures of Character” as a Supplementary Planning Document. In effect, this constituted a Local List for the District.

6.7 This document now has no status within the planning system. However, it is noted that within Slindon Conservation Area, the following buildings were identified by Arun District Council:

- **Church Hill:** Nos 39, 40, 41 & the Railway Carriage within the garden of Church House.
- **Dyers Lane:** Box Tree Cottage

- **Reynolds Lane:** The Blacksmiths (now the village store)
- **School Hill:** No 36, the Flint barns at Gaston Farm, the K6 telephone kiosk in front of the telephone exchange, (*now gone*) No. 30.
- **Top Road:** Slindon Pottery, Gothic Cottage, No 4 and outbuildings

6.8 The National Park Authority is at present developing its own Local List and criteria for selection of buildings to be added to that list. Once that has happened, the buildings in the Arun document will be assessed against the adopted criteria. It seems probable that some, but not all, will meet those criteria.

ACTION 1 – that the boundaries of Slindon Conservation Area be amended to incorporate the three additional areas, as described above and mapped on Figure 32.

ACTION 2 – that the buildings listed in the document adopted by Arun District Council in September 2005, “Buildings or Structures of Character” be assessed against criteria adopted by the National Park Authority for its own Local List; that any which meet those criteria be added to the South Downs National Park Authority Local List; that any other buildings which meet those criteria be added to the South Downs National Park Authority Local List.

Condition of the Heritage Asset

6.9 The buildings within the Conservation Area are, for the most part, in good condition and none have been identified as being at risk. However, this is not a static situation and may change over time. Should a building begin to decline, the sooner that the situation is addressed, the easier and cheaper it is to correct the situation. Careful monitoring by the National Park Authority and the local knowledge of the Parish Council should help to identify such cases.

ACTION 3 – that the National Park Authority and Parish Council monitor the condition of the historic building stock within the Conservation Area and that the National Park Authority seeks to secure repair of the any building identified as falling into poor repair by working in co-operation with the owners.

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

6.10 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 at:-

<http://www.southdowns.gov.uk/planning/making-an-application/pre-application/>

6.11 As a historic settlement Slindon has archaeological interest and the potential for below ground archaeological remains as well as historic buildings and structures. Archaeological remains, whether above ground structures, earthworks, or buried deposits, often contribute directly to the sense of place evident in the present day-area. They also represent a potentially rich resource for future research, interpretation and education. For general information on the archaeology of Slindon, the West Sussex County Archaeologist can be contacted on:

<https://www.westsussex.gov.uk/land-waste-and-housing/landscape-and-environment/historic-environment-record/>

The National Trust makes lists of its archaeological records, plus information from the Vernacular Building Survey reports, available online at:

<https://heritagerecords.nationaltrust.org.uk/>

At the time of writing, archaeological advice for development management purposes in Slindon is provided by Hampshire County Council, which can be contacted on:

<https://www.hants.gov.uk/landplanningandenvironment/environment/historicenvironment/historicenvironmentrecord>

ADVICE – that anyone considering development of any form which affects Slindon 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 Slindon 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.

6.12 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).

6.13 Whilst discussing proposals with applicants, both at pre-application stage 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 achieve improvements to the Conservation Area during that process being secured as far as possible

6.14 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.

6.15 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.

6.16 At present there does not appear to be a significant problem of this nature in Slindon. 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 that everyone, National Park and District Authority officers and members, Parish Councillors and the community, should keep an eye on gradual changes affecting the character of the village.

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 Slindon Conservation Area

Enhancement of the spaces within the Heritage Asset

6.17 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.

6.18 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.

6.19 A significant and worthwhile improvement to Slindon would be the undergrounding of the overhead cables through the conservation area whilst another, more minor, improvement would be replacement of the timber close-boarded fences enclosing the sub-station on School Hill and the boundary at Meadsway with something more attractive.

ACTION 6 – that the National Park Authority supports, in principle and in association with other partners, the enhancement of the Conservation Area by (1) the undergrounding of wires and removal of redundant poles, and (2) the replacement of the existing close-boarded timber fence at the electricity sub station and on the boundary of Meadsway with a more suitable boundary.

ACTION 7 - that the National Park Authority, in association with the Parish Council, the National Trust and other relevant parties, explores ways to relieve the parking issues within the village.

Responsible Conservation is a Partnership!

6.20 This document has been prepared by the National Park Authority as the Local Planning Authority for Slindon. 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 undertake works which affect the character of the area.

6.21 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.

6.22 At a local level, this includes the residents of the village, the Parish Council, and the National Trust. Slightly more removed, it means Arun District 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.

