



Kingston Parish

Design Statement



September 2014



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1 Introduction

Many people feel that they have no say over what development takes place in their community; but a Village Design Statement offers a constructive solution to this dilemma.

As part of the local community we have a unique appreciation and understanding of our own place, and this Design Statement is based on this knowledge. It describes the qualities that our residents value in our village and its surroundings.

1.1 Purpose

This Design Statement sets out clear and simple guidance for the design of all development in the Parish of Kingston, based on its character. It is an advisory document produced by the community, not by the planning authority. It will not stop change from happening, but it can help effect how any new building fits in to the Parish. These Design Statements are intended to influence the operation of the statutory planning system, so that new development is in harmony with its setting and makes a positive contribution to the immediate environment.

- It describes the distinctive character of a village and its surrounding countryside;
- It shows how character can be identified at three levels:
 - the landscape setting of the parish,
 - the shape of the settlement,
 - the nature of the buildings themselves;
- It sets down design principles based on the distinctive local character;
- Production of a Statement fosters working in partnership with the local authority, engenders understanding of current planning policies, and offers the chance to influence future policies.

Design Statements are of value to residents, planners, designers and developers. It is based on the broad involvement of local interests so that the finished design statement is a representative document, and one that presents ideas for stimulating and sustaining community involvement in planning issues.

To be an effective Design Statement, it:

- is developed, researched, written and edited by local people;
- reflects the representative views of a community;
- involves a wide cross-section of residents in its production;
- describes the visual character of the village;
- demonstrates how local character and distinctiveness can be protected and enhanced in new development;
- is compatible with the statutory planning system and its local application;
- should be accepted as supplementary planning guidance (and thereby influence developers and decisions on individual planning applications);
- is relevant to all forms and scale of development, and



- is about managing change in the village, not preventing it.

A Design Statement is unlike any other planning document. It gives planning advice directly applicable to the statutory planning system and is entirely community based.

1.2 Planning Concerns

There will always be controversy over planning matters in a Parish like Kingston with a wealth of architecturally diverse buildings and whose setting is so important to its beauty. While some residents feel that planning restrictions are insufficient to maintain what they see as Kingston's charm others see them as obtrusive and unnecessarily limiting. Areas of particular concern are:

- the site, design, and materials used for new housing
- infilling, particularly where this conflicts with sea or landscape views or impinges on the integrity of the strategic gap
- alterations made to existing buildings
- the capacity of the infrastructure to support increases in housing stock.

Additional concerns are the pressure from central government for the development of brownfield sites and the reported threats to greenfield land. Brownfield is the term generally used to describe previously developed land, and recent judgements have shown that this category can include the gardens of existing houses. Building on such sites can lead to over-development and loss of visual amenities and even privacy. Current figures show that, nationally, 75% of new homes are being built on brownfield land or converted from existing buildings, a figure well above the Government target of 60% by 2008. The fact that Kingston has a number of houses with substantial gardens makes brownfield development a constant threat.

Central Government has made repeated changes to the planning process. Clearly, some of the decisions that will be made centrally may affect some of the recommendations put forward in this Design Statement.

People are continually urged to take an active interest in issues in the community. Government drives towards active citizenship and it promotes greater democracy in the planning process. This should assist local authorities' decision making. The value of a Design Statement is to provide guidance. Whilst the policy emphasis continues to influence future policies for development, it is important to avoid harm to the character of the locality. The Design Statement may influence future policies for the density of development in the next round of the statutory development plan – Local Development Framework of the Local Planning Authority. It is crucial that future development has regard to the Design Statement which is the expression of community wishes and concerns. This is just as vital for small changes and extensions as well as for bigger development sites. It is hoped that the importance of sound design will be recognised in house improvements, and new-build sites

1.3 Developing the Design Statement



Kingston Parish Design Statement

The Design Statement has been developed by the Kingston Parish Council and made available in draft form to the residents both online, for download, and in paper copy where requested. A questionnaire was developed and the responses to that questionnaire were collated and used to direct changes to draft, where necessary.

The draft was also discussed with Arun District Council and their advice and guidance, again, has contributed changes to the original draft.

A Final Draft is now being developed, which will again be reviewed by the Parish Council, West Kingston Estates Committee, Kingston Gorse Estates Board, and Arun District Council prior to its eventual adoption.

In the following sections we expand on the Design Statement

- [The Village Setting](#)
- [History](#)
- [Facilities](#)
- [Roadways and paths](#)
- [Open Spaces](#)
- [Residents Views](#)
- [General Design Guidelines](#)
- [Looking Forward](#)



2 The Village Setting



Figure 1 Seaside Setting of Kingston Parish

2.1 The Hamlet and its Setting

The Parish of Kingston is one of the smallest Parishes in the Country. This rural community nestles comfortably along the coastal strip bordered by East Preston to the west, Ferring to the east, and open farmland to the north leading up to the South Downs. The fertile brick-clay which covers the underlying chalk means that most of the Parish is given over to arable farming of some of the richest agricultural soil in the country.

No longer having its own chapel, but being ecclesiastically part of the Parish of East Preston, Kingston is strictly a hamlet rather than a village.

2.2 Structure

Kingston is formed primarily of two major private estates, West Kingston and Kingston Gorse, and a small number of surrounding properties. Each of the private estates has its own Board of Directors or Residents' Association.

There are no commercial premises within the Parish – it being entirely residential.



3 History



Figure 2 Coastguard Cottages

3.1 History and Settlement Pattern

Research by the local W.I and local historian R.W. Standing reveals a long history for Kingston. The Parish of Kingston would originally have been an estate of the King. The village is not mentioned in Domesday, so it must have been the outlier of a more important place. Such an estate would have been Lyminster, which had long been in royal hands, and had a large population living in several villages. The Parishes of Kingston together with Wick were acquired by Tewkesbury Abbey, early in the 12th century. The Parish of Kingston used to extend further south than it does today, before it fell victim to the long standing problem of coastal erosion and the Great Storm.

Erosion of the coastline in the area has always been a problem with its Chapel succumbing to the encroaching waves in the 1630s. It is believed that the remains of the Chapel were dismantled to build the new Ferring Church much further inland. The poor state of the Chapel was mentioned in a church inspection book in 1602, and in 1626 the Chapel was abandoned to the sea. In 1635 it was noted in a survey that only the churchyard still remained.

The settlement of Kingston was in Kingston Street, now known as Peak Lane. It is not known if the settlement extended as far South as the lost Chapel. It would appear that the only parish road was the Street, running directly north from the sea through the village, past West Kingston to East



Preston. This road was later moved away from West Kingston House and a corner made turning towards East Kingston, so that now Peak Lane is a separate road. In East Kingston a lane to the sea was a change in the 1800's, serving the signal station and lighthouse cottages.

In the early 17th Century Kingston was village of some 20 households, but the population was declining and it was not until the 20th Century and the development of Kingston Gorse that this was reversed.

See also Historical Miscellany of Kingston

3.2 Village Facilities

The village is entirely residential with no commercial properties within its boundaries. Residents of Kingston make use of the local facilities in neighbouring East Preston or Ferring.

