

# Storrington Conservation Area Appraisal and Management Plan



January 2018



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# 1. Background

## What does Conservation Area designation mean?

The Statutory definition of a Conservation Area is an “area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance”. The power to designate Conservation Areas is given to Local Authorities through the Planning (Listed Buildings and Conservation Areas) Act, 1990 (Sections 69 to 78).

Proposals within a Conservation Area become subject to policies outlined in section 12 of the National Planning Policy Framework (NPPF), as well as local planning policies outlined in the Horsham District Planning Framework. The duties for Horsham District Council, set out in Section 69-72 the Act are:

- from time to time, determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and designate those areas as Conservation Areas.
- from time to time, to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as Conservation Areas; and, if they so determine, they shall designate those parts accordingly including boundary reviews.
- from time to time, to formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas.
- proposals shall be submitted for consideration to a public meeting in the area to which they relate. The local planning authority shall have regard to any views concerning the proposals expressed by persons attending the meeting.
- in the exercise, with respect to any buildings or other land in a Conservation Area, of any functions..., special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

On 27th November 2015, Horsham District Council adopted the Horsham District Planning Framework (HDPF). The HDPF sets out the planning strategy for the years up to 2031 to deliver social, economic and environmental needs for the district (outside the South Downs National Park). Chapter 9, Conserving and Enhancing the Natural and Built Environment, is of particular importance for conservation and design issues. The policies contained within this chapter deal with many themes central to the conservation and enhancement of heritage assets and local character more generally, such as: district character and the natural environment (policy 25); the quality of new development (policy 32); development principles (policy 33); and heritage assets and managing change within the historic environment (policy 34). However, other sections also contain policies relevant to Conservation Areas, for example chapter 5 concerns economic development and the design of shop fronts and advertisements.

Therefore, Conservation Area designations introduce controls over the way owners can alter or develop their properties. It also introduces control of the demolition of unlisted buildings, works on trees, the types of advertisements that can be displayed with deemed consent and the types of development that can be carried out without the need for planning permission (permitted development rights).

However, research undertaken by Historic England and the London School of Economics has demonstrated that owners of residential properties within Conservation Areas generally consider these controls to be beneficial because they often also sustain or increase the value of those properties within the Conservation Area.

## **What is a Conservation Area appraisal?**

A Conservation Area appraisal defines the special historic and architectural character of an area. Supported by a range of evidence, the document acts as a tool to demonstrate the area's special interest, explaining to owners and residents the reasons for designation. They are educational and informative documents, which illustrate and justify what that community particularly values about the place they live and work. They provide a relatively detailed articulation of the areas character, supported by maps and other visual information, which is used to develop a framework for planning decisions.

Character is a complex concept but is best described as the combination of architecture, materials, detailing, topography and open space, as well as the relationship between buildings and their settings. Many other aspects contribute to character such as views, land use, vegetation, building scale and form, noise and 'landscape' designations, the SDNP and AONB are such designations (i.e. policy 30 of the HDPF).

Appraisals also identify aspects of an area that either contribute to or detract from local character, raise public awareness and interest in the objectives of Conservation Area designation, encourage public involvement in the planning process and identify opportunities for enhancing areas.

### **Purpose of this document**

Once adopted, the appraisal is material to the determination of planning applications, appeals and to Secretary of State decisions. Therefore, the appraisal is an important document informing private owners and developers concerning the location, scale and form of new development.

This appraisal 'concludes' with a Conservation Area management plan. This takes forward the issues presented in the appraisal, considering them in the context of legislation, policy and community interest, in order

to develop local policies that Horsham District Council will seek to adopt to protect the special interest of the Conservation Area in such a way that it becomes self-sustaining into the future. This includes policies to protect the survival and use of local materials, architectural details and to propose forms of development based on the findings of the appraisal.

This document has been produced using the guidance set out by Historic England in their document, Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management (2016).

The Storrington Conservation Area Appraisal and Management Plan was researched and consulted on between February and June 2017.

The draft documents were discussed by Members at the Planning and Development Advisory Group on 13 July 2017. Public consultation on the documents and in particular the proposed changes to the conservation area boundaries for the five settlements took place in September and October 2017 after public meeting organised with the appropriate Parish Councils in July and August 2017.

Following the public consultation exercise, a report summarising the responses will be prepared and presented to Cabinet in January 2018. This included a proposal to adopt the Conservation Area Appraisals and Management Plans as guidance for planning officers and to assist in the determination of planning applications in the relevant settlements from 2018.

## 2. Introduction

### Context

Storrington is a village located just north of the South Downs, located approximately 13 miles (21km) south of Horsham and the nearest large town is Worthing about 10 miles (16 km) south. It is set north of and on the lower slopes of the scarp of the South Downs, and South Downs National Park comes up to and now defines the southern edges of the settlement.

The underlying geology around Storrington is sedimentary. To the south of the village are the distinctive dry valleys of the Downs. The village itself lies on a 800m wide band of sandstone of the Folkstone Formation, from which comes the brown sandy ironstone, or Carstone, used on several buildings in the Conservation Area. A 60m wide alluvial bed of the river Stor cuts south east to north west just east of the village centre and goes on to flow into the River Arun. The Parish Church of St Mary sits on a minor outcrop south of the village centre.

The first record of the settlement is in the Domesday Book and it is likely to date back to the 8th century with the origins of the name thought to derive from the Old English storca-tun or 'storks farm', probably referring to the wetlands at Parham on the River Arun plain to the west. It achieved its grant of a market and village status in 1400 and though wealthy into the 17th century, it declined in recent centuries, which in many ways has increased its charm. Storrington was always in competition with Steyning and Pulborough both of which benefitted by their location on roads from London to the south coast and later railways.

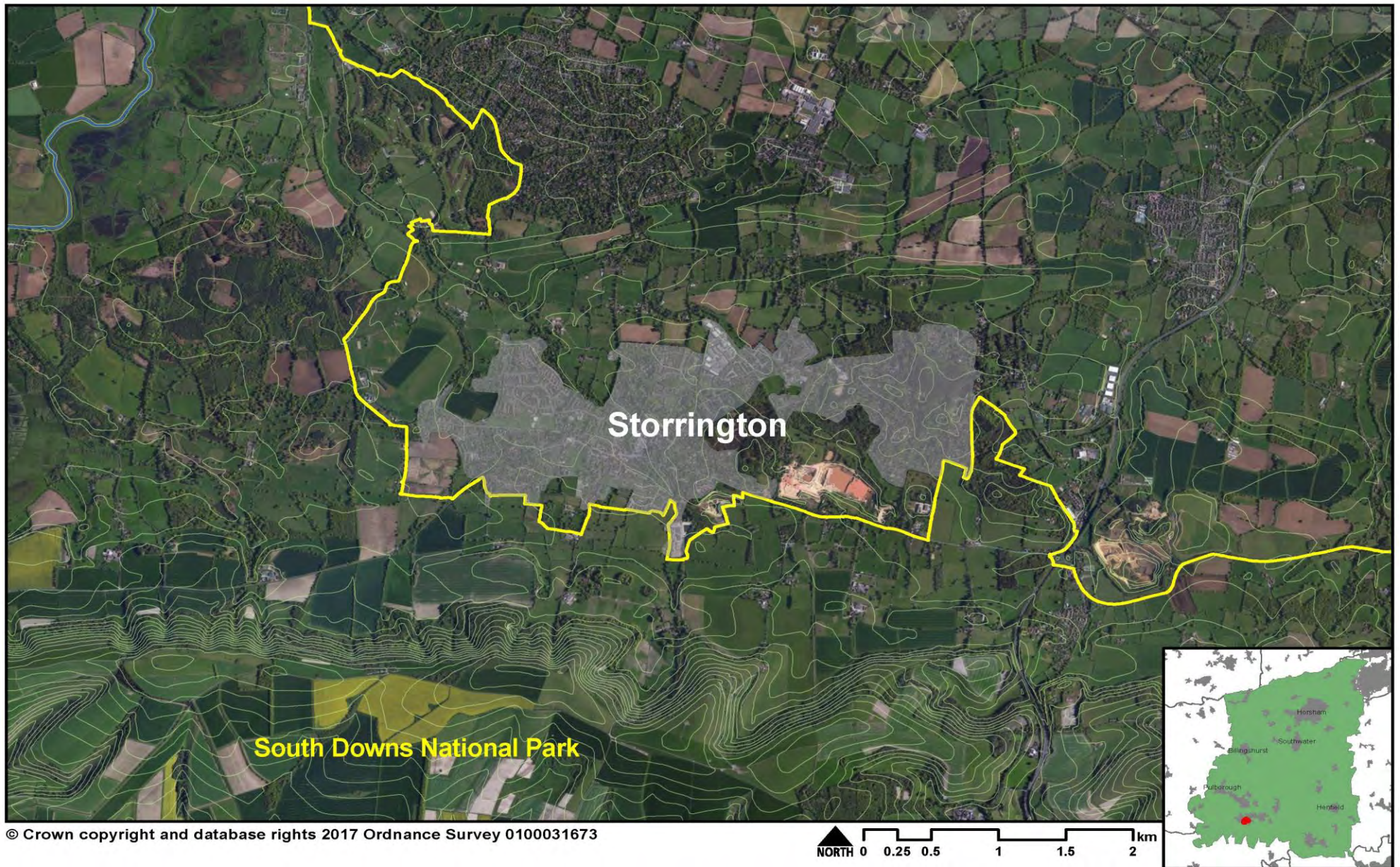
The building materials are the local Carstone, some imported stone, Sussex brick and flint construction, some Horsham slab stone slates and many types of local clay tiles, with boundary walls of local stone, flint and brick.

### Summary of special interest

The special interest of Storrington's Conservation Area is derived from several key elements:

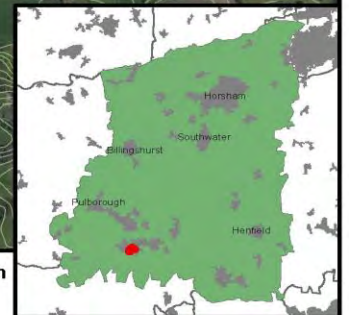
- The layout of the village and unusual pattern of roads in the village, with West Street and Church Street meeting at the top of The Square, North Street the other top corner and the High Street then leading down from it to cross the River Stor;
- The protection of its southern boundary with its close proximity to the South Downs.
- Its relative isolation away from major north-south routes and never having had a railway connection has meant it has maintained its character;
- The historic origins and development of the village through the post-medieval and industrial periods is still clearly discernible in the surviving townscape;
- Many of the buildings in the Conservation Area are little altered from their time of construction and some are designated as listed buildings. Many unlisted buildings contribute positively to the character and are non-designated heritage assets;
- The buildings within the Conservation Area utilise local building materials in a range of vernacular techniques, establishing and reinforcing a strong sense of place.

Map 1: Storrington Context map



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NORTH 0 0.25 0.5 1 1.5 2 km



## Boundary Review

At the time of designation in 1973, the boundary for the Conservation Area was tightly drawn around the historic core, broadly as the settlement appeared at the time of the Tithe survey (1841) but did not include outlying features. As a result, positive spaces and buildings such as 18th and 19th century historic buildings on West Street, the Glebelands and historic buildings within the arc of Monastery Lane and the 19th century ribbon development up School Hill, were not included.

Conversely, several sites that were included in 1973 have now been redeveloped for new housing which do not serve to preserve or enhance the character and appearance of the Conservation Area.

After 44 years without change the boundaries have now been reviewed, as directed by the Planning (Listed Buildings & Conservation Areas) Act 1990.

This appraisal of the Conservation Area had reviewed the boundaries and come to the following conclusions:

- In some cases, the boundary now bisects new properties or their gardens and needs amending;
- Over the past 44 years Storrington has experienced substantial population growth. Some areas that were in the Conservation Area or immediately outside have been developed. Many of these late 20th and early 21st century developments have adopted a character that is alien to the mostly linear historic development of the village;
- In other instances, streets like West Street and School Hill are outside the original Conservation Area boundary but have survived reasonably intact;
- As a result of modern suburbanisation to the west, north and east on its outskirts, the village has lost the majority of its historic agricultural setting, and this has affected the boundaries in these directions. To the south the designation of the South Downs National Park has stopped this but it is important that any undeveloped gaps between the Conservation Area and National Park boundary are considered for inclusion in the Conservation Area;

