

## Neighbourhood Plan Housing and Design

### Halnaker as I see it with a little history by Martin Welsh

Halnaker is a small village about four miles north west of Chichester on the Old Roman road called Stane Street, on the road number A285. This road has been recently named as one of the most dangerous roads in England. In May 2015 it has a 40mph speed limit but after much discussion our parish council has been able to get this down to 30mph which is hoped to be in place by the end of this year. As you approach the village, on your right hand side you will see a pair of Duchess cottages owned by the Goodwood Estate and rented out to workers of the estate, built of flint. Now I say flint but in Halnaker we have possibly four types of styles in flint work, these two cottages being built in the COBBLE WORK style with red brick corners, window and door surrounds and with a clay peg tile roof on gable roof design and painted barge boards, each cottage having a good sized garden for growing vegetables and off road parking. Now as we get up closer to the village just before the conservation area on our right hand side we will see partly hidden behind a laurel hedge a bungalow standing in possibly half an acre of ground. This piece of land was given to Mr Launder by the Duke of Richmond (when Mr Launder had worked for the Duke before the first world war), but on his return at the end of the war he had lost an arm in battle so the Duke said as he had done his bit during the war he could have this piece of land and grow fruit trees and vegetables etc., which he did and supported his family for the rest of his life. The bungalow was built on very limited means with peddle dash walls and a slate roof. The bungalow is still owned by Mr Launder's Grandson so has now been in the same family for one hundred years. Now as we move closer to Halnaker cross roads on the right hand side tucked behind a beech hedge and now within the conservation area we will see a house built only thirty five years ago by myself (Martin Welsh). Also on the same plot is a large single storey barn or stable block. This piece of land was the original Blundens Coal yard in Halnaker selling coal/faggots/etc. My wife and I took ownership of the land and barn and with the permission of Chichester council I used the barn as a Carpenters and joiners work shop. To get this permission I had to build my house on the site and so live and work on the same plot. The barn, which would have stabled the horses that were used to pull the coal wagon, is built entirely of red brick and blue headers with clay peg tile roof all of hip design on all corners. We built the house with a flint red and blue brick frontage with other elevations in brick work, the windows I made of exactly the same size

and style as the Duchess cottages in the village, and the front flint elevation is FIELD FLINTS RANDOM LAID which I gathered from local fields. The roof has clay peg tiles with bonnets on the small hips which are of barn end style (not full length hips). I had found a pile of knapped flints at some time and so I got Noel my bricklayer to form a cross in the north end of the house with these flints. Also on this plot is the original brick built under ground water tank which all of the rain water from the barn roof goes in via gutters and down pipes. It is about eight feet deep and eight feet square with a wonderful brick vaulted roof. The water from this tank was pumped up with a old wall hand pump to water the horses as there was no mains water in those days (I still pump water from this tank today with the old hand pump - ideal for the garden and saves on the water bill.

Now on the left hand side of Stane Street we have what is now THE OLD STORE GUEST HOUSE now well known Worldwide as the Guest House to stay in with so much going on at the Goodwood race track/ Goodwood Horse races and such lovely country side, an Ideal position for all ages and interest who come and stay. The Old Store is run by husband and wife team Patrick and Heather Birchenough. The Old Store is a large impressive building built on the front elevation of red and blue brick with box sliding sash windows and gable end dormer windows in a peg tile roof. On the east end of the house is a lower roof lean to which was the Old Bake house. Bread was made and delivered locally right up to the late 1950s from this bake house and the original ovens are still in place. Now the rear elevation of The Old Store is built of flint and red brick corner/window/and door surrounds. The flints are laid coursed natural with sash windows similar again to the Duchess cottages. In the car park is an original well. As to be expected, this is a Grade Two Listed Building. Now we are at the Road Junction well known as Halnaker Cross Roads. At this point you can turn left into Redvins Road and right behind the Old Store you will see a cottage built over 200yrs ago by prisoners of war of Flint. Now this flint work is of the highest quality and is called GARRETED or GALLETED flint work. you will see that even the corners of the building are Knapped Flints and around the windows are also knapped (some windows have been put in at a later date, these you will see brick work around and are not original). On this cottage is a lower pitch roof with a welsh slate covering which is typical of cottages built at this time in the area around the estate and on the lodges at the entrance gates to the estate. This cottage is a Positive unlisted building. Now to the right hand side of Redvins Road branches off a small lane called Park Lane which leads up to on the left Park Cottage, a flint and slate roof building which is actually in the area of outstanding beauty. This

