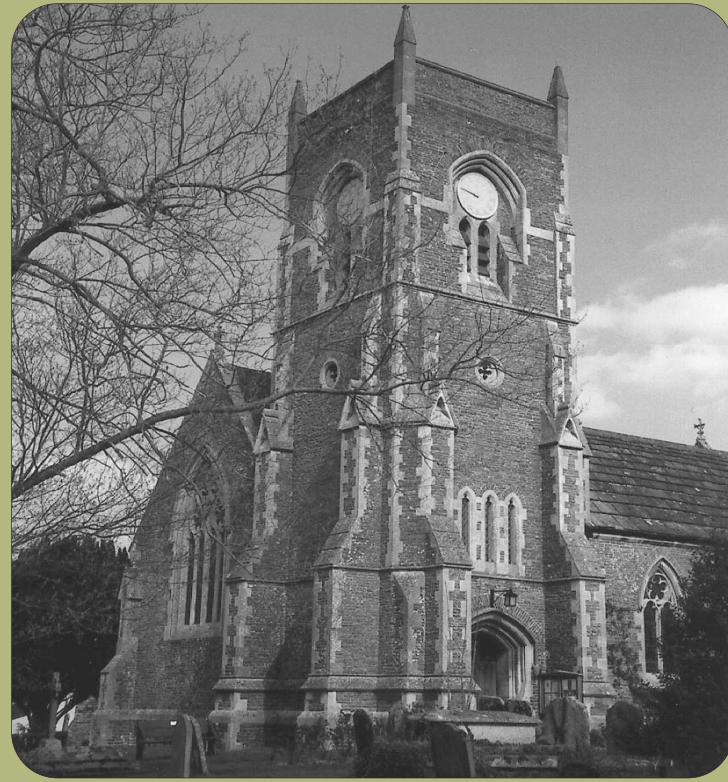


## Conservation and Design Advice Leaflet No. 2



# SLINFOLD CONSERVATION AREA



**Horsham  
District  
Council**

**December 1997**

Please keep this leaflet  
for future reference

### HOW CAN YOU HELP ?

As most of the land is privately owned, we need your help to maintain and enhance the character of the Conservation Area. You can help by:-

- \* suggesting possible enhancement measures and notifying us when problems occur;
- \* contacting us before embarking upon any proposed alteration or extension to your property to establish whether planning permission and/or listed building or conservation area consent is required;
- \* ensuring that any proposed alteration to your property and land respect the special character of the area, eg. by using the correct materials and details.

### FURTHER ADVICE

If you need further advice or wish to discuss your ideas in more detail please telephone the Planning Directorate (01403 215100) or write to the Council at the following address:

Director of Planning,  
Horsham District Council,  
Park House,  
North Street,  
Horsham  
West Sussex RH12 1RL

This leaflet is produced as part of a series of advisory notes on Conservation Areas and Design guidance and has been the subject of public consultation. For details of other literature available contact the Planning Directorate at the above address.

### INTERESTING FEATURES

Some of the features which help give Slinfold its unique character.



*Horsham Stone Roof*



*Burnt Headers and Red Stretchers*



*Decorative Tiling*



*Traditional Shopfront*

### ENHANCEMENT SCHEMES

The Council wishes to encourage schemes which preserve or enhance the character and appearance of the Conservation Area. The key objective is to encourage the repair, reinstatement or retention of features which would reinforce the special character of the area. Grants may be made available to local organisations towards certain enhancement schemes.

In Slinfold schemes which would be of particular benefit are:

1. Introduction of a native hedge along the School's southern boundary.
2. Reinstatement of native hedgerows along field and property boundaries to the south.
3. Repairs to the wall beneath the war memorial.
4. Repairs to the footpath in front of the Village Stores and Old Bakery.
5. Management of verge areas at the western end of the Conservation Area.
6. Additional street lighting along The Street.
7. Investigations into appropriate traffic calming measures.