The National Trust and Slindon Village

6.23 The Slindon Estate was given to the National Trust in 1950, by Frederick Wootton-Isaacson. The Estate which covers 3500 acres of land includes 5 farms, 900 acres of open access woodland and about two thirds of the village. Altogether, the Trust owns 64 properties on the estate including Slindon House (now Slindon College), the two lodges, the service buildings and the folly. The properties are held inalienably meaning that they cannot be sold. The majority of the properties are let on the private rental market and a small number are on long leases.

6.24 The Trust's approach to the care and conservation of its properties in Slindon is the same as it takes to all of its historic buildings, looking to retain historic elements as well as using appropriate techniques and materials. All building work is carried out after discussion with the regional curator who will advise on the approach to take and where necessary can also draw on further expertise from the regional conservator and other National Trust specialists.

6.25 At the time of writing the National Trust is in the process of undertaking a large project to improve the condition of its houses and cottages within the village. In 2017 this included work to the Old Bakery, where as well as improving insulation the opportunity was taken to remove inappropriate internal gypsum plaster, repair

a Seventeenth-Century Sussex Pin window and to conduct archaeological work to record revealed areas of fabric to help better understand the building's development. This programme of works is expected to continue until 2021.

6.26 Due to over 70 years involvement with Slindon village, the Trust has extensive historical records relating to the area, including historic research reports, vernacular building surveys and archaeological reports. These are increasingly being made available through the National Trust's Historic Records Online website, along with bibliographic references and other information (<https://heritagerecords.national-trust.org.uk/>).

6.27 The Trust's Countryside Team is based in the old service buildings to the House. The team, including a regular band of volunteers manage those parts of the estate that are not farmed. These include the woodland, community orchard, hedges, meadows, the folly, the park pale and a number of vernacular barns. The Rise of Northwood - just to the north of the village is the National Trust's largest woodland restoration project covering an area of 75ha. As well as practical conservation work the team lead guided walks and talks on the wildlife and history of the estate. They work with the parish council and local community groups to involve local residents and visitors alike in events to celebrate the special qualities of the estate: Estovers (cutting fire wood), tea parties at the folly and Apple day in the orchards. To learn more about the work of the Trust at Slindon; opportunities to volunteer, events and accommodation provision visit <https://www.nationaltrust.org.uk/slindon-estate>

Annexe: Listed Buildings

2 CHURCH HILL, SLINDON

Grade: II. Date first listed: 20-Sep-1984

Adjoins No. 1 but is a separate cottage with a lower elevation. C17 or earlier. Two storeys. Two windows. Faced with rough plaster. Tiled roof. Casement windows.

THE PARISH CHURCH OF ST MARY, CHURCH HILL

Grade: I. Date first listed: 05-Jun-1958

Chancel, nave with north and south aisles, north and south porches and west tower. Medieval building, restored by Sir Thomas Jackson in 1866. Nave and south aisle C13, north aisle C15, tower 1866, south porch 1936.

SLINDON WAR MEMORIAL

First World War memorial, unveiled on 5 March 1921, with further names added after the Second World War.

Reasons for Designation

Slindon War Memorial, unveiled on 5 March 1921, 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 community, and the sacrifices it has made in the conflicts of the C20; * Architectural interest: a simple yet dignified limestone obelisk; * Group value: with the church of St Mary (Grade I) and listed buildings opposite including Church House and houses on Church Hill (Grade II).

History

The aftermath of the First World War saw the biggest single wave of public commemoration ever with tens of thousands of memorials erected across England, both as a result of the huge impact the loss of three quarters of a million British lives had on communities and the official policy of not repatriating the dead, which meant that the memorials provided the main focus of the grief felt at this great loss.

One such memorial was raised at Slindon as a permanent testament to the sacrifice made by the members of the local community who lost their lives in the First World War. The war memorial was designed by Mr A Booker and it commemorates 14 fallen local men. It was dedicated on 5 March 1921.

Following the Second World War, a dedication was added to commemorate the three fallen of that conflict.

Slindon War Memorial is located to the east of St Mary's church on a small paved area within a garden enclosure demarcated by flint walling and hedges. A memorial garden was created within the enclosure in 1995 and in 2013 the memorial was cleaned and the lettering re-painted with the help of grant aid from War Memorials Trust.

Details

MATERIALS: limestone

DESCRIPTION: Slindon War Memorial comprises a tapering stone obelisk rising from a tapering plinth and stepped base. The plinth is inscribed with a dedication to the fallen from the First World War on the front face which reads: ERECTED BY MEMBERS AND FRIENDS/ OF THE VILLAGE CLUB IN MEMORY/ OF ALL WHO FELL IN THE GREAT WAR/ 1914 – 1918/ THE FOLLOWING ARE NAMES OF MEN FROM/ SLINDON/ (NAMES).