building is a Positive unlisted building. And on up to Halnaker House, a large Grade Two Listed building, and Oak Cottage, another Positive unlisted building, and then up to Halnaker Park which is a lovely area with ancient chestnut trees which I think are about 400yrs old. As you go up Park Lane on your left hand side you will see a wonderful flint wall about eight feet tall built again by prisoners of war some 200yrs ago in top quality GARRETTE / GALLETTE Flint work. This wall goes around much of the Goodwood Estate. Follow this wall up through the park and at the end of the track you will see in a dip Halnaker Park Cottages with barns around the back. Richard and Jill Hunt have restored these cottages into one now over many years. Jill is a very good artist and sometimes will hold an exhibition of her work in the barns well worth going to. While you are here look up high to your right you will see the remains of the famous HALNAKER HOUSE RUINS which are in the garden of the very large house you can see which has recently been built by the Beck family. Go back down the track and back into Park Lane there is a small estate of 12 bungalows and houses built in the 1960s for Goodwood Estate retired people, built of brick and tile roof all with good sized gardens but no garages; when they were built not so many people owned cars. Now go back to Halnaker Cross Roads. The road on your right hand side going south goes down to the village of Boxgrove. This road is called The Street. It has a 30mph speed limit and will take you through Boxgrove and onto the A27. Boxgrove has a lot of interesting buildings etc but not dealt with at this time by me.

Now back to buildings on your right hand side is a unmade track which goes up to the present coal yard still called Blundens but not now owned by the Blunden family. To the right of this track is a public footpath which is a VERY IMPORTANT asset to the village of Halnaker and Boxgrove. Myself and Mike Hall when we were on the parish council started a program to maintain the foot paths locally. I asked Mr John Dixon who I knew for a cost to cut the paths on a regular basis. That was some 25yrs ago and Mr Dixon is still doing the job, paid through the parish council. We are very lucky to have this network of paths and we must see we keep them at all costs and improve them whenever we get a chance and the money to do so. Now going back to buildings back on the cross roads on your right hand side is a Duchess style cottage No 38 but built of all brick under a clay peg tile roof which again has gable ends with painted barge boards. This property is owned again by the Goodwood Estate and rented out to private people (not estate workers) and is a positive unlisted building. On the left hand side of the road behind a high beech hedge is a plot of land that

once formed part of the field that the Goodwood houses in park lane were built on. This is owned by my wife and I (Mr and Mrs Martin Welsh). We hope to build a one bedroom home on the plot at some time as we have now retired and want to stay in the village and sell our larger property on the other side of the road. It is important to us to stay in the village we have been in for the last nearly 50yrs as we have all we need here, a bus every 30 minutes right outside of our door, a local shop, a pub, a local village hall and church and lovely foot paths and walks in the country side. On this cross roads we the local people look after and mow the grass and keep it looking tidy. Mr & Mrs Birchenough keep around the south side of the cross roads tidy, I do the grass in front of the plot we own, Mr Mick Cooper of No 1 Park Lane keeps tidy around entrance to Park Lane and Mrs Lomas keeps tidy all up Park Lane alongside the lovely flint wall and Mrs Cole keeps the road tidy at the top of Park Lane around the Goodwood houses. Her husband Mr David Cole (or Ginger) died recently. He did a lot of looking after the area so myself, Mr Cooper and Mrs Cole have planted a copper beech tree in his memory next to my plot on the cross roads . Moving on next to my plot is Jasmine Cottage and Rose Cottage, a pair of cottages that have recently been restored. These cottages were a while ago one cottage called Rose Cottage which was converted in the 1970s from two cottages in to one. Sadly at that time it was more important to modernise and not keep the original character and at this time the rear of the cottages were extended for space with no regard for the original cat slide roof and low level elevations, now lost forever, but the front of the now pair of cottages has remained pretty much original other than the leaded windows. these are built of random flint and red brick under a clay peg tile roof. the only original elevations of this property are the front east and end south elevation which still shows the form of the cat slide roof. This is a grade II listed building. Opposite these cottages is the village Blacksmiths shop which is owned again by the Goodwood Estate and rented by Mark Clark. The Blacksmith, Mark, does not shoe horses as would have been done in this work shop many years ago but he does make some amazing metal items, gates/railings/furniture inside and out. He will repair farm machinery. If it's made of metal Mark will sort it out. When I was running my carpentry and joinery shop he would pop over and give me a lift to turn a staircase and I would go over and give him a lift with heavy gates etc so it worked well. Mark is also a very amusing man and rides point to point in his spare time so a bit mad as well (in the nicest possible way). His work shop is a positive unlisted building as it has had many alterations over the years. It is of timber construction with black weather boarding covered in black tar painted on a hot day with a clay