### INTRODUCTION - LOCAL HISTORY

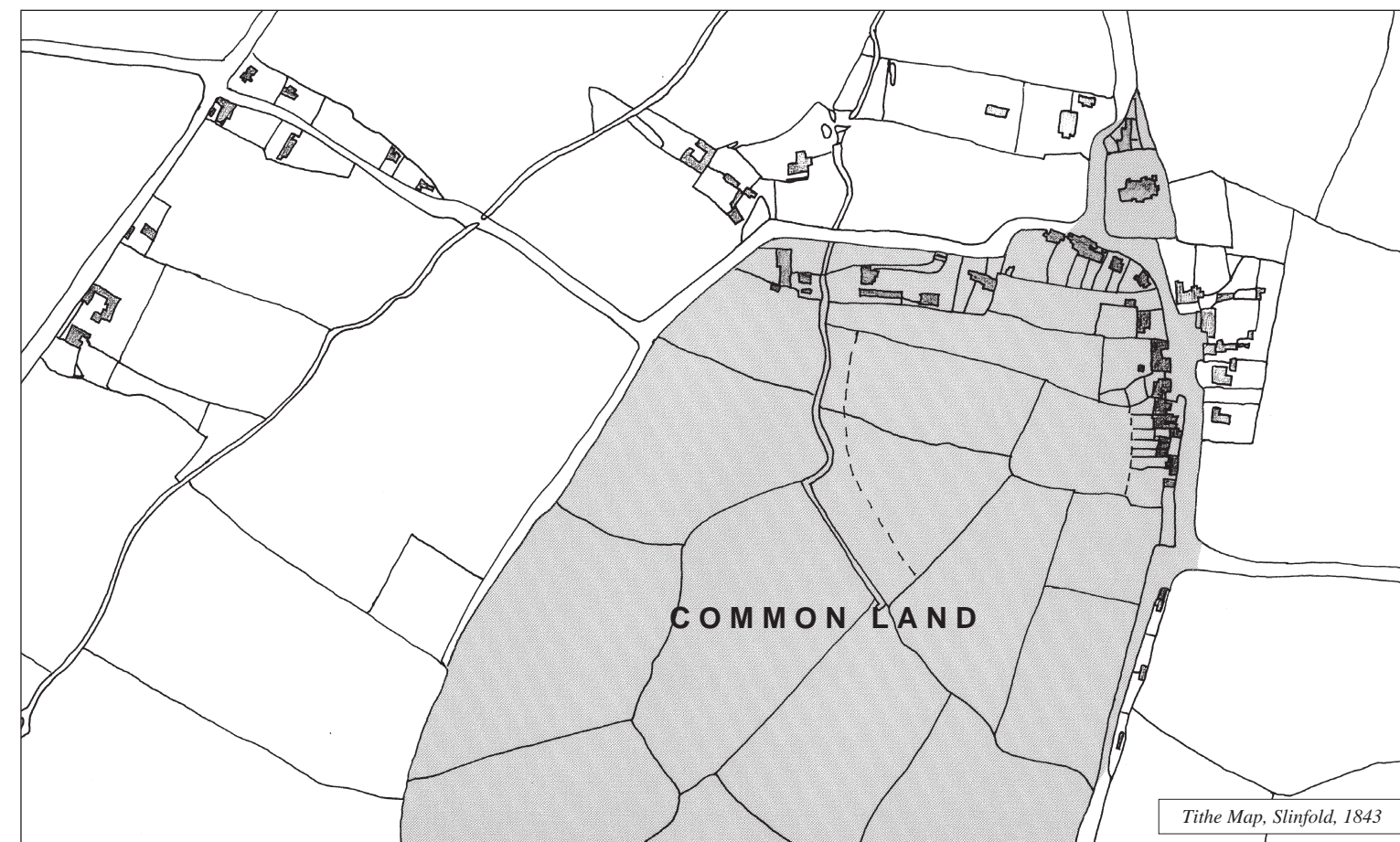
#### Location

Slinfold lies within the wooded clay vales of the Sussex Weald, to the south of the River Arun. The gently undulating rural hinterland is an important setting to the Conservation Area and includes areas of nature conservation interest and archaeological importance.

Slinfold is the main village in a Parish of 1,685 people, lying approximately 5½ miles west of Horsham.