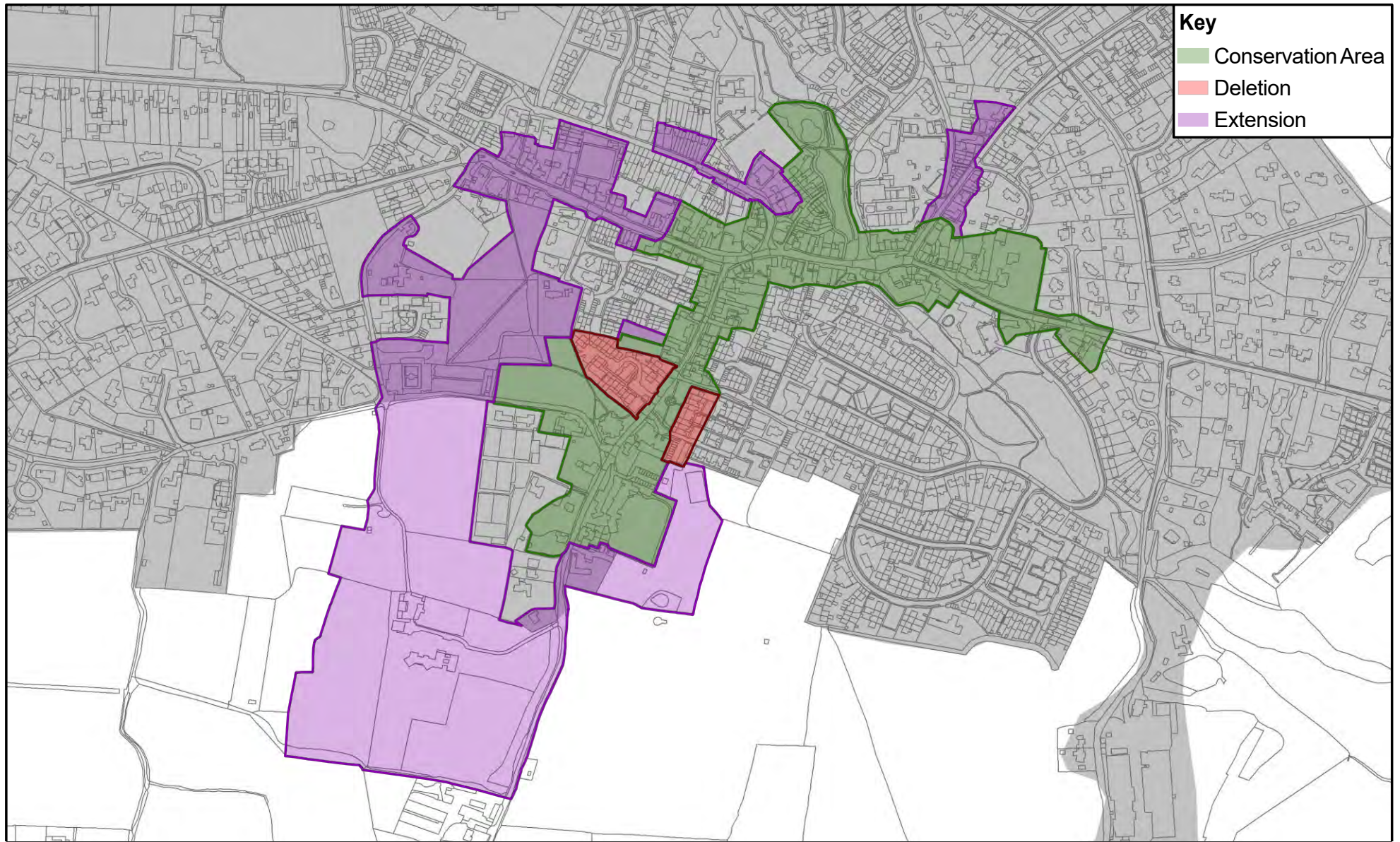
- The former Chanctonbury RDC Council Offices have been demolished and replaced by a modern housing development in design and layout no better than the excluded Rectory development north of it and should therefore also be excluded; and
- The east part of Beechcroft Orchard Gardens forms the first terrace of houses in a much larger housing development that detracts from local character and is therefore justifiably mostly outside the Conservation Area.
- The fields and parkland forming the area south of School Lane and taking in St Joseph's Hall were felt to be an important part of Storrington settlement
- The South Downs National Park was designated in 2010 and its boundary comes to the southern edge of the Storrington Conservation Area. It was felt that where justified, the two boundaries should be contiguous.

Consideration of these factors has informed our assessment of the historic Conservation Area boundary, to enable proper consideration of developments in the future and to ensure that local character is preserved or enhanced.

The following map illustrates the historic Conservation Area boundary and areas where it is proposed to amend this boundary to bring in new areas of Storrington into the Conservation Area and where it is being suggested that the boundary is altered to remove small areas from it.



Map 2: Storrington existing Conservation Area boundary and boundary deletion and extension areas.



### 3. Historic development summary

- The discovery of flint implements at archaeological find spots in the village and surviving Bronze Age barrows at Sullington Warren provide strong evidence for the pre-historic occupation of the area, although there is no written record until 1086.
- The history of Storrington up to the end 14th century is not very clear, but it must have grown in size. In 1400, a weekly market was granted to Thomas Earl of Arundel, along with three annual fairs.
- During the 15th century, St Mary's Church was rebuilt converting the originally modest building into a larger structure.
- In 1577 work began on Parham House surrounded by its park, located a short distance away to the east. The estate had been granted by Henry VIII to a London mercer named Robert Palmer.
- The local economy in the early Modern period was based on a variety of different industries. From the 17th century this included the production of malt, brewing and tanning. The last of these was evidently particularly important, since by the 18th century boot and shoemakers were the largest group of artisans in the village.
- The River Stour powered two corn mills, Chantry Mill and Bine Mill, as well as a fulling mill. Being a staging post on the route from Arundel to Horsham, Storrington had a number of inns. They were not as numerous as those in Steyning or Arundel, but suggest that the village's role was more important than that of Pulborough in this respect.
- St Mary's Church was badly damaged when lightning struck the spire in 1731 and, despite being made good, most of the remainder of the structure collapsed in 1746. It was not rebuilt until 1754.
- In the early 19th century Storrington lost its market. In 1810, the Stopham to Steyning route was turnpiked, followed in 1824 by the road from Thakeham to the north. Omnibus services to Shoreham commenced in 1843 and to Worthing in 1861.
- Storrington Common to the west of the village was enclosed in 1851, but this did not lead to residential development, as happened in so many similar instances. This may be due in part to Storrington's failure to obtain a railway connection.
- In 1871-1872, the Reverend George Faithfull pulled down the remains of the old rectory of 1621 and used the materials to build a neo-gothic replacement, which his pupils nicknamed 'The Abbey' – a name which has stuck to this day.
- St Mary's Church was enlarged in 1872 and reordered 1876.
- In 1882, five canons who had been evicted from the Abbey of St Michele de Frigolet in the lower Rhone Valley arrived in Storrington at the invitation of the Duke of Norfolk and established a priory. Permanent monastic buildings, including a school, were erected in the 1890s, followed by the Priory Church of Our Lady of England in 1902-1909.
- Following slow but steady growth during the 19th century, the population of Storrington had declined in the 1880s and did not resume its growth until the 1920s.
- The tanneries in the centre closed in c. 1876 and 1890, although in the early 20th century there a certain amount of business was carried on based on extractive industries, such as the production of tiles and concrete building blocks.
- In 1904, the Sussex Motor Road Car Company started running services through the village on a route from Worthing to Pulborough.
- In 1933, Chancetonbury Rural District Council established its offices in the former rectory.
- In 1953, St Joseph's Dominican convent and boarding school was established in The Abbey.
- Population growth accelerated in the mid-20th century, as the land around the historic centre was sold off for residential development. Initially most of this was council housing with private development accounting for only a small percentage of the total, but by the 1970s the relative proportions had been reversed.
- In 1931, the population had stood at 1,731. By 1951 it had risen to 2,396 and by 2001 to 6,074, including the outlying village of Sullington to the southeast.
- St Joseph's Convent and School closed in 1998 and the Premonstratensian Priory in 2005.
- In 2007 a community woodland project created Matt's Wood and 500 native British trees were planted with 1,100 mixed native sapling bushes and wild roses around paths and benches.



*St. Mary the Virgin church and nearby schools, c. 1900*



*High Street, c. 1908 - the gas lamp standard was erected in The Square in 1897.*

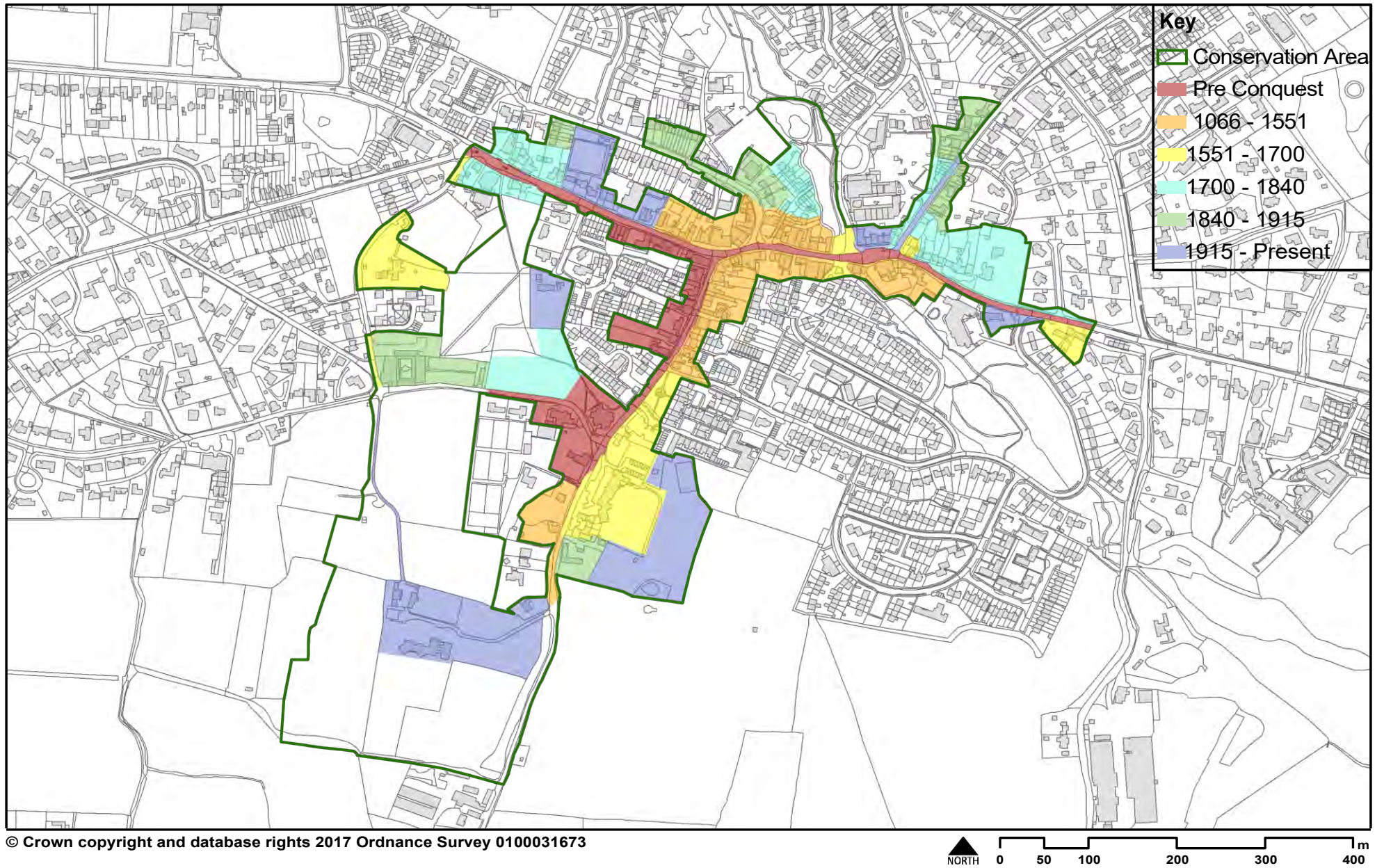


*Church Street, looking north.*



*West Street, looking east.*

Map 3: Storrington historic phasing map.



## Storrington's evolution

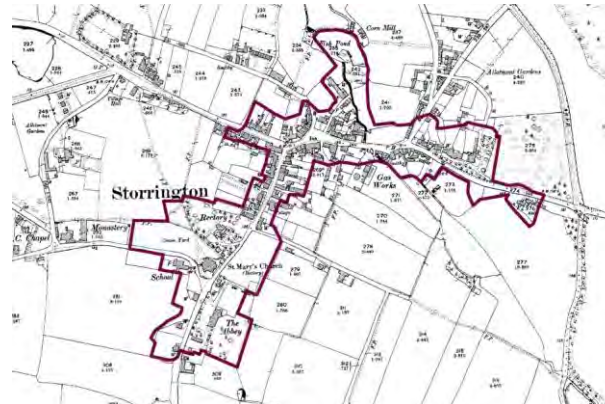
### Early 19th century



Storrington parish map, 1811

- Storrington consists almost entirely of ribbon development. The buildings are more closely grouped in the centre around the point where Church Street, North Street and the High Street converge. The buildings mostly stand side-on to the street since there are no burgage plots.
- With the exception of Mill Lane and School Hill, most of the streets that form the principal elements of the modern plan in the conservation Area are extant. Some of them, such as Brown's Lane and North Street, exist as thoroughfares but there is virtually no construction along them.
- St Mary's Church stands to the south, visibly apart from the centre, although not on its own.

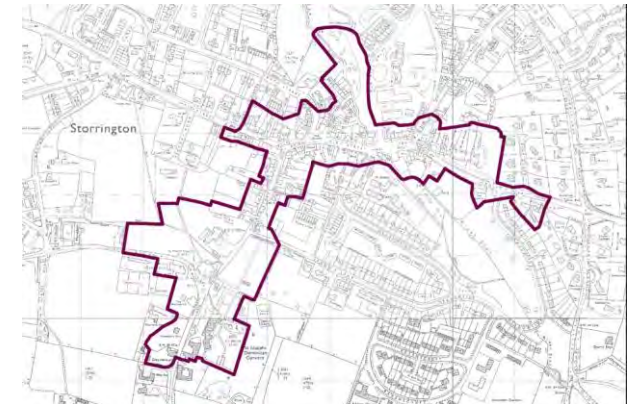
### End of the 19th century



2nd edition Ordnance Survey map, 1896

- The rectory to the south of St Mary's Church has been rebuilt and is marked as 'The Abbey'. A short distance away the premises of the National School have appeared.
- Further to the west, School Lane has been linked up with Pulborough Rd by Monastery Lane, which partly follows a pre-existing field boundary.
- In the centre, the village's density has increased due to more extensive backland development.
- Encroachment on Bine Common, which is now partly given over to allotments, is well under way. Nightingale Lane is indicated for the first time.

### Late 20th century



5th edition Ordnance Survey map, 1970s

- New residential development has drastically altered the setting of the historic centre, for example much of Storrington Common has now disappeared.
- Large detached houses now line Fryerns Road and Nightingale Lane on both sides. Bine Common has completely disappeared, while Nightingale Close has been laid out and developed.
- Bine Mill, although already disused and derelict, is still extant.
- A large new residential development has been constructed to the south east of the centre, based on a new road system that incorporates the pre-existing Browns Lane.

## 4. Landscape setting

Much of the Conservation Area has been surrounded by development associated with the expansion of the village, which predominantly took place between the 1930s and 1960s. Latterly, from 1980 onwards, development has taken place on the outer edges of the settlement; mainly expanding the village farther north, east and west, with some infill to the south.

The Conservation Area abuts the surrounding countryside on the southern edge of the village, where the Old Rectory backs onto small scale fields to the east and a community woodland and vineyard extends west. The northern edge of the South Downs National Park is within 50m of the southern Conservation Area boundary. The southern edge of the Conservation Area and settlement is characterised by historic spaces around the monastery, church and cemetery, and by recreational spaces to the south including tennis courts, a community woodland, vineyard and additional cemetery. Further open spaces link through the northern part of the Conservation Area, following the line of the River Stor between the Chantry estate (south), crossing High Street and continuing north of the village centre.