On the step immediately below this is a further inscription which reads: (NAMES)/ 1939 – 1945/ (NAMES).

16 & 17 CHURCH HILL (West Side)

Grade: II. Date first listed: 20-Sep-1984

One building. C18. Two storeys. Four windows. Faced with flints with red brick dressings, quoins and modillion eaves cornice. Casement windows. No. 16 slate roof, No. 17 tiled roof.

9 & 10 CHURCH HILL (East Side)

Grade: II. Date first listed: 20-Sep-1984

Dated 1884 but built in the traditional Sussex manner. Two storeys. Four windows. Faced with flints with red brick dressings and quoins. Gable at each end of front. Tiled roof. Casement windows. Included for group value.

CHURCH HOUSE, CHURCH HILL (East Side)

Grade: II. Date first listed: 05-Jun-1958

Early C19. Two storeys and attic. Three windows. Two dormers. Red brick. String-course. Eaves cornice. Slate roof. Glazing bars intact. Doorway with flat hood over and door of six fielded panels.

THE HERMITAGE, CHURCH HILL

Grade: II. Date first listed: 20-Sep-1984

Early C19. Two storeys. Three windows. Red brick and grey headers. Modillion eaves. Slate roof. Glazing bars intact. Doorway with pilasters and pediment over on brackets

OLD INN HOUSE, CHURCH HILL (East Side)

Grade: II. Date first listed: 20-Sep-1984

L-shaped early C19 house. Two storeys. Two windows. West front red brick, south front stuccoed. Slate roof. Glazing bars intact.

13, 14 & 15 CHURCH HILL (East Side)

Grade: II. Date first listed: 20-Sep-1984

One building. Dated 1693, but restored and largely built in the C19. Two storeys. Four windows. Faced with flints with red brick dressings and quoins. Gable at each end of the front. Tiled roof. Casement windows. Two storeys. Four windows.

BAILIFF'S HOUSE, CHURCH HILL (West Side)

Grade: II. Date first listed: 20-Sep-1984

Early C19 building, altered later in the C19. Two storeys and attic. Four windows. Three late C19 gabled dormers. Tiled roof. C19 casement windows.

THE GRANGE, CHURCH HILL (West Side)

Grade: II. Date first listed: 20-Sep-1984

Early C19. Two storeys and attic. Five windows. Two dormers with curved heads. Faced with Roman cement, ground floor rusticated. Stringcourse. Eaves cornice. Slate roof. Glazing bars missing. Doorway with pilasters, projecting cornice, rectangular fanlight and door of six fielded panels.

7 CHURCH HILL (East Side)

Grade: II. Date first listed: 20-Sep-1984

C18 cottage. Two storeys. Two windows. Faced with flints with red brick dressings, quoins and modillion eaves cornice. Hipped slate roof. Casement windows.

SLINDON, 1 CHURCH HILL (West Side)

Grade: II. Date first listed: 20-Sep-1984

C17 or earlier cottage. Two storeys. Two windows. Faced with flints with red brick dressings and quoins. Steeply-pitched tiled roof. Casement windows with dripstones over.

THE OLD POST, 11 CHURCH HILL (West Side)

Grade: II. Date first listed: 20-Sep-1984

C18. Two storeys. Two windows facing south. East front faced with flints with red brick dressings, quoins and modillion eaves cornice. South front Roman cement. Hipped slate roof. Casement windows. East front has three pointed doorways three pointed windows and three pointed recesses, all on ground floor.

H CHANNER'S STORE, MANCHESTER HOUSE, CHURCH HILL (West Side)

Grade: II. Date first listed: 20-Sep-1984

One building. Dated 1791. Two storeys. Three windows. Painted brick. Stringcourse. Modillion eaves cornice. Tiled roof. Glazing bars intact. Doorway with Doric pilasters, pediment and door of six moulded panels. Stone over with the date 1791. At the west end are two small mid C19 shop windows with glazing bars. West wall faced with flints.

YEW TREE COTTAGE, CHURCH HILL (East Side)

Grade: II. Date first listed: 20-Sep-1984

C18. Two storeys. Three windows. Faced with flints with red brick dressings and quoins. Half-hipped tiled roof. Casement windows.

**THE STABLES OF CHURCH HOUSE TO THE SOUTH EAST OF THE HOUSE,
CHURCH HILL (East Side)**

Grade: II. Date first listed: 20-Sep-1984

The Stables of Church House to the south east of the house II Early C19. One storey. Five bays. Faced with weatherboarding. Hipped tiled roof.