#### Origins and Development

The village probably originated in Norman times with the building of the Church of St. Peter. At this time the area all around was common land. Both the shape of the common land and the location of the Church influenced the form of the village.



*Tithe Map, Slinfold, 1843*

It is likely that both the Romans, stationed nearby, and the Saxons influenced the common land through early woodland clearance. Clappgate Lane, Lyons Road and Park Street all led to the common land. When St Peter's Church was built a track soon formed which led to the Church from both Park Street and Lyons Road. This track later became The Street.

The common land around the Church was parcelled out to several Manors who had commoning rights. Each Manor built a timber framed medieval farm house on their land, and a small hamlet evolved.

The attraction of the Church and accessible farming land led to the continued growth of Slinfold over several centuries. An area to the south west of the Church became the village green, remnants of which can still be seen outside the Village Stores and Slinfold House.

In the 16th and 17th Centuries the Manor plots began to be infilled. Initially this was by timber framed buildings using local materials. Some of these buildings remain today. In the 18th and 19th Centuries infilling accelerated due to national population growth. Many of the earlier timber buildings were replaced, or extended and brick became the predominant building material. The School, Chapel and Tannery were built in the 19th Century and the village continued to develop along the frontage of The Street. Spring Lane became the main route to Slinfold railway station.

The area's distinctive linear form was well-established by the 20th Century and largely remains intact. Even in 1940 the extent of the village was similar to that shown on the Tithe Map of 1843. Development within the Conservation Area has maintained the form and layout determined by historic land ownership patterns. The majority of new development, which has a very different character to that found in the Conservation Area, has been confined to land south of Lyons Road, and to the west, in the vicinity of Park Street.

### POLICIES FOR PRESERVATION

Under article 4(2) of the General Permitted Development Order 1995, the Local Planning Authority can make directions to remove certain development rights, so that planning permission is required. This is helpful to manage changes, in particular to the frontages of unlisted buildings, where details characteristic of the Conservation Area could be lost.

At Slinfold the following permitted development right has been removed:

The alteration of windows involving a new design or materials on unlisted buildings. The loss of traditional style wooden sash and casement windows will be controlled, especially on public frontages.

In addition new development should respect the characteristics set out in this leaflet. Special regard should be had to the following:-

- The most appropriate form for new buildings is two storey of a scale to those existing. Extensions should respect the sense of space between buildings and be confined, whenever possible, to the rear of buildings.
- Road margins, where there are no formal footways, should remain informal. Driveways should avoid using only hard surfaces such as tarmac; gravel could be a more appropriate finish.
- Re-use and use of red brick, stone, clay tile and slate should be used for repairs and any new development shall maintain the distinctive character.
- Any new pavement surfaces or re-installment works should be in a gravel asphalt.
- The maintenance and management of trees and green features should retain the rural character.
- The retention of views into and out of the Conservation Area, in particular those visible from The Street.
- The varied building lines, maintaining small front gardens and larger rear gardens.
- The need to maintain the strong linear nature of the area.
- Any traffic calming measures must be in materials that respect the rural character of the Conservation Area.

### CHARACTER ASSESSMENT

#### Landscape Setting

The Conservation Area is located within the gently undulating central Wealden area. Although the landscape setting is not subject to special designation it is attractive in its own right. As set out below, the characteristics of the countryside have an important relationship with the Conservation Area.

Typically the landscape is agricultural, intersected by roads, and tributary valleys of the River Arun, set within a matrix of ancient hedgerows, copses and semi natural woodland.

To the north of the Conservation Area the land gently rises to Hill House and Rowfold Farm; to the west it is gently undulating. Important views of the Conservation Area are gained from the extensive network of public rights of way in the area. St Peter's Church tower is a dominant landmark, even when viewed from the west, rising above the trees that bound the Conservation Area.

To the south the land dips slightly away from the Conservation Area towards the Downs Link and then rises to Slinfold Manor. The fields are smaller and are used for grazing. The use has influenced the loss of native hedges to fences. The re-installment of hedges should be considered by landowners. The relationship of the landscape with the linear form of the Conservation Area is reinforced from the view point along the Downs Link.