### Topography

Storrington is located on the lower slopes of the chalk escarpment that forms the South Downs National Park to the south of the settlement. The topography of the settlement is gently undulating, sloping gently towards the River Stor through the middle of the village before rising gently to the northeast. The Conservation Area forms the central part of the settlement, and has little height variation. The river valley is the lowest part of the Conservation Area at approximately 40m Above Ordnance Datum (AOD). The Conservation Area does not rise beyond 50m AOD to the north and south.

The southern fringe of the settlement is the most prominent landform associated with the Conservation Area, as it begins to rise towards the South Downs escarpment.

### Existing landscape character

There are several existing Landscape Character Assessments that cover the landscape adjacent to Storrington Conservation Area:

- West Sussex Landscape Character Assessment (2003);
- Horsham District Landscape Character Assessment (2003);
- South Downs Integrated Landscape Character Assessment (2011);
- Horsham District Landscape Capacity Assessment (2014).

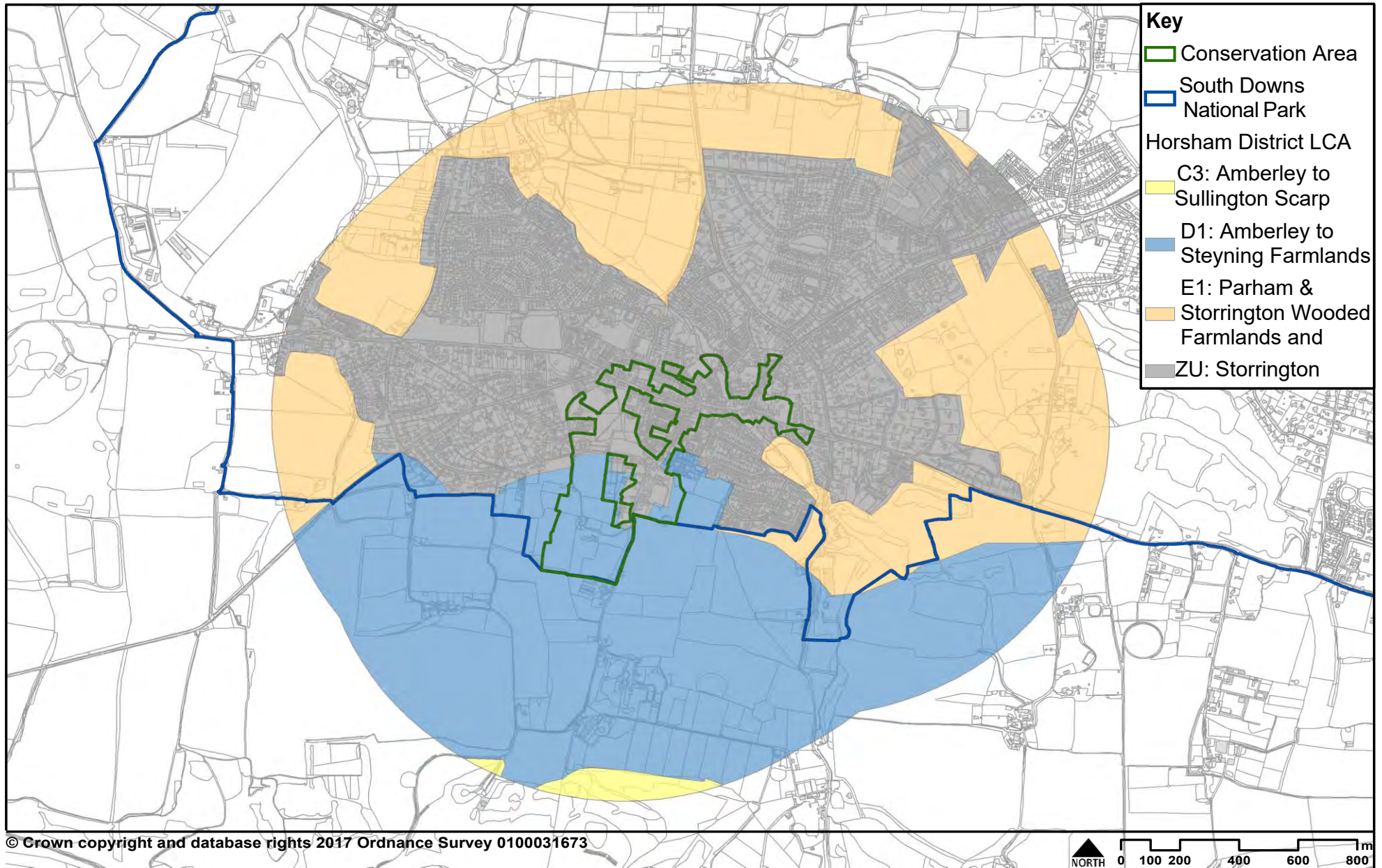
These identify the key characteristics and sensitivities of the landscape at varying scales. Key character considerations:

- Rolling landscape with low ridges and vales;
- Mixed farmland with varied field shapes and sizes on lower slopes;
- Narrow linear woodlands often near streams;
- Heavily indented settlement edge with woodland, heathland, and small hedgerowed fields making a distinctive contribution to the setting
- Settlements located on the line of springs which emanate from the chalk downlands;
- Small settlement pattern often clustered or centred on manor houses, churches or mills;
- Localised suburban development on settlement edges;
- Varied building materials of flint, brick, local sandstone, some chalk and timber;
- Narrow, winding, often sunken lanes;
- Extensive rights of way;
- Visually dominant chalk scarp to the south.

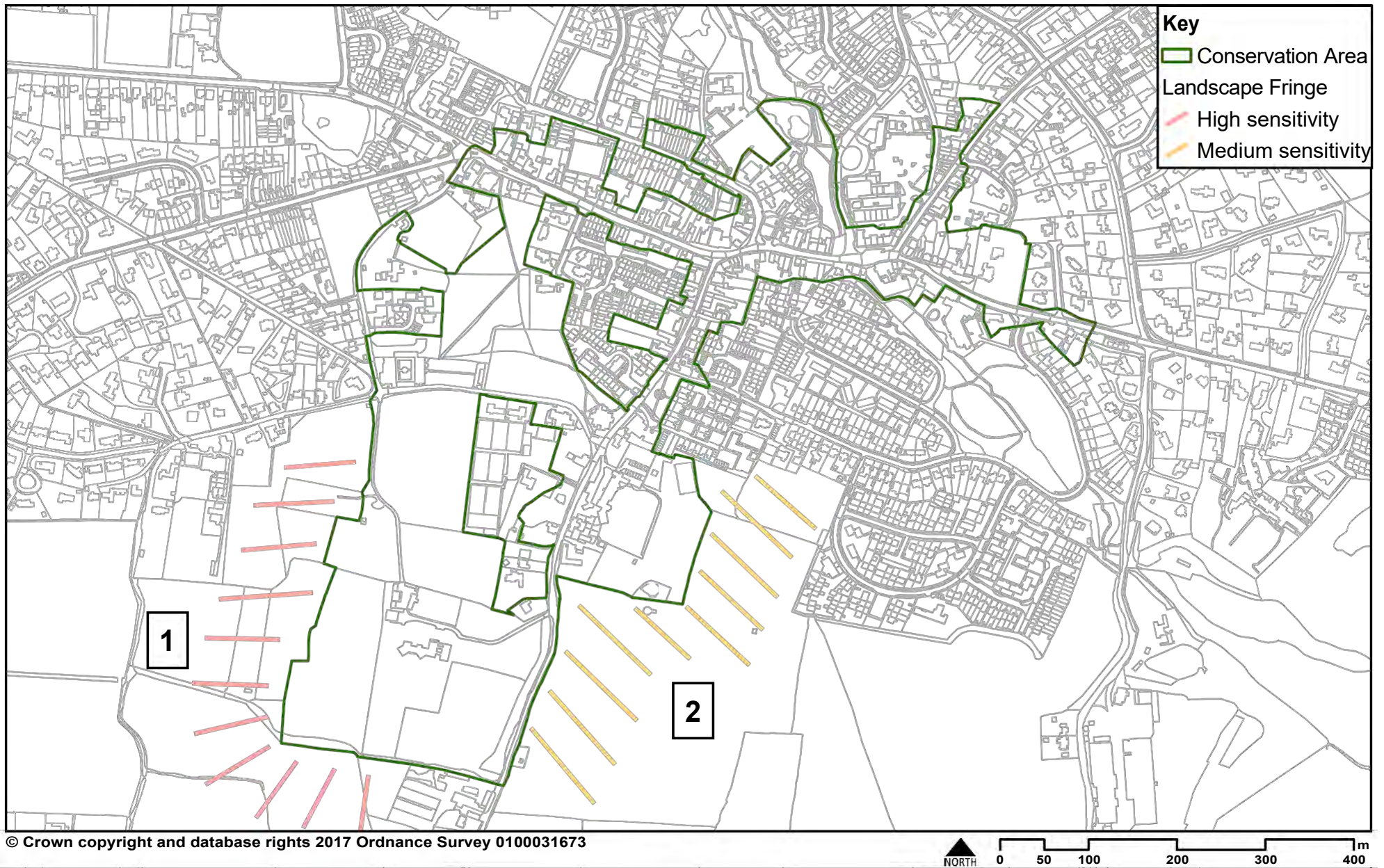
### Conservation Area setting

The character of the Conservation Area is influenced by the landscape and development that surrounds it. Where the Conservation Area abuts the surrounding countryside, the character of this landscape fringe has been defined below. These fringe areas have been identified through consideration of the variation in characteristics of the land adjacent to the Conservation Area. Using the typical criteria included in Appendix 3 the sensitivity of the landscape fringe to change associated with development has been evaluated, through consideration of the associated key characteristics.

Map 4: Storrington existing landscape character map



Map 5: Storrington landscape fringe sensitivity map





## Landscape Fringe 1

- The Conservation Area edge is moderately well integrated by landform and mature vegetation;
- There are historic associations with this edge, although modern development has intruded in part;
- Generally low-lying fringe, that gently rises south towards the South Downs escarpment;
- Varied skylines associated with the settlement edge, although generally well treed;
- Small scale, intimate landscape relating to the retained historic features and landscape pattern;
- Intact heritage features are situated within this fringe landscape, although legibility has been altered by modern built form;
- Some level of tranquillity associated with the small scale fields and churchyard;
- Key views across the Glebe fields to the south, containing the Church and monastery with a backdrop of the South Downs.

The landscape fringe of the Conservation Area has a high sensitivity to change associated with development.



*Storrington landscape fringe 1, viewed from the south-west.*

## Landscape Fringe 2

- The Conservation Area edge is well integrated by vegetated property boundaries and field trees;
- Built form within the Conservation Area does not stand out, although modern development is more noticeable to the east;
- Low-lying, gently sloping topography of the South Downs footslopes, which rises gradually to the south;
- Skylines are generally vegetated, and defined by the escarpment to the south;
- Small scale landscape associated with the immediate fringe of the Conservation Area;
- Medium scale landscape extends farther south across the footslopes, where field boundary vegetation opens up;
- A relatively simple character associated with the transition from the hard development edge to the open pasture land;
- Moderate level of tranquillity and recreational value;
- Generally enclosed visual character along this fringe;
- Views begin to open up to the south, looking towards the slopes of the South Downs;
- Glimpses of the abbey through security fencing along the edge of the footpath.

The landscape fringe of the Conservation Area has a medium sensitivity to change associated with development.



## Open Spaces

Glebelands forms the the largest open space within the Conservation Area. Elsewhere, there is limited open space within the Conservation Area although small spaces do provide links from the edges of the Conservation Area into larger spaces beyond the boundary.

The narrow open space that extends north from High Street, along the street frontage of Old Mill Drive continues north along the corridor of the River Stor with footpaths linking into the countryside north of Storrington. This is an enclosed, secluded, vegetated space with a number of ponds along the route of the river. Buildings on High Street break the southern edge of the open space, but the space continues south beyond this (outside of the Conservation Area).

In the southern part of the Conservation Area the open space consists of the cemetery and Churchyard that extends northwest from St. Mary's Church. The Conservation Area boundary follows the edge of the cemetery. Footpaths continue north from this edge, through the Glebe fields between School Lane and West Street.