3.3 Transport

Kingston's transport links are limited. No buses serve the Parish directly, though they do serve East Preston and Ferring. This number 700 bus is, apparently, the second most popular bus service in the country, weaving its way through the coastal villages between Brighton and Portsmouth.

The railway that runs to the north of the hamlet is accessed at nearby Angmering. This provides regular services along the coast and up to London Victoria (and London Bridge).

3.4 Communications

The parish provides several notice-boards where local matters can be announced. In addition the Parish Council and the Residents' Association publish a number of newsletters. The Parish Council also provides a web site at <http://www.arun.gov.uk/kingston> (a catchy and memorable address, we're sure you will agree!).

3.5 Telecommunications and TV

The Parish is served by tradition telephone lines capable of carrying both voice and broadband traffic.

Mobile telephony is patchy, as is "3G" (used by "smart phones"). Some carriers provide better coverage than others in the Parish – but none is outstanding.

There is no "cable" provision in the Parish but many households make use of satellite receivers for TV. With the impending switch over to digital TV the existing TV reception should significantly improve.



4 Roadways and Paths

The Parish of Kingston is characterised by its broad lanes edged by wide verges and lined by predominantly detached properties set well back from the road. It provides a peaceful backdrop to a genteel and secluded hamlet.

4.1 Roadways and Paths

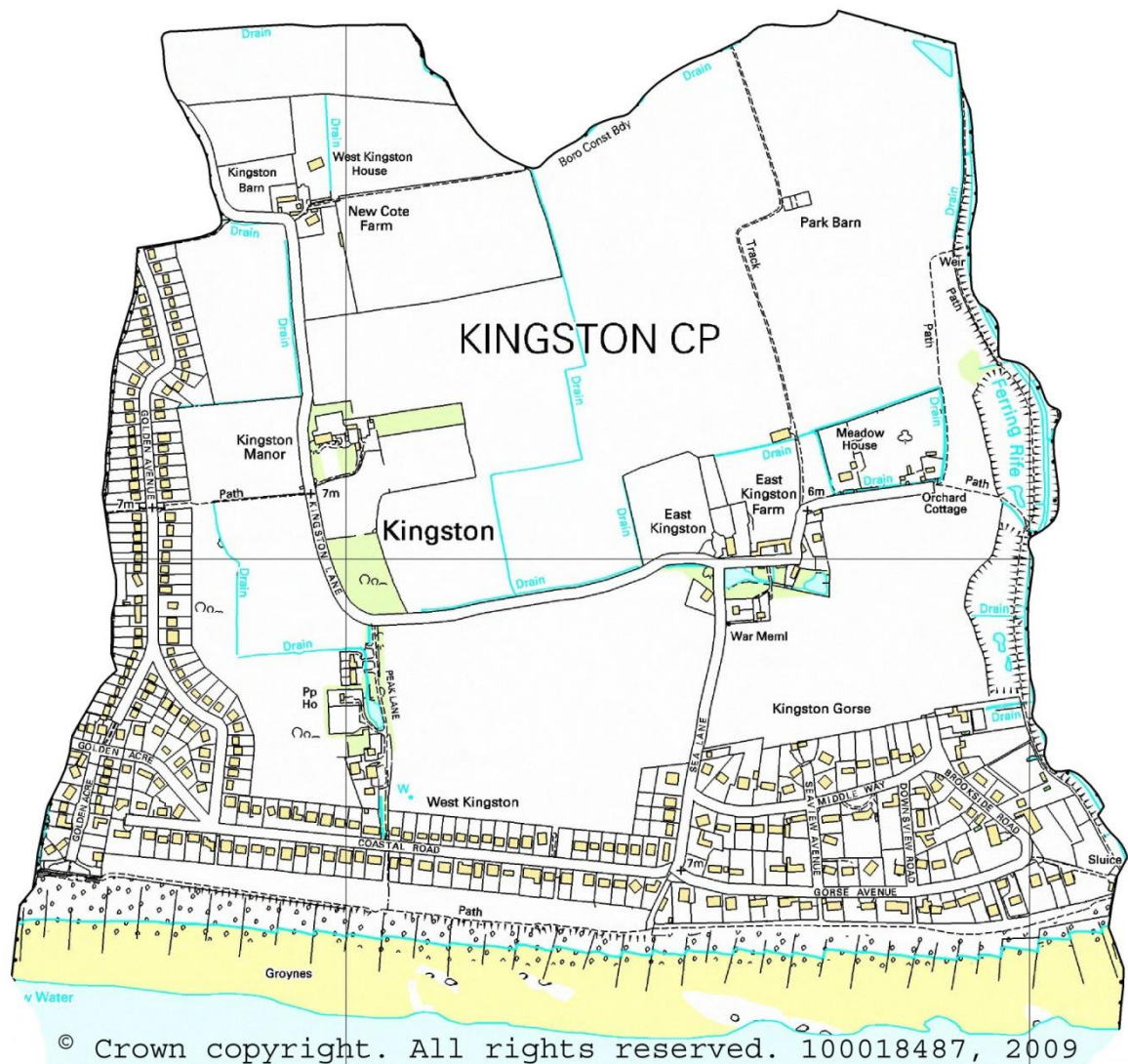


Figure 3 Map of Kingston Parish



4.2 Brookside Road



Figure 4 Brookside Road

Brookside Road – at the easternmost edge of Kingston provides a north-south link on the Kingston Gorse Estate. At the northern end it affords views across the fields to Highdown.

It is lined with significant villas, including one of the first homes to be built on the Estate which originally had a paddock, stabling, separate servants' quarters and its own marina.

Brookside Road is also home to recent a recent barn conversion and the Grade II listed Sea Barn.

Running behind the properties is Ferring Rife.

4.3 Coastal Road



Figure 5 Coastal Road

Coastal Road provides a ribbon of imposing villas, bungalows and chalets along the edge of the Greensward, stretching eastwards from East Preston to its junction with Sea Lane on Kingston Gorse Estate.

The wide road affords tasteful separation of the houses – each grounded in its own substantial plot. A wide variety of styles are evident, including Georgian, Spanish, Art Deco, Scandinavian, traditional and modern.

The eastern end of Coastal Road is also the site of Runnymede, which is Grade II Listed.

Most notably, 2 Coastal Road or “Sea Lane House”, built in 1939 by F R S Yorke and Marcel Breuer (of the famous Bauhaus school) – it has a Grade II listing.



4.4 Downsvie Road

Downsvie Road - is a pretty little road on Kingston Gorse Estate linking Middleway and Gorse Avenue.

Hiding behind the high hedges and walls of this narrow road are several delightful seaside chalets and bungalows.



Figure 6 Downsvie Road

4.5 Golden Acre

Golden Acre -The road is a continuation of Coastal Road and features a similar mix of properties all set on good sized plots.

At the junction of Coastal Road and Golden Acre is West Kingston's only thatched property which was one of only 15 properties on Coastal Road in June 1938.