*The wooded ridge at Holmbush Rough forms a backdrop to the area.*



*The land to the north is divided into large fields used for arable farming, and these are bounded by ancient hedgerows and mature trees.*

The fields directly abutting the Conservation Area, should be preserved as they reflect the original form of the area which dates from before the 12th Century. The 1843 Tithe Map shows there has been little change to the land around the Conservation Area, and this should continue to be respected. The loss of these fields to development would not preserve or enhance the area's special character.

There are a number of important views of the landscape setting, from within the Conservation Area, that maintain the rural character of the area. These should be retained, particularly the views from The Street.



## CHARACTER ASSESSMENT

### Buildings and Materials

A variety of elements influence the overall character of the area and it is essential that they are maintained. These include:

- small roadside grass verges
- informal gravelled driveways
- discontinuous pavements.
- small boundary walls and fences
- variety of house size and design
- predominant use of natural materials
- the abundance of open spaces and green features

The variety of materials, and building styles in the Conservation Area add diversity to the strong linear character and prevent a monotonous street scene. The gradual development of the village has resulted in three main building styles within the area.



The timber framed buildings are often infilled with plaster or brick nogging, some with tile hanging on the upper storey.

The oldest buildings surviving have a traditional medieval design and use locally derived materials; timber from the Wealden woods, clay from the Wealden vales for tiles and bricks, and locally quarried Horsham Stone for roofs.

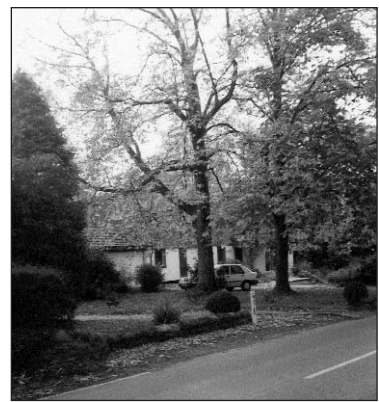
The buildings are small scale, either single storey with dormer windows, or two storey; the roofs are gables, in Horsham Stone or clay tile. Generally the windows are small with wooden casements. The buildings are detached or terraced and are a reminder of the origins of the Conservation Area. These are complemented by more formal Georgian and Victorian buildings.

Many of the Georgian buildings have distinctive brick patterning with dark blue burnt headers and rich red stretchers. The roofs are hipped, mainly with clay tiles; several houses have dentil course. Windows are larger, mainly wooden casements, or sash with glazing bars. Many of the Georgian houses have fine classical doorways, the simple panelled doors being framed by doric columns and pediments.

The Victorian houses are distinctive with gable roofs of tile or slate, decorated with plain and patterned bargeboards. Many have simple porches, again with bargeboards, and attractive bay windows.



In contrast, are the larger scale brick built Georgian and Victorian buildings. Many of these are built over timber framed cottages.



The more modern buildings, although not all using traditional designs or materials, generally blend with the Conservation Area. This is due to the presence of landscaping and the buildings' respect of the linear townscape and overall massing, characteristic of the area.

The density of development varies throughout the area, but as most of the buildings are detached, with extensions often being confined to the rear of properties, space has remained between buildings. The siting and orientation of buildings has been influenced by the function of The Street as a thoroughfare. Buildings front onto The Street, in proximity to it. The linear character is maintained by simple gated small walls and fences despite the varied siting of the buildings.

## TREES AND LANDSCAPE FEATURES

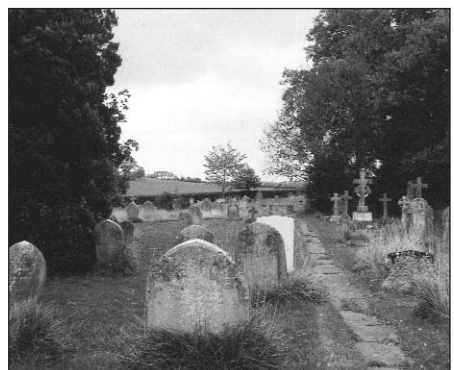
The abundance of trees, hedges, shrubs and open spaces within the Conservation Area reinforces its relationship with the farming hinterland. They are essential elements of its rural character.