18 DYERS LANE

Grade: II. Date first listed: 20-Sep-1984

Dated 1808. Two storeys. Two windows. Faced with flints with red brick dressings, quoins and modillion eaves cornice. Tiled roof. Casement windows. Grade II for group value. Stone with the date 1808 and the initials "W. B."

19 DYERS LANE

Grade: II. Date first listed: 20-Sep-1984

Early C19. Two storeys. Two windows. Faced with flints with red brick dressings and quoins. Slate roof. Casement windows. Included for group value.

EMBER COTTAGE, 20 DYERS LANE

Grade: II. Date first listed: 20-Sep-1984

Dated 1702. Two storeys. Two windows. Faced with flints with red brick dressings and quoins. Tiled roof. Casement windows. Stone with the date 1702. Included for group value.

MULBERRY HOUSE, DYERS LANE

Grade: II. Date first listed: 20-Sep-1984

Originally the Rectory. Early C19. Two storeys. Four windows. Faced with flints with red brick dressings, quoins and eaves cornice. Hipped slate roof. Glazing bars intact. Later C19 addition to east with bay of three windows.

26 MILL LANE

Grade: II. Date first listed: 20-Sep-1984

C18 cottage. Two storeys. Two windows. Faced with flints with brick dressings and quoins, all now painted. Hipped tiled roof. Casement windows.

45 PARK LANE (South East Side)

Grade: II. Date first listed: 26-Jan-1994

House. Datestone of 1647 over front door; refenestrated in C19 in original window openings. Knapped flint with red brick dressings. Hipped old tiled roof with central C17 brick chimneystack. 2 storeys; 3 windows. Lobby entrance house. C19 triple casement windows except for central window which has single light. Central cambered headed brick doorcase with plank door. Plinth. Triangular brick buttress to left and right. Ground floor windows have brick hood moulding. Outshot to rear. Interior has right side ground floor room with 3 inch chamfered spine beam with run out stops, wooden bressumer to fireplace and adjoining cupboard which retains one of the original wooden ladder steps. Left side ground floor room, formerly the parlour, has curved brick fireplace and retains the proving oven, though the breadoven has been removed. Similar chamfered spine beam with chamfered floor joists. Winder stairs. First floor has jowled posts, angled queenpost roof and one room has a wall of probably original close-boarding. Doors are C18 or C19 plank doors.

47 PARK LANE

Grade: II. Date first listed: 20-Sep-1984

Early C19. Two storeys. Two windows. Painted brick. Tiled roof. Casement windows.

THE OLD SCHOOL & SCHOOL HOUSE, SCHOOL HILL (West Side)

Grade: II. Date first listed: 20-Sep-1984

One building, originally the village school and the schoolmaster's house to the south.

1860 circa. Gothic building faced with flints with red brick dressings and quoins. Tiled roof. Pointed casement windows. The Old School, which was the school itself, is of one storey and four windows with a gabled projection at the north end. School House, which was the schoolmaster's house, is of two storeys and one window.

CLIFTON COTTAGE, SCHOOL HILL (west Side)

Grade: II. Date first listed: 20-Sep-1984

Early C19 cottage. Two storeys. Two windows. Faced with flints with red brick dressings, quoins, vertical strips and modillion eaves cornice. Hipped slate roof. Casement windows. Doorway with flat hood on brackets.

HOPE COTTAGE (SOUTH RANGE), SCHOOL HILL

Grade II. Date first listed: 20-Sep-1984. Date of most recent amendment: 23-Feb-1988

No list description appears on the National Heritage website

GASTON FARMHOUSE, SCHOOL HILL (East Side)

Grade: II. Date first listed: 20-Sep-1984

Early C19. Two storeys. Four windows. Stuccoed. Modillion eaves cornice. Slate roof. Glazing bars intact. Doorway with rectangular fanlight and six panel door, with modern porch built over it.

WADES COTTAGE, SCHOOL HILL (East Side)

Grade: II. Date first listed: 20-Sep-1984

Once two cottages. Early C19. Two storeys. Six windows. Painted brick. Slate roof. Casement windows. Gabled porch. Included for group value.

48 SCHOOL HILL (East Side)

Grade: II. Date first listed: 20-Sep-1984

Early C19 cottage. Two storeys. Two windows. Faced with flints with red brick dressings, quoins, vertical strips and modillion eaves cornice. Tiled roof. Casement windows.

TIMBERS, SCHOOL HILL (West Side)

Grade: II. Date first listed: 20-Sep-1984

Dated 1759. Two storeys. Three windows. Faced with flints with brick dressings and quoins, all now painted. Tiled roof. Casement windows. Stone with the date 1759 and the initials ".T.N"

DAIRY COTTAGE, SCHOOL HILL (West Side)

Grade: II. Date first listed: 20-Sep-1984

Dated 1749. Two storeys. Two windows. Faced with squared knapped flints with red brick dressings, quoins and stringcourse. Tiled roof. Casement windows. Stone with the date 1749 and the initials M. Ground floor addition of one window to north east. P.A.