Golden Acre actually extends straight on through West Kingston estate's Western gate to The Drive and also has a cul-de-sac which heads down to the sea, all of these properties are within Kingston Parish.



Figure 7 Golden Acre

4.6 Golden Avenue

Golden Avenue – provides the main north-south connection between Coastal Road and East Preston.

It is lined with an interesting mix of house styles set back from the road behind well-kept gardens.



Figure 8 Golden Avenue



4.7 Golden Avenue Close



Figure 9 Golden Avenue Close

Golden Avenue Close - Located off Golden Avenue, is a pleasant cul-de-sac of a dozen or so detached houses standing back from the road.

At the Southern end there is a concrete path and cut-through down Golden Acre to the sea.

4.8 Gorse Avenue



Figure 10 Gorse Avenue

Gorse Avenue – is the east-west road within the Kingston Gorse Estate that runs along the edge of the Greensward.

An eclectic mix of old and new properties set in spacious plots line the road. Many developed in the first half of the 20th Century and provided seaside villas for “theatricals” from London. The band leader Jack Hylton (Villa Dalheim), the theatrical agent Horace Reeves (Tamarisk), and Teddy Knox (Porchways) all had homes in Gorse Avenue.

Each year, the Arun district conservation area advisory committee chooses what it considers to be the most outstanding building projects in the area to receive its coveted Design Award. In 2001, Highwater House in Gorse Avenue was recipient of this award.

4.9 Kingston Lane

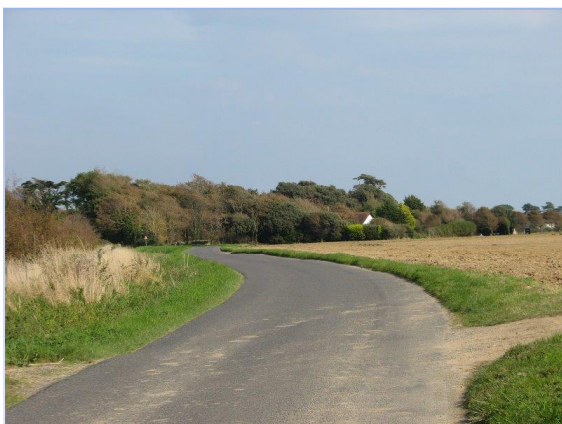


Figure 11 Kingston Lane

Kingston Lane – is a rural lane leading from East Preston through the fields to Kingston Gorse. This leafy lane crosses the coastal plain and presents a stunning vista of Highdown and onwards to the South Downs It is characterised by its open views and sparse dwellings.

At the Northern end of the lane is a small cluster of dwellings by a tastefully converted barn. South and to the east is Kingston Manor (Grade II listed) commanding views across the fields, and once home of the land-owning family

To the eastern end is East Kingston House (Grade II Listed, and also the historical home of the land-owners) and a small private unmade road that weaves further among the fields with diverse



dwelling stretching towards Ferring Rife. It is on this stretch of the Lane that you find The Old Cottage which is Grade II Listed.

4.10 Middleway

Middleway – is one of the two west-east roads of Kingston Gorse Estate.

It is lined on either side with a mixture of houses, chalets, and bungalows grounded in comfortable plots and characterised by their diversity and peaceful, open setting. Styles include modern, Spanish, Manorial, and Avant Garde.

Among the most striking houses in Middle Way are Driftsone Manor, and West House.



Figure 12 Middleway

4.11 Peak Lane

Peak Lane – (once known as The Street) is the original main road of Kingston. Now foreshortened by erosion and the development of Coastal Road it is lined with ancient tumbled-down flint walls, a few historical properties and modern houses developed during the 20th Century.

Officially Peak Lane is designated a Byway Open for All Traffic, but it also subject to a Traffic Regulation Order limiting motor vehicle traffic to those requiring Access.



Figure 13 Peak Lane

4.12 Sea Lane

Sea Lane – Leads from Kingston Lane south to the original 'Coastguard Cottages' built in circa 1720 – this property was billeted during the Second World War and machine guns were positioned out the windows, indeed 'spent' cartridges are still found in the garden. Originally the layout of this property went right down to the beach and when the weather is dry you can still see the existing format on the Greensward.

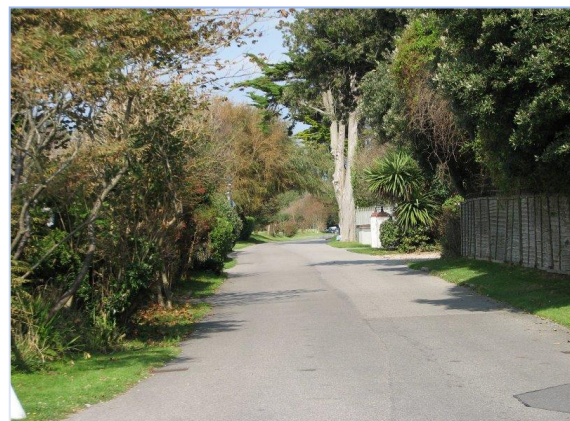


Figure 14 Sea Lane

The Coastguard Cottage was also a signal House during the Napoleonic Wars. In 1841 the cottages were used by Customs as a boathouse and watch station. The cottages are now known as Lighthouse and North Cottage, respectively.

Sea Lane forms the western boundary of Kingston Gorse Estate and surrounded by fields at the



north, it is lined by unique bungalows, chalets and villas as it approaches the sea. Most notable among these is Sea Lane House, (which is also No. 2 Coastal Road) built in 1939 by F R S Yorke and Marcel Breuer (of the famous Bauhaus school) – it has a Grade II listing.

4.13 Seaview Avenue



Figure 15 Seaview Avenue

Seaview Avenue – lined by high hedges leads from the northern edge of Kingston Gorse Estate, south across Middle Way and down to Gorse Avenue and boasts two dwellings at the southern end, and several dwellings, including the historic water tower (now converted to a home) and Imray (one of the first houses on the Estate) to the north.

4.14 Footpaths

Several public footpaths cross through Kingston. These are shown in Figure 16, below.