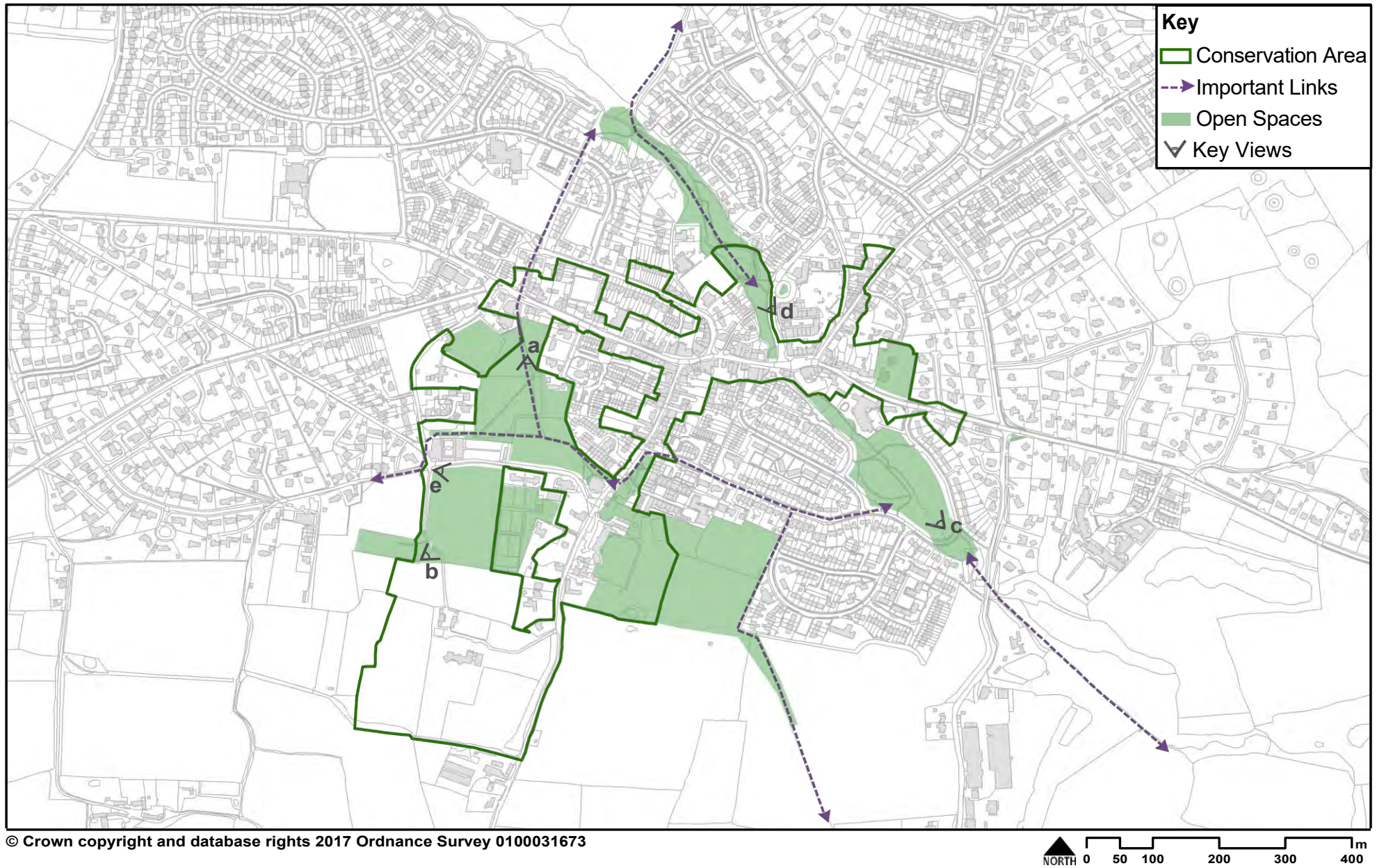
There are strong visual and physical historical links associated with these spaces on the southern edge of the Conservation Area, particularly between St. Mary's Church, Churchyard, monastery and its walled garden.

The open space continues south of School Lane, with the informal Cemetery Lane which leads to the cemetery and St Joseph's Hall. Matt's Wood on its east side, still owned by Norbertine Order it is leased to Chemin Neuf, and is a community wood planted in 2007, to which there is public access. On the west side is a field then a Cemetery which is for Catholic Church not just the Order and has been gifted to Diocese. South of these is Storrington Vineyard was planted by Norbertine Order but now in private hands. The track winds between the vines to St Joseph's Hall gardens and parkland.

The open spaces within the Conservation Area were once more open, larger spaces, which over time have become surrounded by development.

There are a number of footpaths that link through the Conservation Area to the countryside surrounding Storrington. Routes of particular value are those linking in a north-south direction along the corridor of the River Stor across High Street, and from the Churchyard, across the Glebe fields and north to the River Stor.

Map 6: Storrington key open space and links map (also indicating the location of vantage points a, b, c and d).



## Vantage Points

The Conservation Area is generally well contained by the wider settlement area, partially abutting the countryside on the southern edge. There are visual links between historic and landscape features associated with the green space on the southern edge, particularly between St. Mary's Church and Churchyard, monastery and walled garden, and the South Downs escarpment in views south. The Church is occasionally visible as a landmark when viewed from higher topography to the south and northeast of the village.

Vantage points from the south provide occasional long distance views of the village from the surrounding Downs landscape. Historic landmarks and the Conservation Area do not stand out in these views.

**a:** Views through the Churchyard and Glebe fields have an enclosed character, due to the groupings of mature trees along the settlement edge and Churchyard boundary. Views along the footpaths open up, particularly looking south across the fields and towards the rising landform beyond. The openness of the fields allows views which extend through the space and over the walled garden, with the South Downs forming the backdrop. The Church and monastery are prominent heritage features in this localised setting.



a

**b:** Views north from Matt's Wood are also associated with the open green space on the southern edge of the Conservation Area. Views are well vegetated, looking through the woodland green space and continuing across the Glebe fields to the north. There are important visual connections between the historical and ecclesiastical features including the cemetery, shrine to Our Lady, monastery and Church. There is limited built form within this view that relates to the heritage features described.



b

**C** and **D**: The corridor of the River Stor provides a linear green space that cuts through the northern part of the Conservation Area. Views are generally enclosed and well contained to the corridor setting by riparian planting on the river banks. Public footpaths link through the green space from the north and south, and connect into the centre of the village at the High Street. This green corridor has been preserved as part of development at the High Street that has taken place through the settlement, and includes old mill ponds in the northern section. Whilst views through the space are contained, there are glimpsed views through the vegetation that lead footpath users through the corridor and link to the countryside surrounding Storrington from the village centre.



c & d

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## 5. Townscape and historic environment

Storrington is unfairly dismissed in the Pevsner Buildings of England series “A big, untidy village which, like Pulborough a few miles away, is halfway to being a town. The transition is not much fun to look at, though potentially the shapes and spaces are good”. Much could be said about how the village has been influenced by post war housing but due to its topography and trees much is hidden and the historic core as the quote above concedes, contains good spaces and streetscape.

### **Historic Core around The Square and the Church**

The townscape in The Square and through the narrow entrance to West Street and where Church Street peels off to the south, marks the centre of Storrington. Dominating the north side of the Square is the large 18th century Mulberry House on fine red brick, with its walled forecourt now a car park. North Street and Brewers Yard separate it from other buildings. The clutter of signage and other modern features, including the area of non-descript courtyard fronting the building, detracts from the positive character of Mulberry House and does not reflect the historic market which once operated here. Facing it is The White Horse Hotel group of buildings with a survival of historic paving materials in front. On a gentle slope to the east is the High Street with a number of shops many of which have a gable onto the street. The view from here terminates in a cluster of roofs at Eastbrook below the trees on Manley's Hill.

Turning west, going through the ‘throat’, Church Street opens up south with a view of the South Downs rising beyond the village. Church Street did contain shops initially, its steep roofed buildings reveal early origins. Either side the buildings rise to the mid-19th century no. 14 and the post war Manor Court which obscure views of a concentration of listed buildings including The Palace and The Georgian House. These detached buildings that mark a change to later more prosperous homes and the curious Burmese Islamic door in the tall wall that turns into Brown Lane.

Though Chanctonbury is now a late 20th century housing development, a flint and brick wall has been retained along the frontage and the Church of St Mary the Virgin stands on its mound above this. From the north the medieval church, now North Aisle stands out with the later 1870s enlargements rising behind. The Churchyard wall to the street now rises to two levels, the upper set back and a yew tree sits at either end. South of the Churchyard is a triangle where Church Street meets School Lane and Greyfriars Lane which continues the route as a wooded lane rising

towards the South Downs, leaving the village.

### **The Churchyard and Glebelands**

The townscape of this open area in the settlement centre is a surprisingly large area, that has been gradually chipped away, with St Mary's Church as its south-east point, School Lane marking the southern boundary and Monastery Lane to the west. Until the last 50 years, there were open fields, the Glebelands, on this higher ground above Church Street that sloped to the back of the houses on the south side of West Street and fell westwards to Monastery Lane. The Churchyard extends westwards along School Lane and been planted with feature trees while an old low flint wall with decorated top separates it from the fields that make up the surviving Glebelands. A notable modern change to the landscape is that the highest area has been built over with the 1930s Rectory and the 1970s Rectory Estate. To the west the dramatic slope to Monastery Lane and the trees around Lady Place farm are being framed by new development.

### **High Street to Eastbrook and eastwards**

The townscape of the High Street as it slopes down to cross the Stor with routes rising beyond Manley Hill and School Hill is very attractive viewed from The Square. Looking in detail at the individual buildings, there has been quite a lot of redevelopment, with the southside of the High Street to Eastbrook containing 1960 and 1970s buildings, many trying to fit in using local materials, others modernised and sadly losing character. The High Street is held together by the listed building opposite each other of no. 9 Cobbled Cottage and nos. 18-22 (even).

On the north side of the High Street, between Old Mill Drive and School Hill which remained undeveloped until after 1900, the tall, gabled shops nos. 23-29 (odd) stand out as attractive whilst the 1970s HSBC is considered to be a successful example of contextual modern architecture.

The Eastbrook junction with School Hill and Manley's Hill is surrounded by historic and attractive buildings, with the Vintage Rose Tearoom facing no. 2 School Lane, the 1900s Arts & Crafts, The Anchor Inn and no. 48 High Street with ‘Eastbrook’ in its gable.





