

Appendix 11

Specific issues in relation to the delivery of Policy GOS4: Conservation Area Enhancements

High Street Character Area

- The road is subject to heavy levels of traffic relative to the type of road. This leads to queuing traffic and obstructions and contrasts starkly with its historic character.
- Some buildings have been subject to insensitive alterations. These include the boxed eaves to the garage at number 79 High Street, replacement uPVC windows on Steyning Road and the Juliet Balcony to number 102-104 High Street which is an uncharacteristic feature.
- A number of shop fronts are unsympathetic to the historic character of their host building.
- Number 68-74 High Street is a much-altered building of little streetscape value.
- The streetscapes along east-west streets are disjointed and incoherent. A number of modern developments erode their historic character.

Vicarage Character Area

- Heavy levels of traffic, however, have a negative impact on the character of the area.

The Green Character Area

- The character of the roofscape of Norton House has been harmed by the insertion of a roof terrace, and the windows to Kipling Cottage have been replaced with unsympathetic uPVC alternatives
- High levels of traffic (relative to the size of road) and parked cars erode the character of the Green
- Bollards around the Green are an unfortunate but necessary measure to control parking. The footpath on the west side of the green is generic and the verge here requires maintenance.

The Farms Character Area

- Conversion of some of the farm buildings to residential use has led to a dilution of character. The insertion of large areas of inappropriately scaled and detailed windows, and the insertion of features into the roofscape is especially harmful. This is especially apparent with the rooflights on Squash Cottage and the dormers and windows to Challoners Mews
- The public realm along parts of Falmer Road is somewhat generic, and its character eroded by high traffic flows
- Replacement uPVC windows to some properties have a negative impact on the historic character of the area and streetscape; for example, at Squash Court.

Source: Brighton and Hove Council – Rottingdean Conservation Area Character Statement