The boundaries of properties within the Conservation Area are a mixture of native and ornamental hedges, fences and walls, which are often interspersed with trees. Many trees are visible from within the Conservation Area; a constant reminder of the proximity to the countryside. The southern property boundaries do not form as strong an edge to the Conservation Area as the boundary to the north. This boundary could be greatly enhanced with the introduction of native hedgerows.

There are a number of trees, both individual, and in groups, within, and on the approach to, the Conservation Area which are important to its character. These should be preserved.

The importance of some of the trees to the character of the area has been recognised by a Tree Preservation Order. All other trees play a part in contributing to the rural character of the area and special Conservation Area controls apply. In addition, there are important trees outside the Conservation Area on both the eastern and western approaches, and an attractive single oak tree near South Lodge, as identified on the plan.

The trees are a mixture of native and ornamental species. Most popular are oak and pine, and native hedge species, such as field maple, are common. The Cedar of Lebanon in the churchyard is a focal point, especially when viewed from the south. The open space of the churchyard, with its fine holly and yew trees, allows important views into the countryside.



## DETAILED APPRAISAL OF THE VILLAGE

The variety of building styles, materials and landscape features of the Conservation Area result in several distinctive character areas. The Church forms the historic core. To its north is the very rural area of Clapgate Lane; to the west, development is low density with an abundance of open spaces and landscape features; and to the south is the higher density village core. The character of each of these areas is set out below.

### The Church and Clapgate Lane

The Church of St. Peter is a significant focal point within the Conservation Area and the surrounding countryside. Its prominence in the locality is an important reminder of the Church's role in the development of the settlement.

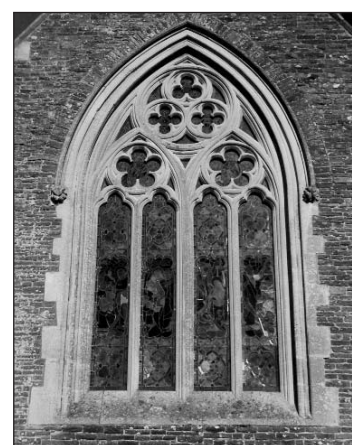
The original rural style weatherboard and stone Church probably originated in the 12th Century, or earlier. Drawings made, before its demolition in 1861, depict a round headed doorway and chancel arch, both features typical of Norman architecture. This evidence suggests, contrary to popular belief, that the Church was not built in 1231.

The Church was a focus in the Parish and attracted settlers. As the settlement grew so did the need for a bigger church. In 1861, after lengthy discussions, it was decided to demolish the 12th Century building and replace it with the grand Horsham Stone Church, which is still a focal point today. St Peter's was originally built with a spire but, due to costs of maintenance, this was removed in 1969. The Church's prominence within the Conservation Area is emphasised by its siting in the open churchyard.

The churchyard, with its two attractive lychgates, is dissected by several footpaths, one of which formed the main northern route to the settlement prior to the turpicking of Clapgate Lane in the 18th Century. This explains why Churchyard cottages front onto this footpath and not Clapgate Lane.



Clapgate Lane, also locally known as Rectory Lane, runs between the school and churchyard and is lined with trees and hedges. It is framed to the north by garages and a stable block, and to the south by White Briars and Chewton. The well designed school car park complements the character of Clapgate Lane. A twist in the Lane prevents views north of the Church from the street. Beyond here there is a tranquil quality to the area influenced by the proximity of the countryside and the 17th Century timber framed and tile hung



Churchyard Cottages, which contrast with the more austere Ironwood House, formerly The Rectory.

The Conservation Area merges with the countryside, footpaths lead from Clapgate Lane, which itself becomes an enclosed hedge-lined bridleway. South Lodge marks the northern extent of the Conservation Area.

### West of the Church

This area is characterised by low density development, with houses set in moderate/large sized grounds that are set back from the road. The abundance of trees and open spaces makes a significant contribution to the character of the area.

Of the few timber buildings that remain in the Conservation Area a number can be found here. Old House Farm, at the western approach to the area, is a particularly fine example of a 17th Century timber framed farmhouse set in large grounds with views into the countryside.