*Church Street, looking south towards the South Downs.*



*The High Street, looking east towards School Hill.*



*Church Street, looking south into Greyfriars Lane.*



*The Churchyard looking north towards the rectory.*



*The open land north-west, with the distant Parish Church.*



*Monestay Lane, looking south.*



*Brewers Yard, looking towards High Street.*

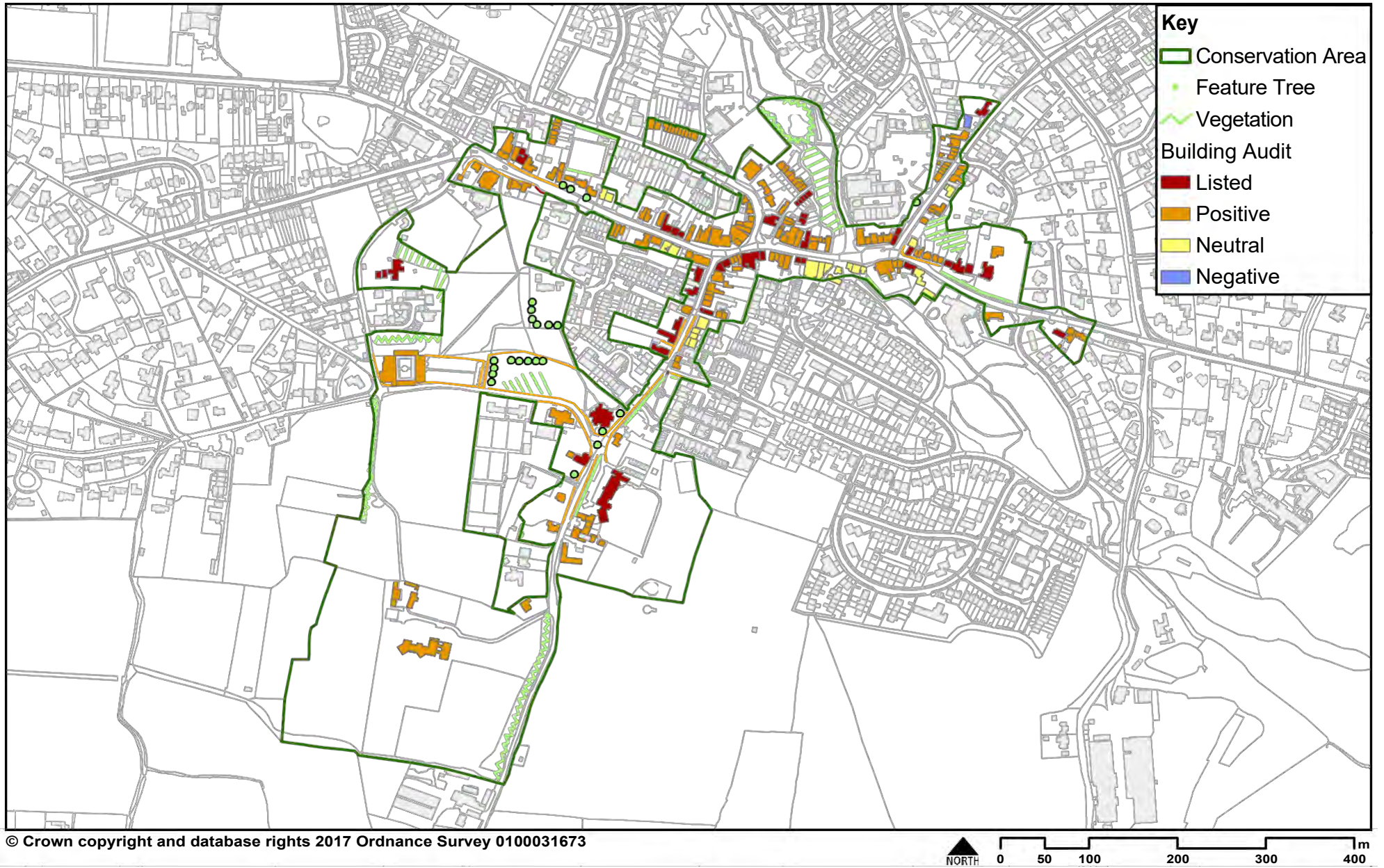


*Street furniture and low brick boundary walls.*

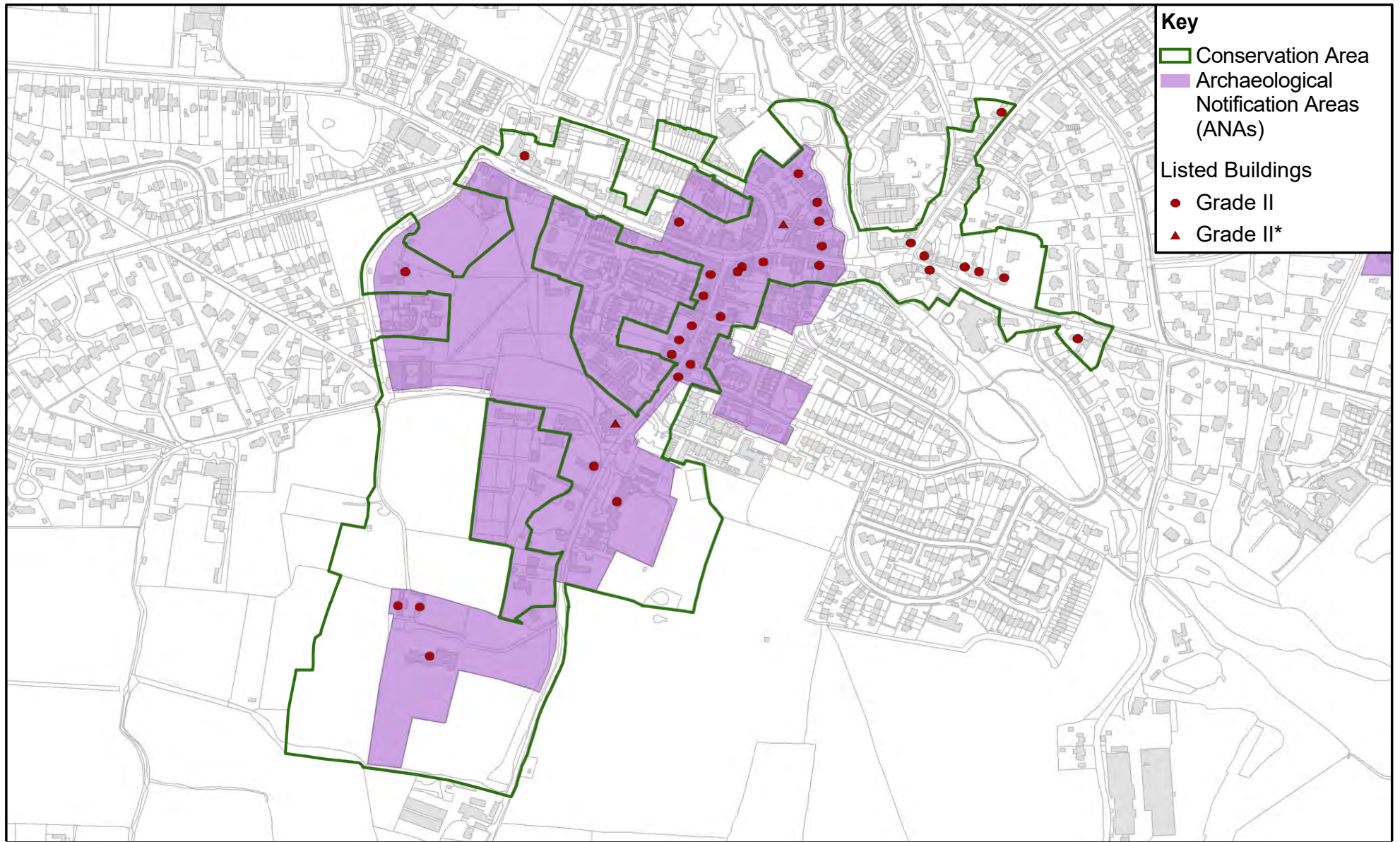


*Stone House.*

Map 7: Storrington Conservation Area building audit map.



Map 8: Storrington historic environment map.



## 6. Character areas

There are five distinct character areas within the Storrington Conservation Area, which testify to successive phases in the historical evolution of the village and changing patterns of land use over time. In part, the distinct character and appearance of the village is defined by its historic core surrounded to the north, east and west by more modern development but benefiting from an exceptional southerly outlook towards the steeply rising South Downs.

### **Building types & styles, materials and colours, and architectural features**

The earliest buildings in the Conservation Area are built of timberframe with plaster panels utilising the plentiful supply of local Wealden oak. Some important buildings like the Church of St. Mary the Virgin and the Manor House were built of local Sandstone. Roofs would have been thatched or, for more prestigious properties, Horsham Stone Slates.

Brick would not have been widely used until the mid 17th century. Plain clay tiles would have become common from the mid 17th century, as would tilehanging using these plain tiles on battens nailed to the walls. Timberframe buildings were often adapted by being refacing in brick, rendered or tilehung, or having their infill panels replaced in brick. Older buildings, some dating back to the late medieval period survived in Storrington under these later skins. These older buildings can often be detected behind later front facades, the giveaways being tall roofs and large oddly positioned chimneystacks and the arrangement of doors and windows not being symmetrical.

From the 18th century the classical Georgian style of architecture took over. Brick became the dominant walling material, though with a few buildings of brick and rubble under a render coat. Roofing materials were plain clay tiles, or in some cases pantiles. From the early 19th century the slate became the most used roof covering.

The windows in even the earliest buildings are now 18th century at the earliest, and for most of the other buildings these are casements with small panes. Sash windows are found in the larger houses from the 18th century to the 1900s. There are a few casements of timber or steel with leaded lights. Many of the casements and sashes have been renewed in

recent years, most in timber, though some plastic U-pvc windows have also been installed.

There are not many 20th century buildings of note in the settlement. The Arts & Crafts is represented by The Anchor Inn and no. 48 High Street 'Eastbrook' development. The rebuilding of nos. 3-6 (consec) The Square is a 1920s rebuilding in neo-Georgian by the GPO (General Post Office) while behind it is no. 2 West Street, the 1970s Post Office and Royal Mail sorting office in a contextual style. Likewise, the HSBC Bank is a 1970s structure on a square plan with flints panels in brick dressings, a tilehung first floor and tall hipped roof behind a parapet.

Few of the post-Second World War housing developments can be said to have taken on any style or materials that are locally distinctive, apart from the use of tilehanging and red bricks, and have therefore been excluded from the Conservation Area.

Shopfronts in historic buildings on the High Street and Church Street still tend to be of traditional appearance and are generally sympathetic, although some overly large fascias with big, bright modern lettering have intruded. On the west side of Church Street the shopfronts are small and in some cases the original bay windows of the houses are used. On its east side the shop fronts are timber and traditionally detailed. On the High Street larger shop windows and more signage tends to overwhelm the smaller shop fronts that survive. Other shopfronts retain elements of earlier designs with alterations, or are of modern materials in traditional forms.

Other building and architectural features of note are:

- The use of local coursed stone and flint on buildings and boundary walls, such as on the Cobbled House No 18 High Street and the boundary along Monastery Lane of Lady Place;
- Horsham stone slab roofs such as Church Street;
- Large brick, stone ridge and gable end chimneys on Church Street and West Street;
- First floor tilehanging using plain and scalloped tiles.

## The Square / Church Street Historic Core

This area takes in The Square at top of the High Street and the east end of West Street plus Church Street and is the compact medieval settlement. From the 'throat' at the start of West Street and Church Street these roads are fairly level. This 'throat' is one of the key characteristics of the village, constraining traffic movement, yet also making the defining views of the place. Looking south is Church Street with the view terminated by the view of the South Downs ridge. Looking north is The Square with the lower buildings of North Street and Brewers Yard coming off it, either side of Mulberry House, the largest house in the village – now offices, which faces the White Horse Hotel across The Square.

The buildings around The Square and the 'throat' are closely packed and given the layout of the spaces, there are buildings at odd angles to each other, which mean that some buildings appear to overlap and tapering gaps exist between others with glimpsed views to service buildings behind.

Though hidden from the top of Church Street by buildings, the parish Church of St Mary the Virgin standing on its stone outcrop dominates the lower part of the street. Church Street starts with continuous frontages of attached buildings but halfway down becomes a series of detached, larger 18th and 19th century houses. There has been some replacement of buildings along Church Street in the late 20th century, and indeed also

on the High Street, but this has been achieved without too much loss of character.

The shops and houses on West Street are an interesting mix of architectural types of varying scale and materials. These either consist of dwellings that have been converted to commercial use by inserting historic shopfronts and occupying entire ground floor areas, or small shops just utilising the original domestic windows and doors. The middle part of the street is tree-lined which hides more recent development on either side.



*The Square.*



*1920s post-office building - a sensitive development.*



*Mulberry House.*



*Poorly located street furniture.*

## High Street / Brewers Yard / Mill Pond Historic Commercial

This area marks the commercial core of the post-medieval settlement, located on the watercourse to drive mills and for the various industries that required water, like fulling and tanning. Brewers Yard denotes the village's brewery while where the High Street crosses the River Stor, a mill was sited. Across the river, the area is known as Eastbrook, and it was here outside the village that some of the more noxious trades were located.

From The Square, the High Street slopes down to Eastbrook and its shops on either side that contains advertisement signage. The view down the street is closed by the buildings around the junction with Manley's Hill and School Lane. The western side of the High Street is tightly built up on both sides but approaching the bridge this changes to a more open irregular building line with gaps, for the river and the open space on its east side which is separated from the taller 20th century shop parade by Old Mill Drive.

Of the historic industries once present, little remains other than the conserved buildings in Brewers Yard and in the yards either side of the bridge over the River Stor. The High Street terminates at the junction with Manley's Hill and School Hill with a cluster of interesting buildings and the trees on the slop between the two roads forming the backdrop.



## Church / Churchyard / Glebelands open spaces

This area is a remarkable series of open spaces in the centre of the settlement, consisting of an expanded Churchyard and the former Church Glebelands. The whole area has taken on the appearance of public recreation fields. This land is not yet dedicated public space but will be as a result of the Storrington Surgery development.

With mature tree planting in the Churchyard and around the western edges of the Glebelands, the views of the more modern development around Storrington are mostly hidden, while views across it to the Parish Church, the Catholic church and former monastery, Lady Place and the backs of the West Street houses on the south side are extensive. The open space is bounded by the flint walls along School Lane, a flint and coursed Carstone walls on Monastery Lane, and a low stone and flint wall along the northern boundary of the Churchyard.



*Enclosed garden to the east of the 19th century monastery*



*Glebelands looking towards the Parish Church.*



*Churchyard wall detail.*



*Lady Place*

## 18th century to early 20th century ribbon expansion

These areas of the village are exemplified by the buildings on the western half of West Street and School Hill. On West Street, though outside the commercial core, some of the buildings have shopfronts to small shop units, many of which are still in commercial use. The buildings are both grouped and spaced and often sit behind stone, flint or brick boundary walls.

The Village Hall, built in the early 20th century and the roundabout at the junction of the Amberley and Pulborough Roads, marks the entrance into the village from the west. Here the road narrows at the point at which it passes between no. 61, a 19th century house of brick and flint with first floor timberframe in a vernacular revival style, and a mature feature tree on the north side (which although is just outside the Conservation Area boundary is a very important element in views into and out of the Conservation Area).

School Hill and Mill Lane were formed in the early 19th century and while Mill Lane has almost disappeared, School Hill is an important route north. At its southern end, the townscape behind the frontage buildings onto the High Street, has been opened out with the car parking for the shopping centre on the west side, where Mill Lane branches west to rise across the scarp slope, while School Hill directly ascends it. Between these two roads, the houses on the west side of School Hill have gardens sloping down to outbuildings along the Lane. The first blocks on either side of School Hill at this point are terraced houses of early 19th century date. Two

passages come up from Mill Lane and from these passages to the top of the hill, are a group of early to mid 19th century detached houses on the west side of School Hill. On the east side, development came later and houses have already been redeveloped for the fire station and are thus excluded from the area.

Also in this area are groups of houses on North Street that show the 19th century development of the town. Nos 18-40 North Street are a row of flint-faced cottages under slate roofs, Sunnyside Cottages further along at right angles to the street face east overlooking the 20th century bowls ground. The rest of the housing on the street is mid 20th century public housing.



32 Storrington Village Hall.



The 20th century bowling green.



Eastbrook.



early 20th century shopping parade.



## Greyfriars Lane

This is a distinctive area where the village flows into the countryside. It consists of the continuation of Church Street running past The Abbey and to the edge of the settlement and into the South Downs National Park. Its character is that of a narrow carriageway with grass verges in front of stone boundary walls. The widely spaced houses are well setback, and trees and hedges loom over the boundary walls. Further south, the lane disappears between the trees. It is not heavily trafficked and is a popular walking route onto the downs, contributing to its rural character.

The only other street close to it in character is School Lane which runs west from the bottom of Church Street forming the southern boundary of the Churchyard on its north side and partly the Conservation Area on its south. It takes the form of a sunken lane with tall hedges and trees on either side.



Well-wooded pathways.



Greyfriars Lane looking north at the southern boundary of the Conservation Area.

## St Joseph's Hall and Grounds

In 1910 the fields south of School Lane and West of Greyfriars Lane were acquired by Mr George Trotter who had a Vernacular Revival Country House built in the style of E S Prior. Built of unknapped flint with knapped flint plinth, chalk dressings and reused Horsham stone slab roofs with flint chimneystacks, it has a modified butterfly plan with garden front facing south and north entrance front E-plan with projecting service wing and courtyard to the north east. It has a lodge on Greyfriars Lane, still called Gerston Lodge the original name of the house, and to the north west a pair of cottages and a serviceyard. When it was acquired by the Norbertine Order a drive was laid out leading up to School Lane at its junction with Kithurst Lane and Monastery Lane. The grounds of St Joseph's Hall are framed to the east by the trees along Greyfriars Lane and to the west by a wood. North of the cottages and barns is Storrington Vineyard and then on the east of this drive is Matt's Wood, a community woodland created in 2007. West of the drive is the Catholic Cemetery which is surrounded by mature trees.