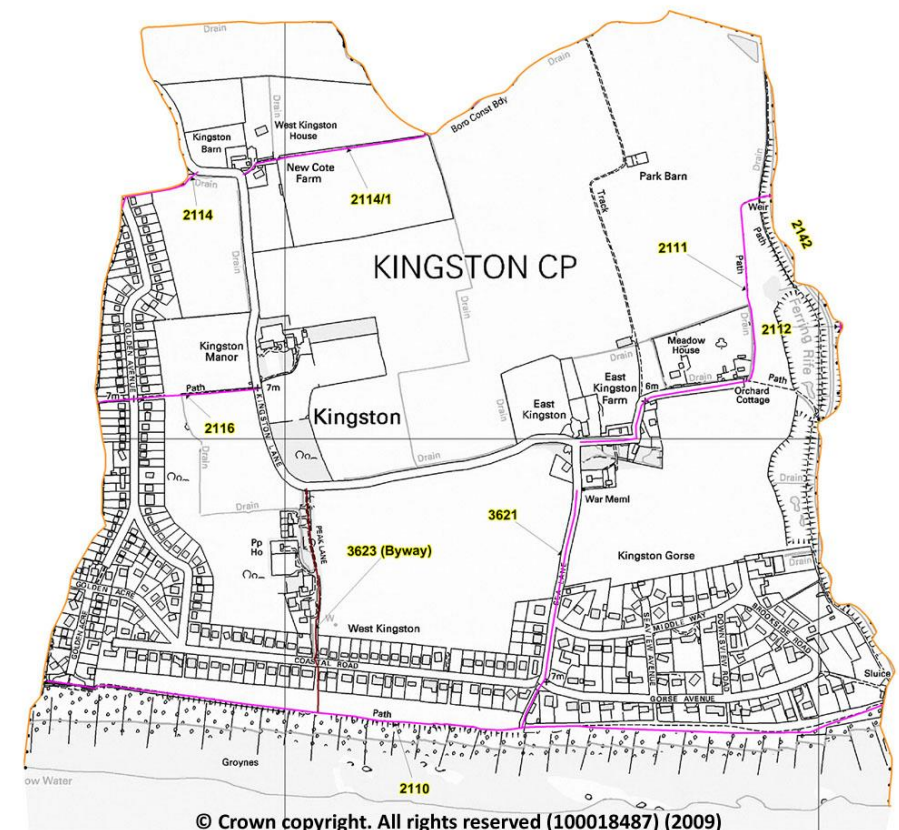


Figure 16 Kingston Footpaths



Kingston Parish Design Statement

Path Number	Status	Description
2110	Footpath	From the Ferring Parish boundary opposite to South Strand, Angmering-on-Sea east, north of the Foreshore into Ferring Parish, north and east on the east of Ferring Rife to the junction of West Drive and South Drive, Ferring.
2111	Footpath	From Sea Lane, Kingston Parish, east and north through East Kingston and crossing Ferring Rife to path 2142.
2111/1	Footpath	From the junction of paths 2118 and 2118/1 south-west to path 2142.
2112	Footpath	From Ferring Street, Ferring, along Brook Lane to path 2142.
2114	Footpath	From Station Road, north of St Mary's Church, East Preston, east to The Street and then from St Mary's Drive generally east crossing North lane to Kingston Lane in Kingston Parish.
2114/1	Footpath	From Kingston Lane, east crossing Ferring Rife, then north-east to path 2113, south of the railway.
2116	Footpath	From Sea Lane, East Preston, east along Vermont Drive to Kingston Lane, south of Kingston Manor in Kingston Parish.
2118	Footpath	A short path adjoining paths 2111/1 to path 2114/1 east of Ferring Rife.
2142	Footpath	From path 2110 at the foreshore, Ferring, north along the east bank of Ferring Rife to path 2114/1.
3621	Footpath	From the War Memorial, Sea Lane, Kingston (Grid Ref 085019), generally having a minimum width of 6 feet, extending southwards to path 2110 (Grid ref 084014). There is a vehicular gate and a kissing gate at Grid Ref 084015, south of the junction with Gorse Avenue.
3623	BOAT : Byway Open to All Traffic <i>Note: there is a Traffic Restriction Order along part of the BOAT prohibiting motorised vehicles</i>	From Kingston Lane at point NGR TW 0840 0191 extending in a southerly direction along Peak Lane, Kingston (for its full historic width as shown by the boundaries on the 1874 Ordnance Survey Map), having a minimum width of approximately 9 metres (29½ feet) continuing across Coastal Road and passing between 35 and 37 Coastal Road and then continuing across footpath 2110 to the foreshore (NGR TQ0806 0148). A total distance of approximately 7 metres (1400 feet).

In addition there are a number of twittens – but more about them later.



5 Open Spaces and Wildlife



Figure 17 The pond by East Kingston House

5.1 The Greensward



Figure 18 The Greensward by Kingston Gorse

The appearance of the beaches is important - the residents' associations of Kingston Gorse and West Kingston organise a clean up of the plastic and other rubbish that may accumulate on the beaches at least twice a year.

The Greensward (much of which is privately owned) provides a wide grass barrier all along the southern edge of the Parish, between the houses and the shingle beach.

A Public Footpath leads across the Greensward from east to west, and provides a popular route above the high tide line for families and dog walkers to benefit from the wonderful sea views.



5.2 The Rife



Figure 19 Ferring Rife

Ferring Rife forms the eastern boundary of the Parish. (A Rife is the local name given to a stream in the coastal plain between Ferring and Pagham Harbour). In the mid 1970 the Environment Agency constructed two lagoons along the Rife and created embankments to prevent flooding of nearby properties. The Rife is popular with walkers and in early summer is known for its profusion of marsh orchids. It has been designated a Site of Special Scientific Interest and is home to some rare moths and butterflies.

5.3 Kingston Park

Kingston Park is approximately 11 acres of former farmland that is now managed as a private park for the benefit of the residents of the West Kingston Estate and for other residents of Kingston who choose to make a small contribution towards maintenance of the Park. The park is situated to the east of Golden Avenue, north of Coastal Road, west of Peak Lane and south of footpath 2116. The large drainage ditch running south from footpath 2116 and then east to Peak Lane forms the boundary with open farmland. Other boundaries are formed by the fences of adjacent properties.

West Sussex County Council declared the park a "Site of Nature Conservation Importance" (SNCI) due to the abundance of flora and fauna present within its boundaries.



6 Resident's Views

As part of the consultation on this Design statement, the Parish Council sent a questionnaire to residents in November 2009. There was a good response and in this section we include a number of the comments made to the question "What makes Kingston special to you?"

"[Kingston is] Quiet but within reach of all the sports and amenities, shops, etc."

"Quiet. Near the sea. Feel reasonably safe. No rough areas."

"Rural, but not isolated, if you have a car."

"Peace, quiet, no through traffic. No on road parking. Privacy."

"This area is unique. It has no main road between the sea and residents of Kingston Parish. [It is] an area of outstanding natural beauty, [has an area of] Special Scientific Interest and the strategic gap. A rare jewel in a very busy coastline."

"Very pleasant quiet place to live with charming neighbours and fellow residents."

"Spacious 'feel' to the whole area. Good verge, trees – lovely colours. Well maintained houses."

"Quietness, distance between houses – but having neighbours; tranquillity; sea; the Downs; the trees and fields."

"being next to the sea, having a southerly aspect. Good spaces between the houses. Generous front and back gardens. Not on busy flight paths. Access to the village and Rustington, plus Sainsbury is in easy reach.."

"Unrivalled, unspoilt and beautiful surroundings. The peace and tranquillity of the area only remains so because of the unstinting work of those with similar views protecting it..."

"We still enjoy the open space north of West Kingston; East Preston still has the feel of a village."

"Privacy; Security."

"Unspoilt beach without any kind of commercial 'ice cream cafes'. No parked cars on estate roads or street lighting [West Kingston, Ed.] – makes the area feel different from everywhere else. Most importantly – green fields, trees, and a feeling of countryside so close to home."