THE NEWBURGH ARMS PUBLIC HOUSE, SCHOOL HILL (East Side)

Grade: II. Date first listed: 20-Sep-1984

C18. Two storeys. Two windows. Painted brick. Modillion eaves cornice. Hipped tiled roof. Glazing bars intact. Porch on west front. Modern additions on ground floor to south.

NB: This building is no longer a pub and is in residential use.

ELM COTTAGE, SCHOOL HILL (East Side)

Grade: II. Date first listed: 20-Sep-1984

L-shaped early C19 house. Two storeys. Three windows facing south, two windows facing west. Faced with flints set in galletting with red brick dressings, quoins and modillion eaves cornice. Each front has a non-central small curved pediment. Slate roof. Casement windows. The west front has two windows with segmental heads and Gothic panes, also a doorway with similar fanlight. Later C19 addition to north.

FLINT COTTAGE, SCHOOL HILL

Grade: II. Date first listed: 20-Sep-1984

Mid C19 cottage. Two storeys. Two windows. Faced with flints with red brick quoins. Hipped slate roof. Sash windows with vertical glazing bars remaining, wooden shutters on first floor. Ground floor built out with two bays and veranda on each side of these. Included for group value.

THE WELL HOUSE, SCHOOL HILL (West Side)

Grade: II. Date first listed: 05-Jun-1958

Dated 1694. Two storeys. Four windows. Faced with flints with brick dressings, quoins and modillion eaves cornice, all now painted. Tiled roof. Glazing bars intact. Doorway with flat hood on brackets and door of six fielded panels. Stone over with the date 1694 and the initials M. T. H.

HOPE COTTAGE, SCHOOL HILL (West Side)

Grade: II. Date first listed: 20-Sep-1984

Dated ? 1782. Two storeys. Two windows. Faced with flints with dressings, quoins and modern eaves cornice of red brick. Tiled roof. Casement windows. Stone with the date which is probably 1782 and the initials B.W. P.

SLINDON HOUSE, TOP ROAD

Grade: II*. Date first listed: 05-Jun-1958

The property of the National Trust, now occupied by Slindon College. The original house on the site was a medieval palace of the Archbishops of Canterbury. Of this, there only remains part of a tower in the garden to the north west of the house. The house was then rebuilt by Sir Garet Kempe about 1560. It was altered in the C18 and C19 and then again by Mervyn Macartney in 1921. It is a mixture of these periods. The main portion is L-shaped with later additions to the north. The south front is largely C18. Two storeys and attic. Six windows. Four dormers. Faced with flints. Parapet. Flanked by octagonal turrets of C16 character with cupolas over. Sash windows without glazing bars. The west front is of C16 date and character, as altered in the C19 and C20. Three storeys and attic. Six windows. Three dormers. Two three-storeyed bays and porch with two storeys over. Projecting wing at north end. Casement windows.

THE CONSERVATORY AT SLINDON HOUSE TO THE NORTH WEST OF THE HOUSE, TOP ROAD (South Side)

Grade: II. Date first listed: 20-Sep-1984

The Conservatory at Slindon House to the north west of the house II C19. Glass building of eleven bays on a brick base. Gothic panes to the upper panels of glass. Glass roof. Curved front of five bays to the west.

THE LODGE OF SLINDON HOUSE TO THE NORTH WEST OF THE HOUSE, TOP ROAD (South Side)

Grade: II. Date first listed: 20-Sep-1984

The Lodge of Slindon House to the north west of the house II L-shaped early C19 building. Two storeys. Three windows. Faced with flints. Stone stringcourse. Slate roof. Pointed casement windows. The west wing has a five-aided end with a Gothic wooden trellised porch.

23 & 24 TOP ROAD (South Side)

Grade: II. Date first listed: 20-Sep-1984

One building. C18. Two storeys and attic. Four windows. Two gabled dormers. Faced with flints with red brick dressings and quoins. Slate roof. Casement windows.

TOWER IN THE GROUNDS OF SLINDON HOUSE TO THE NORTH WEST OF THE HOUSE AND WALL ADJOINING THIS ON THE NORTH, TOP ROAD (South Side)

Grade: II. Date first listed: 05-Jun-1958

Tower in the grounds of Slindon House to the north west of the house and wall adjoining this on the north. This is all that remains of the medieval palace of the Archbishops of Canterbury. Square tower of C15 date. The lower portion is of sandstone ashlar. The upper portion, which was probably added later, is faced with flints with red brick quoins. Modern brick castellated parapet. Pointed casement windows on south side. Three storeys. One window. To the north of this tower an C18 flint wall joins the Tower to the Lodge of the house.