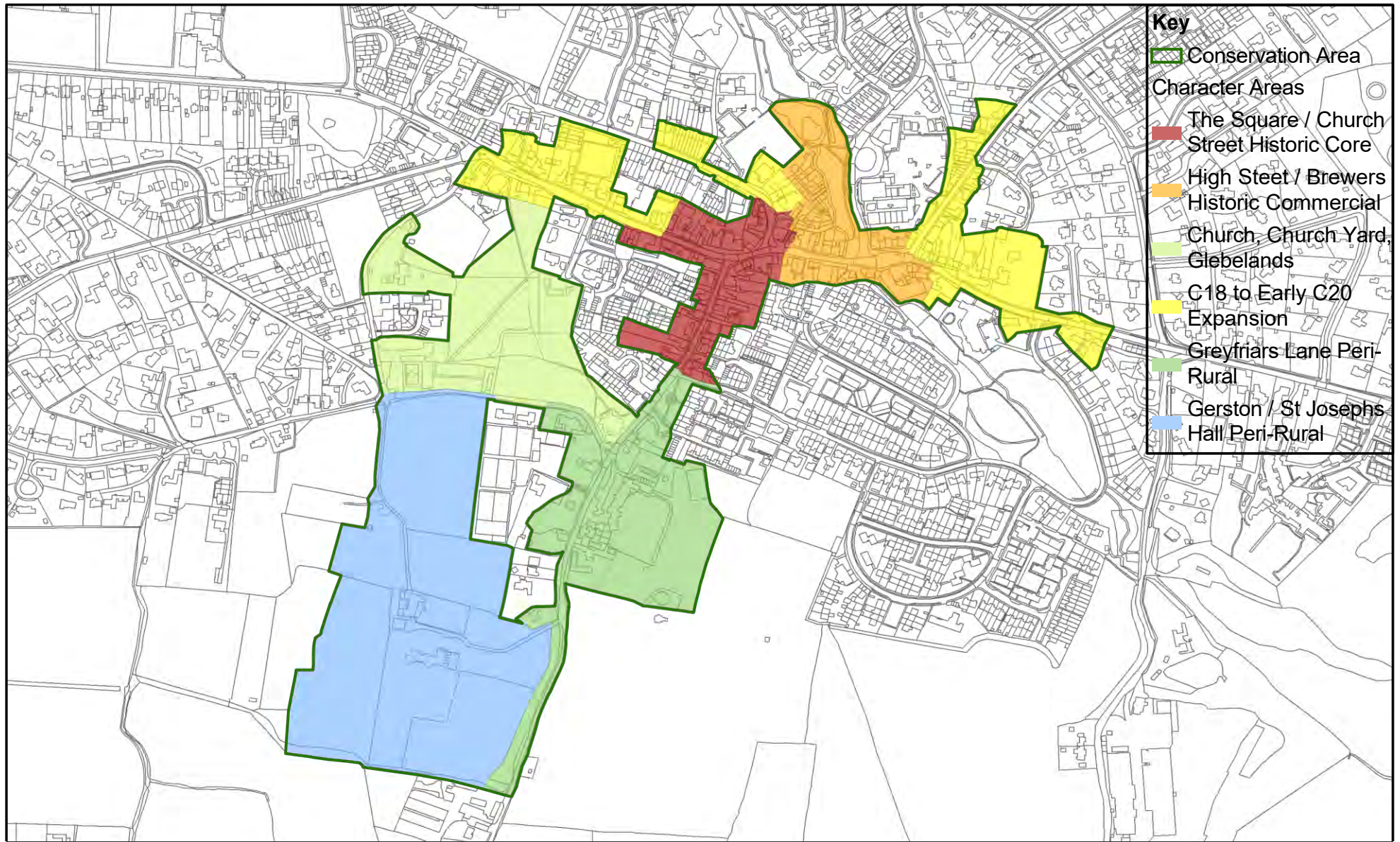


The Abbey on Church Lane.

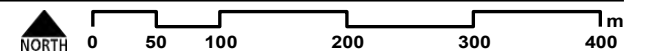


Example of historic coal-hole cover found throughout the village.

Map 9: Storrington character area map.



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## 7. Views

The topography of Storrington, located on the slope down from the South Downs with the river valley cutting across it and the land rising to the east and north of the village, means that there are many different views around the settlement.

Views within the settlement area are often well contained by surrounding built form and often focussed through the central High Street area. There is limited intervisibility between spaces and landmarks.

The Conservation Area is generally well contained by the wider settlement area, abutting the countryside on its southern boundary. Due to their height, the South Downs feature in the background of many views across the village, and especially looking south on Church Street, and School Hill.

School Hill and Manley's Hill, rising from Eastbrook in the river valley, have views both ways along them. West Street, being both long and lined with trees, has good contained views along it.

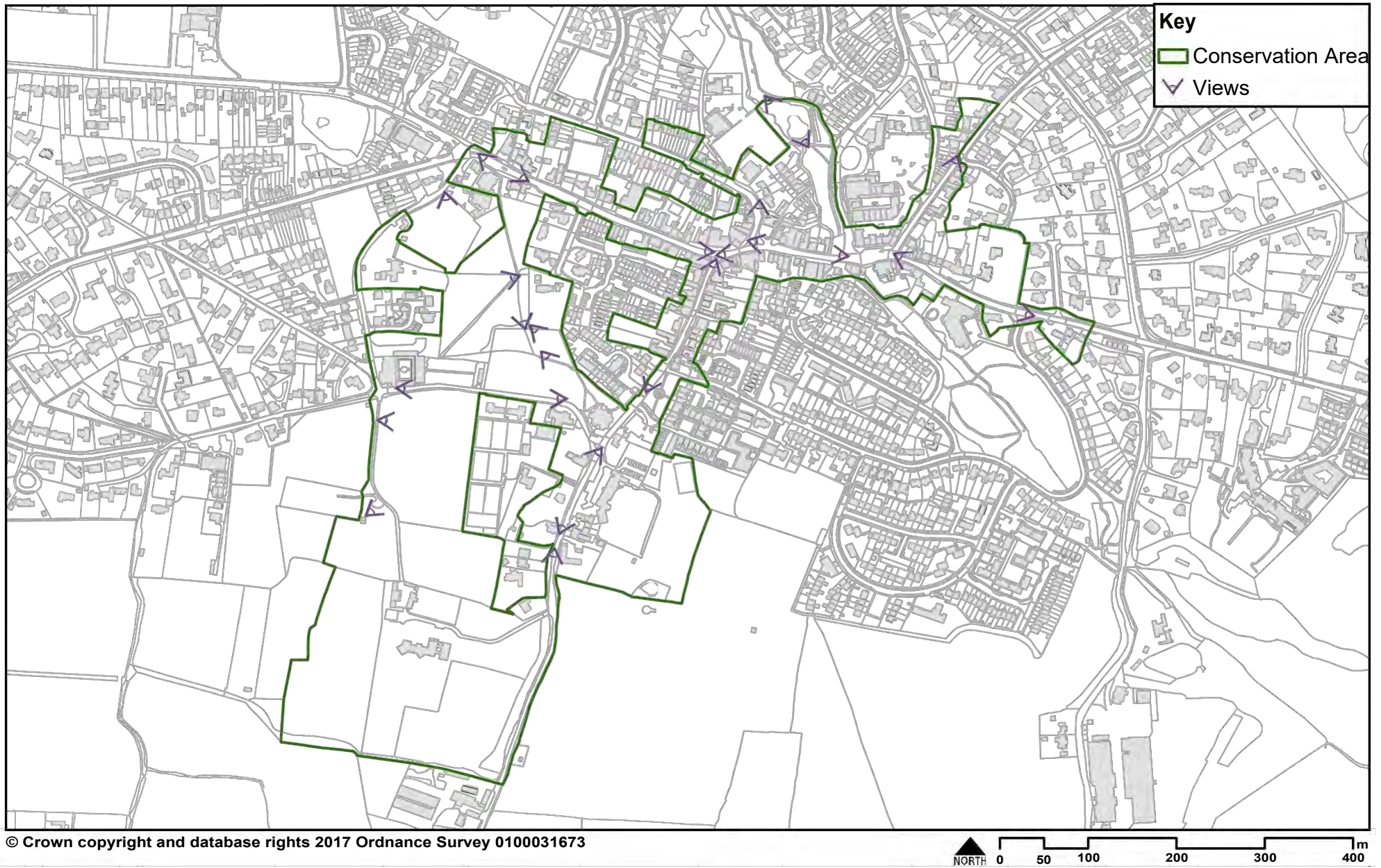
The Churchyard and Glebelands offer open views and views through trees of the village and of the Church and South Downs.

Selected groups of views are worth mentioning as they help define the character of the village:

- Views in the 'throat' at the start of West Street are in each direction, east into The Square with a glimpsed view down the High Street, west along West Street to where trees on either side of the street constrict the view, and south down Church Street. From points on either side of West Street in this area, moving only slightly, it is possible to appreciate the townscape as a whole.
- Views in The Square entering it from West Street, from North Street and the High Street as it opens out, views from The Square into the 'throat' and the start of West Street and Church Street, capture the importance of the village's historic space.
- Views north along Church Street feature many designated buildings, many of great age. Views south along Church Street past the same buildings, terminated in Greyfriars Lane and the South Downs, which reinforce one appreciation of the village's southern setting.

- Views up and down Greyfriars Lane appreciating the wooded nature of this quiet lane.
- Views along School Lane from outside the old schoolhouse and from the end of the Catholic church capture the long boundary walls and the enclosing trees above.
- Views around Glebelands from the meeting point of paths by the Rectory and south-east from the entrance to the Churchyard towards St Mary's Church partly hidden by trees are some of the best, open views in Storrington.
- Finally, the views into and out of the village towards the west end of West Street capture that sense of a gateway, and the view from the top of School Hill beside the fire station over the village with the South Downs beyond.

Map 10: Storrington views map.



## 8. Negative elements

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Since the designation of Storrington Conservation Area in 1973, the size of Storrington has grown from c.3,000 population to nearly 7,000 today. The expansion accelerated from the 1970s, mostly enabled by residential development which has occurred within the Conservation Area, often on relatively undeveloped land, or within the Conservation Area's setting. Therefore, the character and appearance of those areas of development has inevitably changed to some degree since its designation. Nevertheless effort has been put into the design of these developments so that they make a neutral or positive contribution to the character and appearance of the area.

The main detractor from a pleasant environment in Storrington is the steady flow of traffic along the A283 along West Street, through the 'throat' into The Square and down the High Street. In this area, at the start of West Street, traffic is often queueing both ways. Church Street has on-street parking mostly on its west, which detracts from the appreciation of its best buildings. Elsewhere, the dominance of cars has meant that the two village 'gateways' are roundabouts and so whilst accepting these access points, their townscape in these areas could be improved.

The 'throat' area at the start of West Street suffers from street clutter with guardrails to the pelican crossing, and too much in the way of planters on the footway outside the post office. The Square is a key public space, the potential of which has not yet been fully realised. For example, the walls in front of Mulberry House are attractive historic feature but now enclose only car parking.

In terms of development within and around the Conservation Area, there is now an opportunity to reappraise the contribution of some of the developments built within the Conservation Area since 1973. Although in their time they were considered appropriate, on balance it is considered better to exclude them from the Conservation Area.

# 9. Management plan

## The need for a Management Plan

It is the role of the Management Plan to take forward the challenges and opportunities identified in the appraisal, and to identify the means by which the special interest of the Conservation Area will become self-sustaining into the future. To achieve this requires a partnership between those living, working and carrying out property improvement and development in the Conservation Area and Horsham District Council.

All development proposals should preserve or enhance the character and appearance of the Conservation Area in accordance with policy 34 of the Horsham District Planning Framework. In a Conservation Area there are some extra controls over works to buildings, boundaries and trees intended to ensure that the character of the area is not eroded by unintended loss or change and the appearance is not changed in a negative way.

**For advice on whether planning permission is required for works please refer to the Horsham District Council website or The Planning Portal ([https://www.planningportal.co.uk/info/200125/do\\_you\\_need\\_permission](https://www.planningportal.co.uk/info/200125/do_you_need_permission)).**

## Control of development

It is essential that any development should preserve or enhance the setting of any adjacent historic buildings and existing landscape features and trees, and the overall special qualities of the character area. Therefore, careful consideration must be given to the size, scale, urban grain, layout, design, massing, height, plot width, frontage activity, landscape and materials in any such development. This does not dictate architectural style but does attempt to ensure that proposals respond positively to their context.

The Council strongly encourages applications for planning permission or other consents for proposals which meet these criteria and avoid:

- the demolition of any building or structure if its loss would damage the character or appearance of the Conservation Area;
- development (including extension/alteration) which would be harmful to the setting or character or appearance of the Conservation Area;

- development which would adversely affect or result in the loss of important views, open spaces, tree cover or boundary features within the Conservation Area.

Residents and business owners should contact the Council to confirm what proposed extensions and alterations constitute 'development'.

## Monitoring and compliance

If necessary, the Council has a range of tools at its disposal to compel building owners to appropriately maintain and repair buildings which are causing a local nuisance or which are designated heritage assets.

## Issues

The preparation of the Storrington Conservation Area Appraisal has included consultation with stakeholders, specifically the Parish Council. A number of issues were identified. These have been used as a basis for the following section identifying principal issues to be addressed by this Management Plan:

Historic built environment:

- Loss of traditional architectural features;
- Equipment and installations;
- Boundary enclosures;
- Enhancement of existing buildings;
- Shopfronts;
- Extensions;
- Window replacement;
- Dormer windows and rooflights;
- Cladding, rendering and the painting of walls;
- Repointing of brickwork and stone walls; and
- Demolition.

## New development and environmental improvement

- Opportunities for new development; and
- Setting and Views

## The Environment and Public Realm

- Trees;
- Public Realm;
- Street furniture;
- Surface materials;
- Car parks; and
- Opportunities for enhancement

## Historic built environment

*Loss of traditional built and architectural features* – Architectural features set out in section 6 of the Appraisal, such as stone boundary walls, traditional windows, Horsham stone or slate roof covering, etc should be preserved due to the significant contribution they make to the character and appearance of the buildings and the Conservation Area.

*Equipment or installations* - The presence of modern types of equipment on or around buildings, such as large aerials or satellite dishes and micro-generators, can detract from the character of a Conservation Area and/or the special architectural qualities of buildings. To minimise their visual impact, they should be positioned away from public view or prominent positions. The removal of existing fixtures cluttering front elevations is encouraged and care should be taken to repair the affected surfaces.

*Boundary enclosures* - Buildings in the Conservation Area have a variety of boundary walls although on the High Street buildings tend to abut the back edge of the pavement and there are no front areas. Along Church Street and on West Street there are a variety of boundary treatments which give character and add to the appearance of the overall street. This

similarly includes side and rear boundaries which are visible in several locations when viewed from the public realm. A characteristic boundary of settlements in Horsham District is local stone laid in rubble courses. Retention of these walls and increased use of trees and hedgerow as a 'soft' boundary treatment, or even installing traditionally detailed brick walls and railings (as set out at section 6 of the Appraisal), would enhance the historic qualities, character and appearance of the area.

*Enhancement of existing buildings* – Some of the listed and unlisted buildings in Storrington have been altered and lost features. Fortunately, there exists good photographic coverage of the village, allowing for the possibility of accurate restoration. Proposed enhancements to make a building look grander than it ever was should be discouraged. There are several buildings on the High Street that could be improved with appropriate maintenance and upkeep.

The following enhancement works should be encouraged as part of any future development:

- Reinstatement boundaries where they have been removed to their original height and footprint;
- Ensure that new boundaries are built from quality materials, paying full attention to stone coursing, brick bond, lime mortar, and coping details;
- New gates and timber fences should be good quality traditional timber design; and
- Encourage the use of good quality paving, trees or planting where the back yards or gardens are visible from the public domain.

*Shopfronts* - Storrington Conservation Area retains several well-designed and well maintained traditional shopfronts and the retention of these is encouraged. A number of commercial premises have garish and poorly designed shopfronts which could be improved. The reinstatement of a traditional shopfront design and appropriately designed signage that complement the buildings and streetscape is encouraged, when redecorating or carrying out any works.