peg tile roof, all hipped corners on the roof. The work shop still has the original stable door and only the other day Mark pointed out to me a lump on the top door and asked me what I thought it was. As it is covered in years of tar I did not know so he told me it was the paw of a fox. The Goodwood Hunt would have nailed it on there many years ago possibly 200yrs ago, for luck. Horses from the Goodwood Estate would have all come to this Blacksmith, cart horses and hunt horses. Further up this little lane on the left is a pair of flint and red brick cottages known as Sunny Side Cottages. These are privately owned and are positive unlisted buildings. In the first of these cottages live Mr Peter Perry and his wife. We call him the Mayor of Halnaker as he has lived in Halnaker longer than any other person. He can tell jokes all day long, a very funny man indeed. Then at the end of the lane is a nice brick built cottage owned again by Goodwood and rented out privately for many years. A good friend of everybody in the village lived in this cottage, his name was Frank Bond and he was a Game keeper on the Goodwood Estate. He was a very good cricket player and sports man until one day a gun went off and poor Frank lost the sight of both eyes, so he was unable to be a game keeper from that point, but he used to help another old character in the village, Mr Len Mcarthy, who was the Local Carrier and who lived in Halnaker. As Frank was a big and strong man he could carry the other end of a piece of furniture and just follow Len with a little instruction and every day with his guide dog he would walk up to The Home Farm, rain snow and blow, to feed the farm cats. If you went to the farm you rarely saw a cat but soon as Frank turned up they all rushed out to meet him as they had trust in him over many generations.

Back out of sunny side lane on to Stane Street on the right hand side we have right on the pavement a positive unlisted cottage No 39, again in flint and brick with a peg tile roof and once again owned by the Goodwood Estate and rented out privately. These cottages have large gardens and can be got to by going up the lane to the coal yard for parking cars etc, then next to them on the right again another pair of Duchess cottages of flint and red brick under a gable end roof. Some areas are coarse natural flint work. Each house has an outhouse built again of brick and flint. These two cottages are listed. Next to them is another cottage with a pebble dash finish painted. This is not listed. Then as we are still on the right hand side of Stane Street we see The Anglesey Arms Public House, a two storey Georgian building which sits back from the road with a large car park on its eastern side. This building is of brick work construction and boxed sash windows with a clay peg tile hipped roof. This public house is owned by the Goodwood Estate and rented out and has changed very little inside since the

Parker family owned it during the II world war. Mr Harry Parker lived in the next house called Green Fields which he had built along with a barn to house his cows, which he and his wife milked and made cream from. I still remember he would walk the cows up to a field opposite Tinwood Lane each day bringing them back later in the day to milk this would have been in about 1975 - not so much traffic then and nobody took much notice then other than the cow pats on the road and Harry would have taken little notice of a complaint anyway .