The mature trees along the road frontage form part of a tree lined avenue that continues almost to the Church. These form an important landscape feature and provide a sense of enclosure to an area that would otherwise be very open in character.

Opposite, the wall of Hall Land mirrors the enclosed character. The mature trees in its grounds and the small verges adjacent to the boundary wall maintain the rural character. The verges continue the green link eastwards towards "Collyers".

The school was built on farm land in 1849 and has expanded over the years. The playing field, trees and shrubs in the school grounds are an important influence on the low density character of the area. Opposite, two modern houses have been built on the site of the 19th Century tannery.



They have largely respected the open rural nature of this area. The houses are set back from the road, parking areas have informal gravel surfaces and the open gardens are lined with mature trees. The importance of the trees to the character of the area is recognised through Tree Preservation Orders.

The three "Collyers" dwellings are based on one of the oldest timber open hall structures, dating from the 15th Century, in the Conservation Area. The traditional materials of Horsham Stone, timber and brick, along

## DETAILED APPRAISAL OF THE VILLAGE

with the long rustic gardens and informal surfaces, complement the tree lined road to the west. The built frontage continues with Little Platt, a modern dwelling that blends well with the area due to the use of locally distinctive materials.

East of "Collyers" the character of the houses begins to change. The density increases and the timber buildings give way to Georgian and Victorian brick dwellings. White Briars, deceptively, is a timber building which abuts the road. Chewton, a 17th Century timber framed building, is set some way back from the road. Its white painted fence gives way to small brick walls that continue around the corner, opposite the Church. These form an important feature, their linear character being enhanced by small gated entrances. The buildings along this part of The Street are closer to each other, and the road, resulting in a defined built frontage.



### South of the Church

This area is characterised by high density development; an important area of open space outside the Village Shop, and significantly less trees than elsewhere in the Conservation Area. Buildings mainly front the road, and are sited close to one another. Despite this, spaces are maintained between buildings which allow glimpses of the countryside and boundary planting. This, along with the groups of trees on the eastern approach and southern entrance, and shrubs and verges, maintain the rural character. The buildings are predominantly Georgian or Victorian in red brick.



The Victorian buildings sited behind the war memorial continue the linear character of the Conservation Area.



An important area of open space remains outside the Village Stores.

The remnant of the old village green has buildings fronting onto it, with small private gardens extending onto what would have been public land several centuries ago. This enclosure, along with the addition of brick ranges to the Kings Head, The Old Bakery and Village Stores, all based on 15th Century open hall timber framed houses, have eroded the green. The use of very low boundaries around the gardens, and the continued use of buildings for the Village Store have maintained this historic open space which remains a focus for village life. It is important that further enclosure is avoided.

The village shop re-located in the 1990's to an outbuilding attached to the original shop premises, where it had been run from for over 100 years. The shop frontage remains in what is now a dwelling and is an interesting feature of the area that should be preserved, as are the Horsham Stone footpath and the listed K6 telephone box sited alongside the road, in front of the village shop.

The alternating burnt headers and red stretchers of Slinfold House, the Old Bakery, the Village Store, the Kings Head and Forge House add to the distinctive character of this part of the Conservation Area.

A number of the buildings are not listed for their historic or architectural quality, but they are important to the linear townscape and are recognised as such on the plan.



Forge Cottage is one such interesting building, unusual in that it fronts a footpath and not a road, and is completely tile hung. The Old Forge is an interesting painted brick building, with its distinctive design being influenced by its former use as a forge.

Opposite are the two most obvious timber framed buildings, with mellow Horsham Stone roofs, in this part of the Conservation Area. They provide a contrast in scale and design to the other buildings in this area.

Stone Cottages create an enclosed entrance to the area from the south and, along with the hedge boundary of Padora, obscure views of the more recent estate development from within the Conservation Area. The remnants of a native, and possibly ancient, hedge boundary can be seen to the rear of the buildings. The turn at the end of Hayes Lane provides a sense of self containment to the area.



Stone Cottages formed part of a set of three pairs of like cottages, built on a road side strip of waste land, as shown on the Title Map.



Small boundary walls and fences form a linear feature in this part of the Conservation Area, without enclosing the narrow street.