*Extensions* - Modern extensions should not dominate the existing building in either scale, material or their siting. There will always be some historic buildings where any extensions would be detrimental and should not be permitted. Successful extensions require a sound understanding of the building type to be extended together with careful consideration of scale and detail.

*Window Replacement* - The loss of traditional windows, ironmongery and glazing from older buildings poses one of the major threats to our heritage and the character of historic areas. The character of windows profoundly affects the appearance of buildings but are particularly vulnerable as they can be easily replaced or altered. The desire to improve the energy efficiency of historic buildings encourages property owners to consider window replacement with inappropriate and inferior quality modern alternatives. If well maintained, historic windows can last more than 200 years. Where the windows being considered for replacement are themselves modern replacements in inferior softwood that are now failing, what they are replaced with needs to be carefully assessed.

Within the Conservation Area, historic windows should be retained whenever possible and their repair prioritised. In general, consent would not be granted for their removal. Within the Conservation Area there are a variety of timber casement and vertical sliding sash windows.

The design of historic windows evolved through the early modern period and so, where repair is not possible, replacement windows should be designed to either replicate the historic windows being replaced or be based upon a period design contemporaneous with the host building. In general, a consistent approach should be taken across a building.

*Dormer windows and rooflights* - Dormers and rooflights can be useful to light extensions into the roofspace. Dormers need to be of a traditional form, in scale with the building and its roof and their windows should be smaller than those on the floor below. Rooflights need to be flush with the roof face and normally the 'conservation' type rooflight is preferred. In most cases, the dormer or rooflight should align with the window below.

*Cladding, rendering or painting of walls* - In most cases, the walling material of a building is part of its character and contributes positively

to the appearance of the Conservation Area. There may, however be cases where the existing wall surface is unattractive or is decaying, and cladding, rendering or painting can be justified. Where this is the case the cladding needs to be in a locally used material, such as tilehanging using local red clay tiles, or timber weatherboarding. Painting of natural brickwork and stonework is discouraged. If proposed work involves changing the front elevation of a building in the Conservation Area it is always advisable to seek the advice from the Local Planning Department at Horsham District Council.

*Repointing of brick or stone walls* - Repointing can ruin the appearance of brick or stone walls. The purpose of the mortar in the joints is to stop rainwater penetrating into the wall and to act as a conduit for moisture trapped in the wall to escape. The mortar joint or pointing is therefore sacrificial and needs to be softer and more porous than the wall material. This is why for conservation work a lime based mortar is normally recommended. It is important to dig out the old pointing to allow a sufficient 'key' for the repointing. Mortar should fill the joints but not spread out onto the surface of the wall material, and where this arises (corners) have been worn away, the mortar face may have to be slightly setback. Raised or 'strap' pointing should be avoided as not only does it stand out and change the appearance of the wall, it can act as a shelf for rainwater.

*Demolition* - Within the Conservation Area, the demolition of an unlisted building or wall over a certain volume or height without prior planning permission is a criminal offence. Furthermore, demolition of buildings or built features which have been identified as making a neutral or positive contribution to local character would normally not be permitted. Where buildings and features have been identified as making a negative contribution of local character, development incorporating some demolition may be permitted, as long as what will replace the existing building is judged to respond positively to its local context.

**For advice on whether planning permission is required for works please refer to the Horsham District Council website or The Planning Portal ([https://www.planningportal.co.uk/info/200125/do\\_you\\_need\\_permission](https://www.planningportal.co.uk/info/200125/do_you_need_permission)).**

## New development

*Opportunities for new development* - must be considered carefully and the effect of new buildings on the setting of the Conservation Area, and on views both into it and out of it, should particularly be taken into account. New development must be sympathetic to its context in terms of its siting, scale (including height, size and massing), materials and details. It should also follow the existing pattern or grain of development, not obstruct important views, and not dominate buildings in the immediate vicinity. Materials should be carefully chosen to complement the Conservation Area's existing palette of materials (see section 6 of the Appraisal).

*Setting and views* - All development affecting the setting of the Storrington Conservation Area should demonstrate how the setting and long distance views, into and from the Conservation Area, are preserved and enhanced. The important views are identified in section 7 of the Conservation Area appraisal.

Key threats:

- Redevelopment of the remaining unintensively used sites such as Storrington Social Club and South Down Bikes at 28 West Street, the yards either side of the High Street where it crosses the Stor, and either side on Mill Lane with development that is out of context in the Conservation Area;
- Closure of more shops as retail becomes more marginal and the difficulty of retaining the character of the buildings when allowing conversion from retail;
- Loss of traditional joinery details in windows and doors and in particular shop fronts, as properties are improved both visually and for thermal upgrading;
- Loss of traditional roof coverings, chimneys and chimneypots on unlisted properties when the roof is replaced. Machine made clay tiles, imported slates and similar though 'natural' materials look different to what is there now;
- Erosion of front boundaries on Church Street, West Street, North Street, Manley's Hill, and School Hill and encouraging instead their repair when the main building is being refurbished;

- Damage to setting relationship between the Conservation Area and the South Downs outside the settlement to the south: in particular further development east of Church Street off Brown's Lane, more floodlighting at the tennis club, and further development of the St Joseph's Hall site;
- Erosion of green spaces and loss of prominent trees and bushes in the Conservation Area.

## The Environment and Public Realm

*Trees* - The presence of trees makes an important contribution to the character and appearance of the Conservation Area. Anyone who cuts down, uproots, lops, wilfully destroys or wilfully damages a tree of a diameter 75mm or more at 1.5m above ground level in a Conservation Area without giving the Planning Department at Horsham District Council six weeks' prior notice of their intention may be guilty of an offence. In Conservation Areas, the same penalties as those for contravening a Tree Preservation Order apply and a person who cuts down a tree in a Conservation Area without first giving notice is liable, if convicted in the Magistrates Court, to a fine. A person who carries out damaging work in a way that is not likely to destroy the tree is also liable to a fine.

### Public realm

*Street furniture* - There needs to be a consistency of style to help create a cohesive identity for the Conservation Area. The presence of excessive or redundant street furniture causes street clutter and is visually unattractive. The rationalisation of street furniture such as street nameplates (a simple design of black letters on a white background), lamp posts, seating and the provision of a standard livery for finger posts and litter bins is encouraged. A-boards and blade feather and teardrop flags though not fixed add to street clutter and are generally discouraged in Conservation Areas.

*Surface Materials* - A large format paving slab in natural stone should be used as part of considered approach to the location and the heritage context. Older surfacing materials such as local stone on edge, pebbles and even flint are rare vernacular survivals that should be conserved. The

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use of high quality paving materials, together with the layout and jointing detail are key elements of the overall surface appearance.

The following measures should be encouraged:

- The existing areas of high quality traditional paving must be protected;
- Further areas of traditional paving should be added as funding allows; and
- The street lights need to be upgraded and out of date fittings removed; and
- Any redundant street furniture such as signage should be removed.

*Car parks* - There are two main car parks off North Street and Old Mill Drive and Mill Lane, both of which have some landscaping, but there is little that can be done to break them down as large areas of tarmaced open space.

*Opportunities for enhancement* – within Storrington Conservation Area it is noticeable that through the centre on the main road there is a certain amount of clutter, both signage clutter and street furniture and should be possible to carry out an audit and see what could be removed. Working with West Sussex County Council as Highways Authority a strategy should be developed to address this. On the boundaries to the east and west there are roundabouts that could be improved and act as gateways to the village. Elsewhere at the Glebelands, after the Storrington Surgery development there is an opportunity for the remainder of the land to become a single public space wrapping around the Churchyard.

# Appendix 1: Historic development

Storrington is located at the foot of the scarp slope of the South Downs. The River Stor, which rises a short distance away to the southeast, flows through the middle of the village, running northeast to join the Adur just outside Pulborough. Just to the south of the centre is a low knoll, now the site of St Mary's Church.

The village lies on a bed of ferruginous sandstone, which was used locally as a building material. The name is likely to derive from the Old English 'storca-tūn' or 'stork-tun', meaning 'stork farm'. This may be an indication that storks once frequented the wetland at Parham and the broad floodplain of the Arun. The name of the river is a late back-formation that derives from the name of the village and not vice versa.

The road from Winchester to Shoreham, today part of the A283, runs through the middle of the village. A number of north-south routes also passed through the neighbourhood, although today these are subsidiary to the main A24 from Horsham to Worthing, which runs a short distance away to the east.

## Pre-history

The discovery of flint implements at find spots in the village, evidence for a field system and surviving Bronze Age barrows at Sullington Warren to the southeast provide strong evidence for the pre-historic occupation of the area. The '-ton' suffix implies Anglo-Saxon origins, although there is no written record of the village until 1086. The entry in the Domesday Book mentions the Church, but suggests that at this date it was still a very small settlement.

## The Middle Ages

The subsequent history of the village up to the end 14th century is not very clear, but it must have grown in size, since in 1400 a weekly market was granted to Thomas Earl of Arundel, along with three annual fairs. Storrington continued to grow after that date, although not as substantially as other settlements in the area. During the 15th century, St Mary's Church was rebuilt and the original modest, two-cell structure was

subsumed into a large new building, of which it became the north aisle.

## The early modern period

In 1577 work began on Parham House, located a short distance away to the east. Originally a grange of Westminster Abbey, the estate had been granted by Henry VIII to a London mercer named Robert Palmer. The surrounding area was emparked. In 1601 Thomas Palmer sold the house to Sir Thomas Bysshopp, whose descendants then held it until 1922. The local economy in the early Modern period was based on a variety of different industries. From the 17th century this included the production of malt, brewing and tanning. The last of these was evidently particularly important, since by the 18th century boot and shoemakers were the largest group of artisans in the village. The River Stor powered two corn mills, Chantry Mill and Bine Mill, as well as a fulling mill. Being a staging post on the route from Arundel to Horsham, Storrington had a number of inns. They were not as numerous as those in Steyning or Arundel, but suggest that the village's role was more important than that of Pulborough in this respect. St Mary's Church was badly damaged when lightning struck the spire in 1731 and, despite being made good, most of the remainder of the structure collapsed in 1746. It was not rebuilt until 1754.

## The 19th century

In the early 19th century Storrington lost its market. In 1810, the Stopham to Steyning route was turnpiked, followed in 1824 by the road from Thakeham to the north. Omnibus services to Shoreham commenced in 1843 and to Worthing in 1861. Storrington Common to the west of the village was enclosed in 1851, but this did not lead to residential development, as happened in so many similar instances. This may be due in part to Storrington's failure to obtain a railway connection. A venture to build an east-west route through the village running between pre-existing stations at Steyning and Pulborough was promoted in 1863-1864, but came to naught. A second venture in the 1880s was also unsuccessful.

In 1871-1872, the Reverend George Faithfull pulled down the remains of the old rectory of 1621 and used the materials to build a neo-gothic replacement, which his pupils nicknamed 'The Abbey' – a name which has stuck to this day. Faithfull enlarged and reordered St Mary's Church

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in 1872 and 1876, but was resident at the Abbey only until 1880. In 1882, five canons who had been evicted from the Premonstratensian Abbey of St Michele de Frigolet in the lower Rhone Valley at its closure arrived in Storrington at the invitation of the Duke of Norfolk and established a priory. Permanent monastic buildings, including a school, were erected in the 1890s, followed by the Priory Church of Our Lady of England in 1902-1909.





### **The 20th century**





In 1904 the Sussex Motor Road Car Company started running services through the village on a route from Worthing to Pulborough. Following slow but steady growth during the 19th century, the population of Storrington declined in the 1880s and did not resume its growth until the 1920s. The tanneries in the centre closed in c. 1876 and 1890, although in the early 20th century a number of extractive industries were operating, including the production of tiles and concrete building blocks. In 1933 Chanctonbury Rural District Council established its offices in the former rectory. In 1953, St Joseph's Dominican convent and boarding school was established in The Abbey.

Population growth accelerated in the mid-20th century, as the land around the historic centre was sold off for residential development. Initially most of this was council housing with private development accounting for only a small percentage of the total, but by the 1970s the relative proportions had been reversed. The historic Bine Mill to the north of the High Street was demolished at the beginning of that decade following the development of the adjacent land. In 1931 the population had stood at 1,731. By 1951 it had risen to 2,396 and by 2001 to 6,074 for all of the civil parish, including the small outlying village of Sullington to the southeast. St Joseph's Convent and School closed in 1998 and the Premonstratensian priory in 2005.