On the left side of Stane Street opposite the Anglesey Arms is Old Forge Cottage, now painted white with a porch that stands right on the pavement. A pretty little cottage with a good size garden, the former Blacksmith Dave Stephens lived in this cottage with his father Jack Stephens who was the Blacksmith for many years. This cottage is privately owned and is a Listed Building Grade II.

Now still on the left reaching from Old Forge Cottage up to Halnaker Cottage is an excellent flint wall which a few years ago was made about 18ins higher but it was very well done and the average person would not know it had been made higher. This wall encloses the garden of Halnaker House.

Then you get up to Halnaker Cottage, which is a Positive unlisted building. Once again very close to the edge of the pavement, it is a pretty cottage with timber clad building to the right for garages now.

The next property is Broadlands House, a Listed Grade II listed House, I'm not sure why its shows the whole property as listed as the main building is very modern construction but it does have a very old thatched section with flint walls. In the garden of Broadlands was once a cottage that was hard on the road. This was the Old Post Office but sadly it was knocked down, possibly it was too close to the road. I have a photo of the Old Post Office I will try and copy. The next cottage on the left is Pear Tree Cottage which is a Grade II Listed building and is hard on the pavement.

Opposite Pear tree Cottage on the right is Crockfords, a Positive unlisted building, once again a pretty little cottage that has now been rendered over the flint and painted (the trouble with the old flint walls was they had a lot of lime in them which was very porous over the years and driving rain would soak through the wall and cause so much damp. Today we could newly re-point the flint and use a water proof solution and so keep the flint appearance) Crockfords has a lovely enclosed garden now looking over grape vines. Still on the right hand

side we have another pair of Duchess Cottages, the first one is No 49 with the usual style of coursed flint work with red and blue brick headers, gable peg tile roofs with original style windows. This pair are Graded as Listed Grade II as they seem very little changed since they were built. These are owned by the Goodwood Estate and are rented out privately. If you recall I mentioned Mr Len Mcarthy, well he lived in the furthest cottage (when my wife and I were first married we bought No 1 Adelaide Cottages for the sum of £2.200 freehold) and I would do odd jobs for Len and his wife as they were getting on a bit, sadly. There were some nice timber clad and brick single storey barns at the end of his garden and a very large tin shed which was his storage area for his carrier business. Rather than restore them at the time Goodwood Estate removed them, a real pity as they had a real country charm. Len kept his pig in one of them in the early days as most cottagers had a pig in those days.

Opposite on the left hand side of the road and standing well back from the road is another pair of Duchess Cottages. I'm not sure why they were built so far back off the road, not that is a bad thing now with the traffic the way it is. Once again they are Listed Grade II as not much has changed on them over the years (In the right hand one lived a Mr Jasper who was a painter a decorator for the Goodwood Estate, and a very good decorator he was, so much so that he was always called to decorate the Dukes private rooms. Well one winter he was taken very ill and confined to his bed. In those days The Duke and Duchess were very caring of the staff that they employed and the Duke took it on himself to visit Mr Jasper. When he arrived Mrs Jasper showed the Duke up the stairs to the bedroom as Mr Jasper was still in bed. After asking how he was and when would he hoped to be back at work The Duke as he left congratulated Mr Jasper on his choice of wall paper which was the finest quality French wall paper and exactly the same pattern as he had in his own bedroom back at Goodwood House, how amazing was that? I bet the Duke had a grin on his face when he went down the stairs.

Now still on the left we come to Veronica Cottage, possibly the oldest cottage in the village but once again has been rendered all over to keep out the weather. I remember some years ago when we lived in No 1 Adelaide Cottages the south end wall collapsed and you could see why. Behind the flint face was filled with chalk which soaked up the water and froze and expanded causing the collapse so this end wall was removed. New footings were put in and it was rebuilt in hard