Whilst only a selection, these quotes are indicative of the views expressed by virtually all of the respondents.



7 General Design Guidelines

The Parish accepts that Kingston will continue to see new developments in the future. However, the Parish is concerned that the design and location of such developments should be appropriate and sympathetic to the Parish's appearance; we offer the following guidelines to help ensure this. These guidelines are based upon the community's views about the settlement's built and landscape environment. We hope that they will be used to influence the approach that developers, builders, architect and house-holders take when they apply for planning permission, and that they will assist the local planning authority in their response to such applications.

These guidelines are designed to protect the character of the Parish, by

- conserving valued buildings, their features and architectural details
- maintaining boundary walls and hedges
- preserving key views from the Parish to the South Downs and to the Sea
- retaining greens, verges and trees
- avoiding any further erosion of the strategic gap between the Ferring and East Preston

Areas for discussion...

7.1 Sea Level

The geology of the England is such that whilst the north of the country is rising, the south is tilting down at a rate of about 300mm per century. Indeed the tides in southern England have risen by about 1.5m since 1780 and much of this is attributable to the geologic tilt.

With further possible impact of a rise in sea levels due to climate change the Parish must remain aware of the potential threat from the sea and continue to support Arun District Council in their efforts to ensure central Government funding for the upkeep of the sea defences.

7.2 Drainage

The low lying nature of the Parish, the threat of rising sea levels, and the run-off from the South Downs may seem to conspire against the Kingston, but review of the Environment Agency website reveals that Kingston is not considered at risk of flood. According to the Environment Agency:

“Kingston is in an area which fell outside the extent of the extreme flood, at the time of our assessment of the likelihood of flooding. Generally this means that the chance of flooding each year from rivers or the sea is 0.1% (1 in 1000) or less.”

The easternmost edge, marked by Ferring Rife is, however, a risk and it is important that the Rife is kept clear of obstacles to ensure rapid drainage.

The fact that Kingston is not currently considered a risk does not mean that we do need vigilance.

“Flooding can occur at any time and in any place from sources such as rising ground water levels, burst water mains, road drains, run-off from hillsides, sewer overflows etc.”



The fields that surround the hamlet provide a vast and important soak-away for water running off the Downs, and any development in these fields, for example building houses, would increase the risk significantly. Similarly, the change in nature of front gardens to impermeable hard-standing, often seen in urban areas, should be avoided as this too hampers natural drainage. In order to minimize potential flood risk:

- large impermeable surfaces should be discouraged
- water courses, the Rife, gullies and drainage ditches should be well maintained
- front gardens should not be block paved or covered with tarmac

7.3 Sustainability

It is beholding on all of us, as temporary custodians of the planet for future generation, to be sensitive to the use or re-use of resources. The Parish recognises that design is a personal subject, and the use of materials is a choice for each of us. What we encourage is the use or re-use of sustainable materials and resources where possible.

7.4 Roads

Kingston is a small Parish with only a few roads. Most are maintained by the individual Residents' Associations. These should maintain their existing character with wide verges, and houses set well back from their boundaries to maintain the open, yet secluded feel of the Parish.

It was made quite clear in the Residents' responses that the openness afforded by the roads, their wide verges, and the avoidance of on-street parking contributes greatly to the nature of the area.

7.5 Trees

The Parish of Kingston is fortunate in having many mature gardens and open spaces with mature trees and hedges.

The Parish Council will make every effort to protect mature specimens as part of the character of the Parish and a haven for wildlife. The Parish Council does note, however, that there will be occasions where diseased or dangerous specimens may need to be removed. If trees do have to be removed, then every effort should be made to replace them.

7.6 Twittens

Twitten, in the Sussex dialect, is a narrow path between two walls or hedges. For example, small passageways leading between two buildings to courtyards, streets, or open areas behind are defined as twittens.

In Kingston we have a number of twittens running from Coastal Avenue to the Greensward, and from Gorse Avenue to the Greensward. In general these twittens are not public rights of way, they are however, the primary routes for parishioners to gain access to the Greensward and foreshore.



Access must be maintained, but that access should be limited to walkers in order to prevent damage to the Greensward.

7.7 Neighbourliness

A primary amenity of the Parish is neighbourliness. Though the houses are predominantly detached, and somewhat secluded it would be easy to forget that the Parish is also a Community and that we must be careful to maintain good relations with our neighbours. Some items that should be considered include limiting noisy building activity to weekdays, and to core hours of 8 a.m. to 6 p.m. wherever possible; ensuring that TVs, radios and sound systems are not disturbing neighbours; ensuring that visitors do not block neighbour's driveways; not allowing bonfires after 6 p.m.; not setting off fireworks after 11 p.m.; and warning (or inviting) neighbours if you are planning an outdoor party.

7.8 Parking

Most of the houses in the Parish have substantial driveways and wherever possible visitors should be encouraged to park on the driveway. If parking is necessary on the roads, it is important that the vehicles do not encroach on the verges as this does damage to the verge and makes it difficult to maintain. New developments in the parish should, wherever possible, allow for parking within the boundaries of the property.

7.9 Building Density

Kingston has a very low housing density. It is one of the most significant contributory factors in the overall ambience of the hamlet. It is considered most important to maintain this.

This theme was reinforced time and time again in the responses from Kingston's residents.

7.10 Roof Height

Another feature of Kingston is that all of the dwellings (except the ancient water tower in Seaview Avenue) are essentially single or two storey constructions with a ground floor and first floor (some may also have rooms in the loft). This similarity in scale creates a sense of unity and is considered a significant characteristic of the area and any attempt to raise the height of existing buildings, or build new taller structures will be resisted as out of keeping with the area and an imposition on the neighbours.

New development must be in scale with adjacent buildings, take account of the ridgeline of existing structures and be of a size that does not dominate the surroundings, or the wider Parish.

7.11 Design

Design is a personal statement. What is seen as magnificent by one person may be an eyesore to another. In maintaining the character of Kingston, yet allowing it to develop, it is important that we continue to embrace exciting new designs - but recognise and resist when they are patently out of



keeping with the area. Kingston is a seaside Parish and as such sees a wide diversity of villas and bungalows of many different styles. However, we must consider how a design will sit in its environment and whether it enhances the rich designs that line our streets or whether it is potentially an unsightly or inappropriate addition.

When designing and planning a new building for Kingston it is sensible to meet with neighbours and discuss the design to ensure that they support the project when it goes before the planning authorities.

To ensure a new design is in keeping with the Parish you should

- perform a thorough site appraisal so that the design is appropriate in size, is sensitive to the location, and respects the context of adjacent buildings
- maintain the building line
- make provision for parking within the boundaries of the property
- maintain a good separation from the edges of the plot in order to retain the spacious feel of the Parish
- use materials that are appropriate and sensitive to the location
- demand high standards of design and workmanship
- avoid obtrusive lighting to minimize light pollution and nuisance, but recognise that exterior lighting can be a crime deterrent

7.12 Materials

The salt-laden winds contribute significantly to the wear and tear on the fabric of the buildings and gardens of Kingston. This is one of the most significant considerations in your choice of external materials. Poorly considered material will rapidly decay if not regularly maintained.