5 TOP ROAD (South Side)

Grade: II. Date first listed: 20-Sep-1984

Early C19. Two storeys. Four windows. Faced with flints with red brick dressings and quoins. Hipped slate roof. Casement windows.

THE OLD BAKERY, TOP ROAD (South Side)

Grade: II. Date first listed: 20-Sep-1984

C18. Two storeys. Three windows. Faced with flints with brick dressings and quoins, all now painted. Hipped tiled roof. Casement windows.

SIR RICHARD'S PRESBYTERY, TOP ROAD (North Side)

Grade: II. Date first listed: 20-Sep-1984

Early C19. Two storeys. Three windows. Grey headers on a brick base with red brick dressings, quoins, flush stringcourse and modillion eaves cornice. Slate roof. Glazing bars intact. Doorway with pilasters, pediment, semi-circular fanlight and door of six fielded panels.

LIMETREE HOUSE, TOP ROAD (North Side)

Grade: II. Date first listed: 05-Jun-1958

C18. Two storeys. Three windows. Faced with flints with brick dressings and quoins, all was painted. Sprocket eaves. Hipped tiled roof. Casement windows. Doorway with modern gabled hood. Modern addition at east end.

DOWER HOUSE, TOP ROAD (North Side)

Grade: II. Date first listed: 20-Sep-1984

Early C19. Two storeys. Four windows. Faced with squared knapped flints with red brick dressings and quoins. Slate roof. Glazing bars intact.

THE COTTAGE, TOP ROAD (north Side)

Grade: II. Date first listed: 20-Sep-1984

Early C19. Two storey. Two windows. Faced with flints with red brick dressings, quoins and modillion eaves cornice. Hipped slate roof. Casement windows.

SLINDON POST OFFICE, TOP ROAD (North Side)

Grade: II. Date first listed: 20-Sep-1984

C18. One storey and attic. Three windows. Faced with flints with red brick dressings and quoins. Hipped thatched roof with one "eyebrow". Casement windows. Later addition of two windows at west end with slate roof.

VINE COTTAGE, TOP ROAD (North Side)

Grade: II. Date first listed: 20-Sep-1984

C18. Two storeys. Two windows. Faced with flints with red brick dressings, quoins and modillion eaves cornice. Hipped tiled roof. Casement windows.

32 TOP ROAD (North Side)

Grade: II, Date first listed: 20-Sep-1984

C18. Two storeys. Three windows. Faced with flints with red brick dressings, quoins and modillion eaves cornice. Hipped tiled roof. Casement windows.

BLEAK HOUSE, TOP ROAD (South Side)

Grade: II. Date first listed: 20-Sep-1984

Dated 1719. Two storeys. Two windows, the east half of the north front blank. Painted brick. Coved eaves cornice. Glazing bars intact. Doorway with flat hood on brackets and door of six fielded panels. Stone with the date 1709 and the initials N. J. M.

GASSONS, TOP ROAD (North Side)

Grade: II. Date first listed: 20-Sep-1984

Early C19. Two storeys. Three windows. Faced with flints set in galletting with red brick dressings, quoins and flush stringcourse. Tiled roof. Glazing bars intact. Doorway in moulded architrave surround with pediment over and door of six fielded

panels. Bulging curved bay of three windows to the west of this and canted bay of three windows to the east, both on ground floor only.

33 TOP ROAD (North Side)

Grade: II. Date first listed: 20-Sep-1984

C18. Two storeys. Two windows. Originally wholly faced with flints with red brick dressings, quoins and modillion eaves cornice, but the first floor now tile-hung. Hipped tiled roof. Casement windows. Grade II for group value.

ROMAN CATHOLIC CHURCH OF ST RICHARD, TOP ROAD

Grade: II. Date first listed: 20-Apr-2005

Roman Catholic Church. 1865, designed by C A Buckler, endowed by the Countess of Newburgh. Gothic style. Built of stone rubble with ashlar dressing and slate roof. Four bay nave, lower two bay chancel, south aisle and north porch. Traceried windows with leaded lights divided by buttresses.

EXTERIOR: Liturgical west front has cross-shaped saddlestone, large arched west window with five trefoil-headed lancets surmounted by three circular openings and smaller south aisle window with two trefoil-headed lights and trefoil above. Arched west door with recessed colonnettes. Liturgical south side has paired lancets with trefoil heads and quatrefoils above. Liturgical north side has windows with three trefoil-headed lancets and two circular lights. Gabled porch has trefoil-headed arch with sexfoil stone plaque above with the shield and mitre of St Richard of Chichester. Liturgical east front has arched window with three trefoil-headed lancets and above a central circular window flanked by trefoils.