bricks and rendered again; pity flint was not used at the time, I expect cost was the problem. This Cottage has a huge and long back garden. Next on this list is Adelaide Cottages, a terrace of five cottages very cheaply built with only nine inch solid brick walls under a slate roof, small front gardens and a side way so you passed by other back doors when you went round the back, then on the back about eight feet from the back of the houses was an outhouse that stretched the length of the cottages. This was your toilet and bathroom, very basic! When we moved in the house No 1 Adelaide Cottages, which was two up and two down, with the outhouse as our bath room and toilet and shed complete with running rats round the eaves, but it was all we could afford and we were young so we had time to get it right. The layout of the gardens was very strange, ours was some way away from the house up a long garden path we all shared. No 2 was owned privately and 3, 4 and 5 were owned by Local Farmer Mr Michael Langmead and used as his farm cottages. They are still owned by the Langmead family and rented out privately. (One more story, a couple of years after moving in to No 1 Adelaide Cottages we thought we would change the kitchen wallpaper. It was one of those vymura type you got hold of the edge and pulled it off with care. A whole sheet came off in one! Well, in No 3 Adelaide Cottages lived Barbara and Ivan Standing. I had only just started peeling off the paper when Barbara came round. Now they was like us, not much money about. When she saw me peeling off the paper she sent Ivan round to take it from me and she pasted it onto her kitchen walls. She said she always liked that paper! We still have a joke about it, even now they still live in No 3 Adelaide Cottages). In those days we had a nice view from Adelaide Cottages as the fields were farmed and the deer and foxes would wander about in the fields, it was nice to see them. At the end of Adelaide Cottages is the end of the conservation area.

Over on the right hand side is Tinwood Lane which leads up to a cottage in the woods called Keepers Cottage, and now we have a Mr Tucker in a new house up the lane. Mr Tucker started by growing lettuce, now he has changed over to growing vines and making Tinwood Wine. He keeps it all very tidy in the fields etc and people come from miles around for the wine tastin . Also in Tinwood Lane we have The Folly, a large house built I think by Mr Pat Stride, the estate agent in Chichester, who lived there for many years with his wife who was a very clever sculptor in bronze.

Now back on to the Stane Street on the left side is a pair of modern cedar wood clad houses. The first one is called Stanefield and the next

one is No 51 Stane Street. They have been built on the site of a very old thatched cottage which was very close to the road and in bad repair. They have good sized gardens and lawn areas with a lovely view at the back into the open field and the very important Devils Ditch, an area which is really good cover for wild life as it has large hollow trees and ground cover which is ideal for wild life to retreat to.

Now still on the left side tucked away behind a hedge is The Lodge, a small cottage with a small paddock. This lodge cottage is the gate lodge alongside the road that leads up a long track or road to a large house on top of the hill, which was designed by the famous architect Edwin Lutyens 1869-1944, known locally as the Mansion and now owned by one of the Langmead Family (local farmers).

Another house was on this hill top as well. It was a large house with lovely gardens built by a Mrs McGrath (I think possibly less than 75yrs ago) later lived in by Major Gardener and his wife who were very nice people indeed. The Major was unable to get about much in later years but when my son was in the Boy Scouts in Boxgrove I would go and see the Major who would ask me in for tea and biscuits and would want to know all about the scouts and the village people, all the local news. When I left him there would always be a generous donation for the Boxgrove Scouts. He was a real gentleman who a lot of local people had great respect for. Since that time and two more owners it has been knocked down and a magnificent new house built in stone, flint, red brick and red clay roof tiles. Mr Beck has had the house built and when he could he used mainly local crafts men. Mark the blacksmith from Halnaker did a lot of iron work for him. The stone and flint work is perfect, only the best Garretted Flint work. While we are at this spot on the hill in the gardens of this magnificent house you will see the famous remains of HALNAKER HOUSE, once the property of the Duke of Richmond.

Back down the track to Stane Street again just the other side of the track is a pair of modern cottage built by Mr Langmead for farm cottages, then lying set back off the road another pair of Duchess Cottages now privately owned. A little further along the road another pair of Duchess Cottages with small front gardens, once again privately owned, then right on the brow of the hill still on the left is another pair of old cottages that are privately owned. They stand up on a bank and have nice views over open farm land at the back.