7.13 Extensions and Alterations

Alterations and extensions should retain and enhance the condition and character of the existing building. This means that such extensions or alterations should:

- not erode the character of the area
- not alter frontages to the detriment of the street scene
- enhance the building and its surroundings, maintaining form, and style
- materials should reflect the current character of the building
- remain in keeping with the original scale and proportion of the original building
- ensure that important features of the original building are not lost



8 Looking to the Future

Kingston is fortunate in not suffering unduly from serious crime or vandalism. However, occasional domestic burglaries and minor vandalism does occur. The appointment of local a Police Community Support Officer is helping to focus on these crimes and improve matters for Kingston. Kingston also has an active Neighbourhood Watch network and an email alert scheme. For current details of the Neighbourhood Watch coordinators, please contact your Parish Council or Resident's Association.

8.1 Energy

Kingston, like other Parishes, is supportive of the need to conserve resources and optimise its use of energy. Planning with this in mind is particularly important when applications are made for new buildings or conversions of existing building. Equally, existing householders can be encouraged to use energy efficiently.

Renewable energy can be generated in communities like Kingston in a several practical, yet unobtrusive ways which will not be detrimental to overall amenity of the Parish. The move to free-up planning controls on domestic turbines, solar photo-voltaic panels and solar water heating is to be welcomed as long as strict guidelines are observed.

8.1.1 Photo Voltaic Panels and Solar Water Heating

These are perhaps the easiest routes to renewable and environmentally friendly energy. Voltaic panels, it is claimed, can generate 25% of an average household's annual electricity directly from sunlight and surplus electricity can be sold back to the National Grid. New roofs, e.g. on house extensions, are eminently suitable for such a system. Panels are typically composed of a number of small tiles fitted together to form a unit of varying dimensions. Tiles with the appearance of Welsh slate can be obtained, which would be appropriate for some properties in the Parish. Panels should be sited without harming the character and appearance of the buildings.

Solar panels for heating water using the sun's energy are either evacuated tube collectors or flat plates, usually black in colour. Both are designed for installation on south facing roof slopes. Their installation should be subject to the same planning safeguards as photo-voltaic panels.

8.1.2 Domestic Wind Turbines

In general these devices are not recommended as the Parish is concerned that the limited benefits do not outweigh the cost of destroying the visual and peaceful heritage of the Parish.

Turbines have been hailed by some as significant potential contributors but the Parish recommends that marketing hyperbole is not mistaken for scientific fact. A case in point is that:

“power planning authorities, when factoring in the contribution that wind makes to the grid, only assume that an average of about 10 per cent of theoretical output will make it to the grid during peak times.”



ERCOT (The Texas power grid) used the same capacity factor of 10%. They recently dropped that number to 1.9%”

Wind speeds may be a limiting factor and interference from nearby buildings and trees can significantly impair the performance of a wind turbine (the National Windspeed Database maintained by the Department for Business Innovation and Skills identifies the average windspeed at 6.1 metres/sec in the Parish – at a height of 10 metres).

The turbines must be compatible with the landscape in both scale and positioning (i.e. they should not intrude on the skyline) and should not generate noise or vibration nuisance for neighbours. Careful planning, professional advice, and consultation with the Parish is therefore an important requirement.

8.2 Water Recycling

The Parish is in a particularly dry area of the country, and conservation of our water resources is important.

A number of schemes allow rainwater to be harvested from roof areas and hard standings and stored in tanks for later use in irrigation, laundry, wash/hand basin water supply and so forth. One example is used to run a garden irrigation system driven by a small solar powered pump.

There are also grey water recycling schemes that collect and filter the water from baths and showers to be re-used for flushing toilets.

8.3 Waste Disposal

Kingston currently benefits from Arun District Council's recycling policies, but there is no doubt that greater efficiency could be obtained. Disposal of garden waste into land fills is already minimized by the Council's composting scheme; local schemes could aid disposal and reduce the energy costs involved. Care must be exercised in the choice of method for, and the frequency of, collection of refuse, in order to avoid unsightly accumulations of bags or bins. For example, the Parish's rural location does mean that foxes and magpies are a frequent cause of refuse bag destruction and proximity to the sea sees scavenging from gulls.

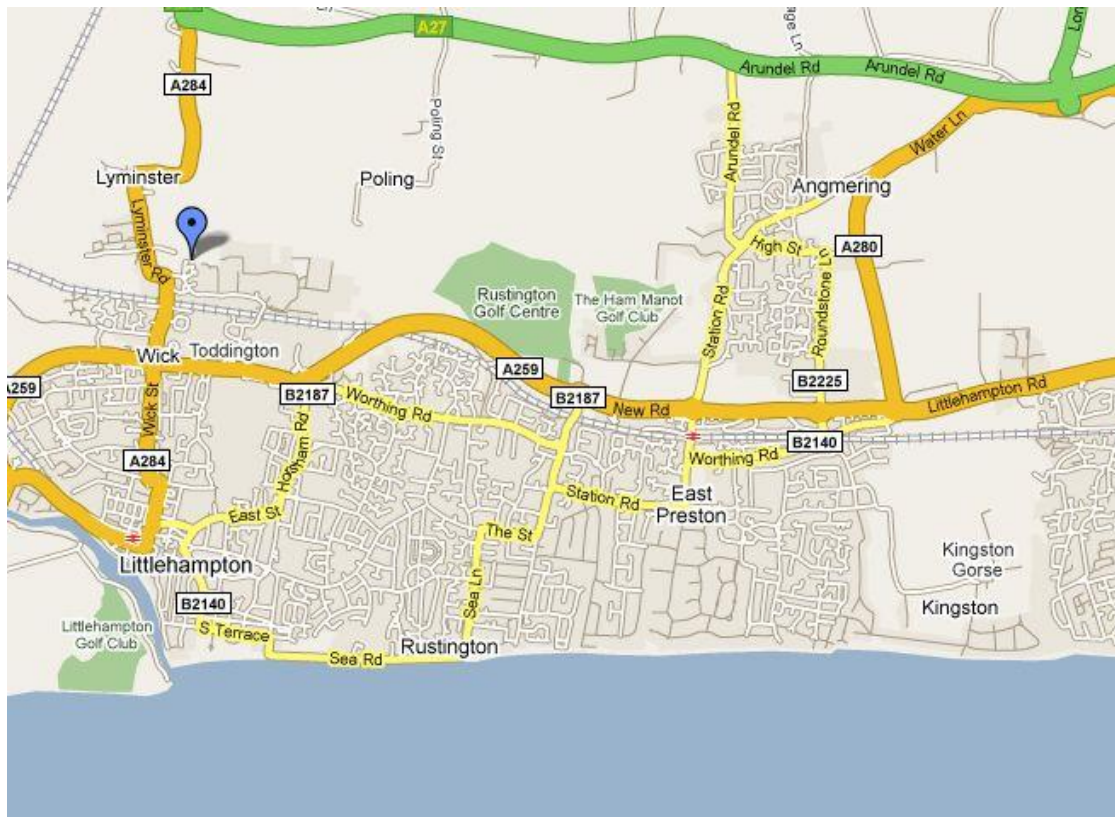


Figure 20 Civic Amenity Recycling Centre

Residents of Kingston can use the Civic Amenity Recycling Centre near the level crossing at Wick.