INTERIOR: Nave roof has purlins and arched braces, supported on stone corbels. Original Buckler fittings survive including the carved stone altar with marble colonnettes to the chancel, carved stone altar with marble colonnettes to the Lady Chapel incorporating a statue of the Virgin and Child under a trefoil-headed canopy, an octagonal stone font with marble shafts to the columns, a stone pulpit with trefoil-headed cutouts and original pews. The west window has stained glass by Hardman, dated 1865, depicting the Virgin and Child to the centre and St Richard and St Anthony of Padua to the sides. A particularly fine marble Neo-Classical wall monument signed by Bertel Thorwaldsen and commemorating Anthony Earl of Newburgh (d. 1814) depicts a kneeling woman and grieving angel either side of a central column. This is one of only three monuments by Thorwaldsen in England.

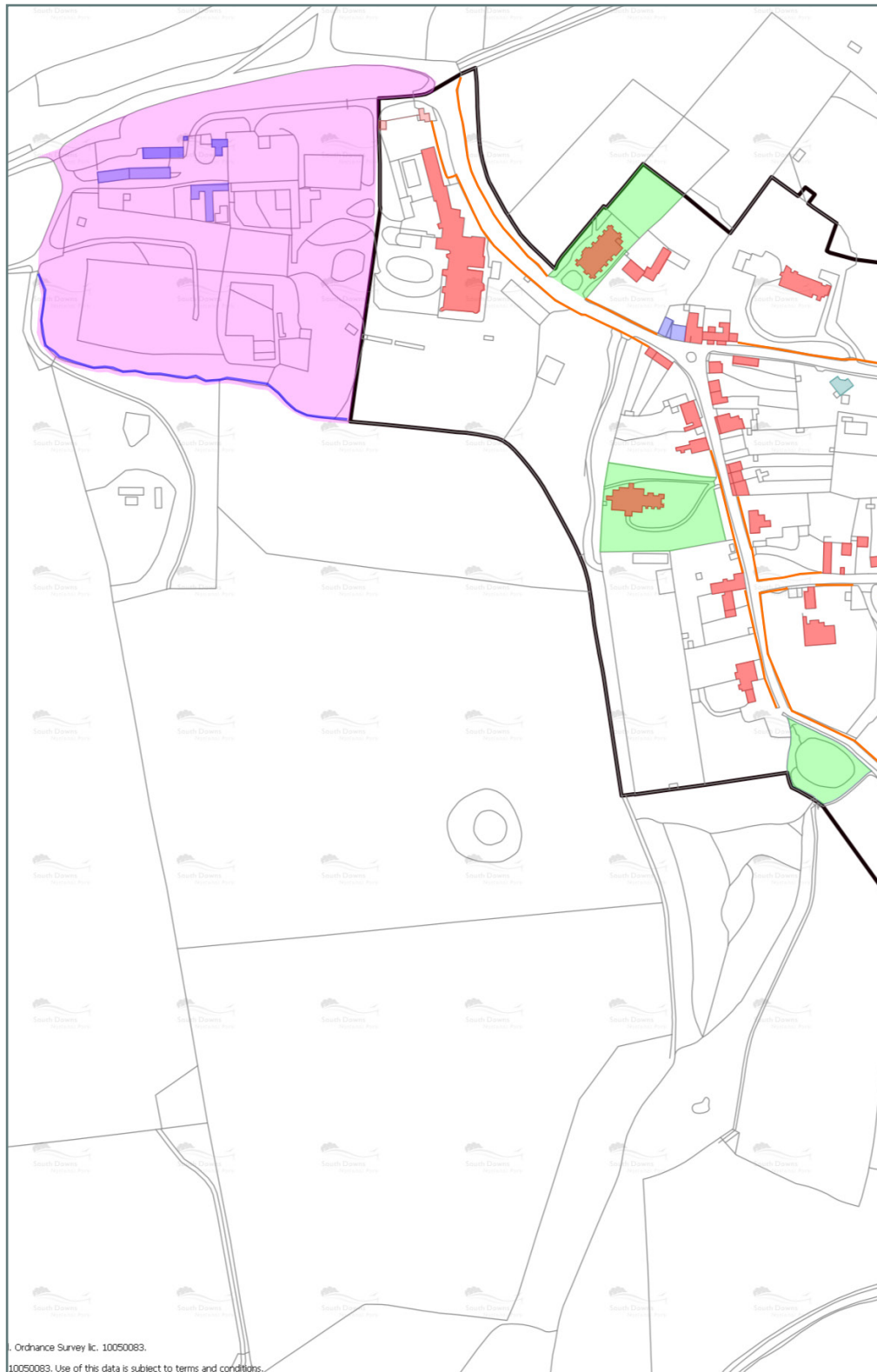
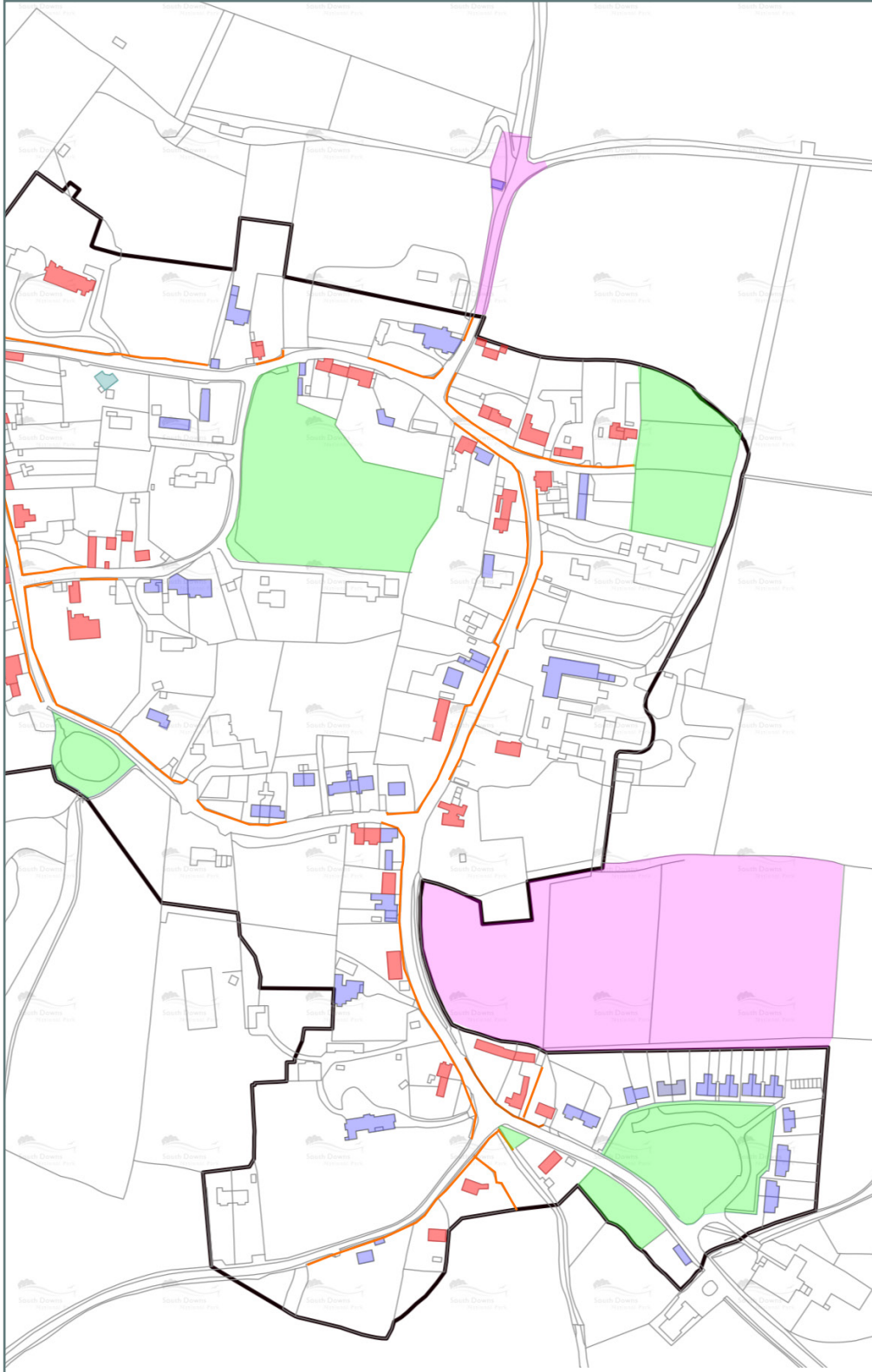


Figure 32: Conservation Area Analysis Map

Showing those elements which make a positive contribution to the character of the Conservation Area



Listed buildings are shown in red, buildings which make a positive contribution to the Conservation Area in blue, significant boundaries in orange and important open spaces in green. The proposed extensions to the Conservation Area are coloured pink

NB. This map does not attempt to identify curtilage listed buildings & some of the buildings shown in blue or not annotated at all may fall into that category.