Now before we leave the top of the hill we have on the right side of the road a newly built estate called Oakford Park, consisting of mixed housing, some privately owned and some rented. This estate was built on the site of Webb and Webbs chicken factory so was a brown field site I guess. Some local families have moved from Goodwood houses into the rented ones here as they are nice and modern and some have moved from council owned properties in Boxgrove.

This was a lot of houses for Halnaker in one go but it seems to work okay, the children go to school at Boxgrove etc. (I think the developer should have made more open space for the children and a few areas for gardens).

Now we are going down the hill and soon will be out of Halnaker but on our left is Warehead House, a large Georgian house set in a very nice garden. At the rear of the house and joining the house is Warehead Cottage. This is the house my wife lived in with her mother and two sisters, having lost her father who was in the R.A.F. at Tangmere. He was the last R.A.F. Serviceman to be buried there in 1959.

A little further on you go down a track that leads to Warehead Farm. Most of the buildings in the farmyard are now rented out to small firms carrying on their trade, that all seems to work well.

Now you come back out of the farmyard and go up another track to the left of Stane Street. You are now on the Roman Road and on our right side you will see a very pretty cottage and very old. I have an old photo of this cottage when it had a thatch roof and Stane Street was just a mud track. Before you go up this track look to your left, you will see an amazing cottage called Mill Cottage, once again very old indeed. It has a large barn in the garden. Mr Langmead lives in this house. I have been in this house some years ago when Mr Stent lived in it. He was Mr Langmead's grandfather and very nice gentleman he was. I guess the miller lived in this house many years ago when Halnaker Windmill was working. Over to the far left are two more very nice modern cottages, the left is Mossatt House and the other Mossatt Cottage.

Should you want to see the famous HALNAKER WINDMILL carry on up the Roman road or track past the Halnaker chalk pit, bear left and at the top of the hill you will see what Halnaker is famous for; THE WINDMILL .

## **Open Spaces and Trees**

The long thin nature of the conservation area, based on the Petworth Road , means that the road itself dominates the conservation area, particularly because it is very busy. The houses sits in plots of various sizes set back slightly from the road, so there are small front gardens. There are no public open spaces although the location of the village does provide opportunities for long views over the countryside, mainly to the south, as the views to the north are hidden by trees in the garden of Halnaker House. Other trees can be seen to the east of the public house car park and there is a group of protected sycamores behind the Blacksmiths. Further trees behind Veronica Cottage and north of Stane Street in the Devils Dyke are not so easy to see now due to high fir trees screening other properties.

Halnaker is a dispersed, linear village with the majority of its buildings being cottages or modestly sized village houses, so none of them stand out in any way. The exception is the Anglesey Arms Public House , a two storey Georgian building which sits back slightly from the road with a large car park on its eastern side . This does provide a focal point within the village both in terms of a visual focal point and also a focus for village life.

Long views out of the conservation area to the south over the flattish fields and woodland are of note, as are similar views to the west and north from the junction of Park Lane with the other roads outside the The Old Store. These take in the high flint wall which surrounds the land associated with The Home Farm.

## **Building Types**

Nearly all of the buildings in the conservation area were built for residential uses apart from the blacksmiths, which is located in a single storey weather-boarded barn . The Anglesey Arms Public House, although it is now in commercial use , has the outward appearance of a house. As a result there is a cohesion of style as most of the buildings are two storey high with pitched roofs, and usually faced in flint or brick, sometimes combining the two. However they do vary according to age and status, so there are some substantial village houses (The Old Stores now a Guest House) slightly more modest houses (Pear Tree Cottage, Jasmine Cottage, Rose Cottage, Forge Cottage and also three pairs of Goodwood Estate Duchess cottages, two listed and built from flint, and one pair, slightly later and therefore not listed, built from brick. A further selection of flint cottages, mostly 19<sup>th</sup> century in date

and therefore not listed, can also be found. No 43 Petworth Road appears to date from the 18<sup>th</sup> century but has been heavily altered so is not listed.