8.4 The Sea

Erosion and sea cleanliness; whilst the sea does not fall within the remit of design, it is however an important component in the life of our community. The Parish Council will continue to monitor the erosion of sand from our beaches (we have already been in consultation with the Crown Estates on this subject) and will also seek to obtain regular checks on the cleanliness of the sea off Kingston.



9 Consulting Residents

What do the residents care about? The Parish Council sent a questionnaire to all households. The Questionnaire asked the following questions:

9.1.1 General Views

Everyone has different views about the area in which they live. These next few questions are designed to try and get a general feel from the residents regarding the Parish of Kingston.

What Makes Kingston special to you?

Everyone has different views about the area in which they live - we are interested to understand what makes the Parish special to you (Just a short paragraph - not an essay! You won't be marked on your response.)

A collection of the answers to this question was included in 6 **Resident's Views** on page 20.

Are you in favour of more, or less planning control? *

The Government is frequently changing the Planning Laws and the Parish Council try to maintain a sensitive but pragmatic approach to this, but what do you think?

50% said they felt it was about right

25% said there should be greater control

9.1.2 Parish Council and Planning Applications

The Parish Council have strenuously protected a number of principles over the past ten years. In this section we would like to solicit your views on these issues which may have a significant impact on the Parish of Kingston

The strategic gap (open land) between Ferring and East Preston is important as a Site of Nature Conservation Interest, a vital part of the flood plain, and an essential part of the rural nature of the Parish. *

The Parish Council have defended the strategic gap against any encroachment; the Government have now removed the designation of "Strategic Gap" and this may open the possibility of development, we need to understand whether this gap is important to you.

The response to this question was almost unanimous, only one response indicated that it was not a priority all the other responses strongly agreed that the Strategic Gap should be maintained and protected.

Do you think it's important to maintain the character of properties when they are undergoing alterations or being rebuilt?

What are your thoughts on infilling? *



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Infilling - for example building between existing properties or in the gardens of existing properties - obviously changes the housing density of the Parish

67% of responses indicated that infilling should be resisted

33% believed there may be some cases where infilling may be appropriate (i.e. between properties, but not in gardens, or where sufficient gaps exist).

What are your thoughts regarding the height of new developments, extensions, or house modifications? *

In general most houses in the Parish have one or two stories, perhaps with a loft conversion.

57% of responses said that the existing two story limit should be maintained

24% of responses said that as long as the views from other properties were not affected, then it should not matter

The remaining views were non-committal.

Should the Parish Council continue to resist efforts to create an East-West cycle path across the Parish *

Attempts have been made by West Sussex County Council to create a cycle route through Kingston using the Greensward or the Ferring-East Preston footpath

12% said that cycles should follow the existing route through from Ferring

18% said they should be allowed along the Greensward on special cycle paths

54% said there should be NO cycle path along the Greensward

The remaining responses were neutral

The Parish Council believes that maintaining the existing character of Parish, whilst allowing it to evolve is important *

How important is the existing character of the Parish to you

76% said this was extremely important

21% said it was very important

3% were neutral

Are there any restrictions that you would like to see applied to planning proposals?

This is an opportunity to provide some additional guidance that we should consider when the Parish and the District review planning applications.

The following is a collection of the responses received:



"A careful watch on how properties are used needs to be kept to ensure that if for example large garden buildings are allowed that their use does not gradually become commercial."

"Disallow building up to or near the boundary (8 feet?); height of new builds/improvements not to exceed height of the neighbours'."

"Infilling would destroy the character of the neighbourhood, as would tall buildings but frankly modern buildings, if sympathetic and well built (many buildings from the 60s in the parish are an eyesore & badly built) should be considered sympathetically."

"Additions to properties that cause ungainly balance and upset visual harmony adversely affects the value of adjacent properties."

"The quality of the architecture should be important to us all. Style can be a matter of personal taste but whether the proposals are for traditional vernacular, arts & crafts, or modernist we should try for good quality schemes."

9.1.3 And Finally...

Thank you for taking the time to complete this questionnaire - this section is an opportunity for some additional input

Are there any further comments that you wish to be considered and addressed within the Parish Design Statement

Again, there were several responses, but most re-iterated what has been illustrated in the questions above, for example:

"The gap, if built upon (and the cycle path) would be a total disaster to the whole area, for everyone who lives here and cares for the area."

But there were some additional thoughts for consideration by the Parish:

"Why not insist that new buildings & extensions have to be countered with an increase in native tree planting? We've lost a lot in the area and more native trees would enhance the character of the parish"



10 Historical Miscellany of Kingston

Whilst not featuring in major historical events, Kingston nonetheless has a long history that throws some nuggets of interest to reveal glimpses of its story.

1102	Kingston was acquired by Tewkesbury Abbey. Tewkesbury are likely to have founded the chapel at Kingston. (Under Tewkesbury, the churches of Ferring and Eat Preston both acquired new chancels in the 13th Century).	[Ref: Old East Preston 3 (some historical notes) ; R.W.Standing]
1332	From the subsidy rolls we can identify a shipmaster: "Martinus of Kyngeston - Kingston Poling Hundred - tax paid 2s 0d". In the Middle Ages such ship masters would have built up a substantial trade with the continent. The predominant cargo was wool.	[Ref: Scrapbook of East Preston ; Members of the East Preston W.I.]
1500s	Ships could approach Kingston in deep water in the early days. Kingston Stade and Kingston Chapel are marked on an Armada Map drawn by Peregrine Palmer.	[Ref: Scrapbook of East Preston ; Members of the East Preston W.I.]
1573	The Prebendary passed to the Appropriator, Mr Shelley of Lewes. He had little interest in the church at Kingston. The Church Wardens reported <i>"Our chauncell is in greate ruyne and decay and lyke to fall downe in Mr Shellyes fault of Lewes"</i> .	[Ref: Old East Preston 3 (some historical notes) ; R.W.Standing]
1602	The Church Inspection book reported <i>"The whole Chappell is unpaved the seats are ruinos the covring [the roof] greatly decayed the glass windowes and doores neede mendinge the walles whitinge the allso want a bible a pulpitt and linnen clothes for the communion table"</i> .	[Ref: Old East Preston 3 (some historical notes) ; R.W.Standing]
1626	Stormy weather caused the sea to eat at the common fields and the village itself. A plea came from the Church Wardens: <i>"Our chappell is much decayed and out of repayre by reason of the sea, and now hath wrought away the land in a manner to the very chappell so that is not repayrable. And being allotted to the mother church of Ferring, we most humbly desire order may be granted unto us to take downe the covring and healing of the chappell, which is of very good and large Horsham stone or slate and enable the parryshioners for the preserving of the stone and timber worke for the yearly and continuall benefit of the poore, for suddenly the chappell will be ruinated by the sea"</i> .	[Ref: Old East Preston 3 (some historical notes) ; R.W.Standing]




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1641	The last Church Wardens of Kingston (John Bennett and William Druett) wrote: <i>"Our Chapel is utterly ruined and demolished by the sea, and we do constantly resort to Ferring to service being the mother Church"</i>	[Ref: Old East Preston 3 (some historical notes) ; R.W.Standing]
1671	The village comprised 9 houses. (It remained much the same until after the Great War). The village comprised 9 houses. (It remained much the same until after the Great War).	[Ref: Old East Preston 3 (some historical notes) ; R.W.Standing]
1794	Sussex signal stations were set up and remained in operation until December 1814. A signal station was built in Kingston, at the end of Sea Lane, beyond the cottages now known as North Cottage and Lighthouse Cottage. The orders for the signal stations were: <i>"You are to consider the great objective of establishing these Posts is that no ship or vessel of the enemy shall be able to approach the coast without being discovered"</i> .	[Ref: The Military Defense of West Sussex ; John Goodwin]
1801	The Napoleonic Wars brought fears of an invasion. Plans were made to evacuate the whole coastal region, with "removal of horses and draft cattle beyond the reach of the enemy" along with all the people, to Wisborough Green. George Olliver was the Superintendant for Kingston's evacuation. An evacuation Census records 13 men and 14 draft animals in village, working a 3 crop rotation. All 7 houses recorded were said to have ovens.	[Ref: The Age of the Squire - East Preston and Kingston in the 19th Century ; R.W.Standing]
1805	"Whereas it has been represented... that on Monday 22nd October last, between the hours of eight and nine o'clock in the evening, Thomas Newland an Officer of His Majesty's Customs at the Port of Arundel (accompanied by John Gratwicke Heasman and John Roberts also officers of the Customs) having seized a quantity of foreign spirits on the coast in the Parish of Kingston was attacked by some person or persons unknown, who beat the said Thomas Newland about the head and ill treated him in other respects in a most severe and brutal manner, and after dragging him some distance from the seized goods, forcibly rescued and carried away 4 casks of the said spirits." - A £200 reward was offered.	[Ref: The Age of the Squire - East Preston and Kingston in the 19th Century ; R.W.Standing]
1841	10 dwellings, 45 people	[Ref: Census ; Office of National Statistics]
1851	9 dwellings, 40 people	[Ref: Census ; Office of National Statistics]



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1852	Kelly's Directory records the following 3 entries for Kingston: Henry Slater , farmer Samuel Henty, farmer George Olliver, farmer	[Ref: Kelly's Directory]
1861	9 dwellings, 45 people	[Ref: Census ; Office of National Statistics]
1871	10 dwellings, 27 people	[Ref: Census ; Office of National Statistics]
1881	9 dwellings, 34 people	[Ref: Census ; Office of National Statistics]
1911	13 dwellings, 62 people	[Ref: Census ; Office of National Statistics]
1914-18	<p>Kingston was still a small village at the time of the Great War. Despite this, the men of Kingston did their duty and signed up for their country. Some paid the ultimate price</p>  <p>Remembered on the war memorial at the entrance to Kingston Gorse are:</p> <ul style="list-style-type: none"> • Philip Sadler Candy (Midshipman R.N.). H.M.S. "Monmouth.", who died on Sunday, 1st November 1914. Age 15. He was the son of John Alfred Sadler Candy and Emily Louisa French Candy of East Kingston. • Arthur Charman (Royal Sussex). Private (G/1255) 7th Bn, Royal Sussex Regiment who died on Monday, 6th March 1916. Age 23. Though recently living in Dorking he was the Son of Henry and Emily Charman, a native of Kingston. • Thomas George Braden (Royal Fusiliers). Private (27504) 9th Bn., Royal Fusiliers who died on Friday, 4th August 1916. Age 21. He was the son of Charles and Susan Mary Braden, of Kingston • Frederick John Bone (Royal Sussex). Private (L/10807) 7th Bn., Royal Sussex Regiment who died on Wednesday, 25th July 1917. (Note: incorrectly recorded on the memorial 	[Ref: Commonwealth War Graves Commission]



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	<i>as Frederick George Bone – to be rectified when the memorial is next refurbished)</i>	
1934	George Black was designing a house to be built from stone transported from the North of England. It was set in half an acre and built along the lines of a medieval castle complete with turrets and a moat. He commissioned stained glass windows depicting clowns (based on the Crazy Gang). George Black shunned the show business parties and was reclusive when "off duty". He was happiest in his elaborate gardens where he grew giant chrysanthemums and rare orchids behind the fortress-like walls of his house.	[Ref: <i>The Crazy Gang</i> ; Maureen Owen]
1934	Kingston Gorse had become popular with stage people. The Knox's were building their own house (Porchways). The Nervos already had their house (Durban - just outside the gates of Kingston Gorse) which they bought from Bud Flanagan who had just moved to Ferring.	[Ref: <i>The Crazy Gang</i> ; Maureen Owen]
1940s	When George Black died, Billy Butlin bought his house for his wife	[Ref: <i>The Crazy Gang</i> ; Maureen Owen]
1943-45	Part of A Squadron, occupying the house of a famous man of theatres at Kingston Gorse, lived among stained glass, a shining cocktail bar, sunken baths and garden fountains. Other people of the stage whose homes were here became the regiment's friends, notably Nervo and Knox, who renewed acquaintance months later when they were making the Second Army laugh in Holland.	[Ref: <i>The Scottish Lion on Patrol - Being the Story of the 15th Scottish Reconnaissance Regiment 1943-46</i> ; Captain W Kemsley & Captain M R Reisco]
1953	SQUADRON Leader Neville Duke yesterday broke the world air speed record in his Hawker Hunter. He did it on both attempts, one in the afternoon and one in the evening. The figures were achieved on the second flight over the three kilometre course off-shore between Rustington and Kingston Gorse, Sussex. The average was 727.6 mph. The speeds on the required four runs over the course were: 716.7 mph, 738.8 mph, 716.5 mph, and 738.6 mph.	[Ref: From the <i>Evening News</i> , September 8, 1953]
1998	Kingston Parish Council is created.	
2008	Kingston Parish Council celebrates its ten year anniversary	
2009	Parish Council prepares first draft of Parish Design Statement	
2014	Parish Design Statement is adopted as a support document for the Kingston Parish Neighbourhood Plan	



11 Document Change History

Date	Version Number	Changes
September 2009	V1.0	Initial version for distribution to Parish for comment.
31st October 2009	V1.01	Correction of Typographical error
15th May 2011	V1.02	Modifications after consultation with Parish and with Arun District Council
1 April 2014	V1.03	Modifications in line with the Kingston Parish Neighbourhood Plan

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