# Appendix 2: Gazetteer of listed buildings

Image	ListEntry	Name	Description	Grade	ListDate	NGR
	1027224	18 20 AND 22, HIGH STREET	Early C19. Two storeys. Six windows. Stuccoed. Slate roof. Windows with vertical glazing bars only intact. Modern shop windows.	II	09/05/1980	TQ 08830 14270
	1027227	BROOK COTTAGE	C18. Two storeys. Two windows. Ashlar with red brick quoins and stringcourse. Tiled roof. Glazing bars intact. Modern brick porch.	II	09/05/1980	TQ 08992 14268
	1027228	BROOK HOUSE	Early C19. Two storeys and basement above ground level. Five windows. Stone. The two westernmost window bays recessed and stuccoed. Tiled roof. Windows with Venetian shutters and glazing bars intact. Porch at head of flight of steps.	II	15/03/1955	TQ 09008 14262
	1027229	BYNE	Early C19. Two storeys. Three windows facing south, three windows facing east. Stuccoed. Eaves cornice, dentilled on east front. Slate roof. Glazing bars intact. South front has on bay on both floors and a porch, east front two bays on both floors.	II	09/05/1980	TQ 09036 14255





	1027230	THE OLD HOUSE COTTAGE	C18 or earlier. Two storeys. Four windows. Painted brick. Stringcourse. Tiled roof. Casement windows.	II	09/05/1980	TQ 09118 14181
	1027234	1 AND 3, SCHOOL HILL	C18. Two storeys. Four windows. Stone rubble, now painted. Brick stringcourse. Tiled roof. Casement windows.	II	09/05/1980	TQ 08932 14297
	1027235	MULBERRY HOUSE	C18. Two storeys. Six windows, easternmost window-bay recessed. Red brick. Painted stringcourse. Parapet with pediment over the centre window-bay containing a dummy lunette window in the tympanum. Tiled roof. Glazing bars intact. Doorway with pilasters, pediment, semi-circular fanlight and door of six fielded panels	II*	15/03/1955	TQ 08790 14320
	1027236	THE OLD MARKET ROOMS THE WHITE HORSE HOTEL	The Hotel comprises two buildings. West one C18. Two storeys and attic. Three windows. Three gabled dormers. Ground floor painted brick, above stuccoed. Wooden shutters on ground floor. East and larger building C19. The Old Market House further east is early C19. Two storeys. One window. Painted brick. Slate roof. Glazing bars intact. Single room on first floor. Ground floor was store-rooms or stables with round-headed carriage archway.	II	09/05/1980	TQ 08768 14274





	1027262	10-14, BREWERS YARD	Malthouse converted into five dwellings. Early C19. Consists of a tall central block of three storeys and two windows with high blocked vehicle arch in the centre and side portions of two storeys and two windows each. Stone rubble with red brick dressings and quotas. Tiled roof. Casement windows. First floor of the south end of the west front faced with weather-boarding. GV.	II	09/05/1980	TQ 08828 14346
	1027263	ANIMAL FARE THE OLD FORGE	C17 or earlier L-shaped timber-framed building refronted with red brick and grey headers, ground floor painted, south end stuccoed. Tiled roof with half-hipped gable to east wing. Casement windows on first floor. On ground floor one sash window, one small bay with glazing bars and a modern shop window. Doorway with flat hood over. The anvil bellows and salt-box of the forge have been preserved in situ inside.	II	15/03/1955	TQ 08701 14233
	1027264	THE PARISH CHURCH OF ST MARY THE VIRGIN	Large building consisting of chancel with north and south chapels, nave with aisles, south porch and west tower. Of the medieval building, only the Perpendicular columns of the north arcade of the nave remain as the whole church was rebuilt in 1750 and again in 1876, when the south aisle was added.	II*	15/03/1955	TQ 08603 14079
	1027265	31 AND 33, CHURCH STREET	C18. Two storeys. Five windows. Coursed stone with red brick dressings and quoins. Hipped tiled roof. Horizontally-sliding sash windows. GV.	II	09/05/1980	TQ 08687 14150






	1180833	LITTLE BOLTONS LOUISA AUSTIN	C18 front to a probably older building. Two storeys. Four windows. Red brick. Hipped tiled roof with pentice at north end. Glazing bars missing. Later porch and modern shop window at north end.	II	09/05/1980	TQ 08709 14259
	1180847	THE PALACE	C18. Two storeys. Three windows. Ashlar with red brick quoins. Hipped tiled roof. Glazing bars intact. Recessed doorway in moulded architrave surround with door of six fielded panels. GV.	II	15/03/1955	TQ 08688 14197
	1180863	EMMAS MARKET AND OLD ROSEMARY	C17 or earlier timber-framed building at right angles to the street, almost entirely modernised outside. Two storeys. Three windows facing south, one window facing west. Stuccoed. Tiled roof, hipped at west end. Modern casement windows and shop window.	II	09/05/1980	TQ 08720 14208
	1181072	7 AND 9, WEST STREET	Early C19. Two storeys. Three windows. Ground floor stuccoed, above red brick with four stuccoed ionic pilasters supporting the cornice and parapet. Slate roof. Doorway with rectangular fanlight. Modern shop front. Glazing bars intact above ground floor.	II	15/03/1955	TQ 08744 14268

	1285168	14 16 AND 18, WEST STREET	C18. Two storeys. Seven windows. Nos 15 and 16 stuccoed, No 18 ashlar with red brick dressings, quoins and stringcourse. No 14 and 18 tiled roofs, No 16 slates. Glazing bars missing. Ground floor altered. Round-headed windows on first floor of No 16.	II	21/10/1977	TQ 08674 14322
	1285246	2 AND 4, EAST BROOK	C18. Two storeys. Four windows. Stone rubble with red brick dressings and quoins, the westernmost window-bay faced with flints. Tiled roof. Vertical glazing bars only intact.	II	09/05/1980	TQ 08953 14264
	1285264	ORCHARD DALE	Early C19 house standing endways to the street. Two storeys. Four windows facing north, two windows facing east. Stuccoed. Tiled roof. Glazing bars missing. Doorway with flat hood over. GV.	II	09/05/1980	TQ 08666 14162
	1285293	16 AND 17, BREWERS YARD	One building. C18. Two storeys. Four windows. Stuccoed front, sides stone rubble. Tiled roof. Casement windows.	II	09/05/1980	TQ 08830 14323

	1354048	4-9, BREWERS YARD	Early C19 terrace of cottages. Two storeys. Twelve windows. Faced with stucco, stone rubble and red brick. Tiled roofs. Casement windows. GV.	II	09/05/1980	TQ 08807 14381
	1354049	GATEWAY AT THE NORTH WEST CORNER OF THE KITCHEN GARDEN WALL OF ST JOSEPH'S DOMINICAN CONVENT AT THE CORNER OF BROWN'S LANE AND CHURCH STREET	Set in the stone wall of the garden is an elaborate wooden Moorish doorway comprising a door of 32 panels, each containing a rose, placed in a carved surround with wide panel over like an over-door. Wooden gabled structure behind the doorway.	II	09/05/1980	TQ 08673 14135
	1354050	GEORGIAN HOUSE INCLUDING FRONT GARDEN RAILING TO EAST	Late C18 or early C19. Two storeys. Three windows. Red brick and grey headers. Hipped tiled roof. Glazing bars intact. Doorway up four steps with pilasters, pediment, semi-circular tympanum and door of six fielded panels. Original low iron railing on cemented coping edges the narrow garden to the east. GV.	II	15/03/1955	TQ 08674 14180
	1354070	9, HIGH STREET	Early C19. Two storeys. Two windows. Faced with cobbles with long and short window surrounds, quoins and modillion eaves cornice of red brick. Slate roof. Glazing bars missing. Modern shop windows.	II	09/05/1980	TQ 08833 14293

	1354074	2, SCHOOL HILL	C18. Two storeys. Two windows. Coursed stone with red brick dressings and quoins. Tiled roof. Casement windows.	II	09/05/1980	TQ 08947 14281
	1354075	11, WEST STREET (See details for further address information)	Including No 1 Church Street. One building which follows the curve of the street. C18. Two storeys. Three windows. Stuccoed. Slate roof. Small shop windows.	II	09/05/1980	TQ 08739 14262
	1372086	THE HORSECROFT	House. c1900 details in vernacular idiom apparently incorporating a medieval hall with C14 roof. Green sand stone, brick dressings and returns, old tile roof. 2 storeys, 3 bays, double depth plan with early C20 rear pile. Ground floor has 2 central 2-light and 2 outer 3-light leaded casements, oak framed. Steeply pitched roof with gablets. Early C20 timber framed and plastered porch at right. External brick stack at right, in-built stack at left. Interior ground floor main pile has 3 chambers c1900 in present form with framed partitions and chamfered beams, reused as cross-beams. First floor has 3 chambers with in situ framed partition and rear wall with 3 angle posts and wall plate, stack addition at north now built-in by c1900 rear. Roof (not inspected) has smoke blackened ridgeless paired close set rafters each with collars halved and pegged, a roof structure of a medieval pre-1400 type without later alterations and apparently in situ. GV.	II	05/09/1986	TQ 08579 14027
	1380132	ABBEY CONVENT	Originally a rectory, later house and finally convent. Built in 1871-2 as a rectory by the Rev George Faithfull in Gothic style, reusing material from the 1621 Rectory which was demolished at this time. Alterations were made by a tenant (a Mr Bethel) in 1911 and a further tenant (Colonel Ravenscroft) made further additions including Billiard room, Ballroom of 1930 and guest suites all by John Leonard Denman. In the 1950s the house became a Dominican Convent and boarding school. 1871-2 north part built of coursed sandstone with tiled roof. Two to three storeys; 5 bays. Three southernmost bays have central first floor 4-light trefoil-headed window and large porch with arched doorcase with sundial and two lion finials above. End projecting gables with kneelers and finials.	II	17/02/2000	TQ 08605 13984

	1027231	LADYE PLACE	C17. L-shaped house. Two storeys. Four windows. Stone rubble with red brick dressings and quoins, partly cemented, but the facade is covered with virginia creeper. Tiled roof. Casement windows with diamond-shaped panes.	II	15/03/1955	TQ 08369 14262
	1027237	STONE HOUSE	C18. Two storeys. Four windows. Tiled roofs. Glazing bars intact. No 44 ashlar with red brick dressings, quoins and stringcourse. No 46 red brick and grey headers alternately and modern shop front.	II	09/05/1980	TQ 08502 14402
	1181052	NO 41 AND THE GARDEN WALL AND GATE PIERS TO SOUTH EAST	Early C19. Two storeys. Three windows. Stuccoed. Eaves cornice. Slate roof. Glazing bars intact. Round-headed porch with semi-circular fanlight. Recessed wing of two windows to north. In front of the house to the south-east is a contemporary low pierced stone wall with domed gate-piers.	II	09/05/1980	TQ 09033 14455

# Appendix 3: Landscape sensitivity criteria assessment table

Table \*\*\* Landscape Fringe Sensitivity – Typical Assessment Criteria

Criterion	High	Medium	Low
Conservation area edge character, mitigation and enhancement potential (including landscape function in relation to gateways, nodes, edge integration/relationship, landmarks etc).	Very well integrated built edge with natural, clear and defensible boundaries. Well defined but often porous form, where gaps are particularly important to the edge character and relationship to the surrounding landscape. Intact historic settlement and landscape character interface may persist e.g. adjacent manor/parkland/historic fieldscapes. The integrity of such features would be susceptible to change arising from further development.	Generally, well integrated built edge. A mostly clear/natural/defensible boundary, albeit with some erosion where development may have breached such parameters. Some remnant historic features.	Poorly integrated/raw/exposed settlement edges, which may offer mitigation potential through new development and edge landscape treatment.
Topography and skylines	Built edge forms a key/positive approach or gateway to the settlement. May have strong intervisibility with the settlement core and associated distinctive landmarks e.g. church tower/spire. Contours form a clear and defensible limit to the conservation area extents and create a prominent setting to the built edge. Distinctive, strong topographic features that would be susceptible to change associated with development. Open or 'natural' and undeveloped skylines which are apparent in key views and/or would be susceptible to change arising from development.	Built edge contributes to a positive approach or gateway to the village and has limited intervisibility with the settlement core and associated distinctive features. Contours are apparent as part of the conservation area's setting, and such features may be distinctive and to a degree susceptible to change associated with development. Skylines may be mostly undeveloped or with only localised developed intrusions, such that they have some susceptibility to change arising from development.	Much expanded, modern settlement edge with little relationship to the historic settlement structure or key features. Settlement edge land uses/management is prevalent and historic features have been eroded. Few strong topographic features that define the edge of the conservation area, with little landform variation. Developed/settled skylines including modern settlement and human influences, or skylines that are neither visually distinctive nor prominent and have a low susceptibility to change arising from development.
Landscape scale and pattern (including cultural pattern)	Small scale, intimate and intricate landscape pattern which the legibility would be susceptible to change arising from development. Strong sense of / intact cultural pattern, historic functional relationships and evolution.	Medium scale landscape patterns with some susceptibility to change arising from development. Moderate, perhaps partially eroded, sense of cultural pattern, historic functional relationship and evolution.	Expansive, open landscapes with few features that are susceptible to change arising from development. Eroded, fragmented, weak sense of cultural pattern, historic functional relationships and evolution.
Aesthetic and perceptual quality including landscape experience and tranquillity	Intricate, complex landscapes, the integrity and legibility of which would be affected by development. Tranquil, peaceful landscape such that any development would represent a significant intrusion.	Landscape patterns that display a degree of intactness and relative complexity in areas, with some potential for development to affect the integrity and legibility of these.	Simple or fragmented, eroded landscapes with low legibility such that new development may present an enhancement opportunity.
Views, visual character and intervisibility	Expansive, open and prominent views in and out, wide intervisibility with adjacent landmarks, visually important/prominent elements associated with the wider landscape character that are susceptible to change arising from development.	A landscape with relatively few or moderate levels of intrusion, with some level of tranquillity. Medium range views and medium level/filtered intervisibility with nearby landmarks, visually prominent landscape elements and characteristic features.	Landscape of low tranquillity, already characterised by levels of intrusion. Enclosed visual character with views kept short. Little or no intervisibility with adjacent landmarks, visually prominent landscape elements and characteristic features.

- 1.1 The above typical criteria have been defined in order to focus the analysis. The criteria have been informed by the information in the district landscape character assessment and capacity study, and knowledge gained of the area through fieldwork. They have been developed with reference to best practice guidance<sup>1</sup>. They have been applied to the landscape fringes associated with the conservation area, in order to determine the susceptibility to change and the sensitivity of the fringe to development.
- 1.2 It should be noted that different combinations of the attributes within the typical criteria may apply, and professional judgement is applied in each case.

<sup>1</sup> Natural England, 2014, *An Approach to Landscape Character Assessment* and Landscape Institute and Institute of Environmental Management and Assessment, 2013, *Guidelines for Landscape and Visual Impact Assessment 3<sup>rd</sup> Edition (GLVIA3)*

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## Appendix 4: Storrington boundary review justification

Local authorities are obliged to reconsider the boundaries of Conservation Areas 'from time to time' as per Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. No review has been undertaken of the Storrington Conservation Area since it was first designated in 1973.

Six proposals for extensions of the Storrington Conservation Area and two proposals for deletion are suggested as part of the boundary review:

*A* - addition of the remains of Glebelands: this area of open space was omitted from the original Conservation Area. The main additions in terms of buildings are the listed Lady Place and its local stone boundary wall, the Church of Our Lady of England and its former Monastery and the 1930s Rectory to the parish Church of Mary the Virgin and its important group of trees.

*B* - addition of the western half of West Street: this area includes the listed Stone House No 44 and No 46, as well as the large, though altered late 18th century house to its west South Downs House and The Elms and Forge House to its east while the tree and flint wall now in the garden of No 5 Holly Close for the end stop to the village on the north side. On the south side the run of buildings start with No 61 its small stable barn on Monastery Lane, the Village Hall an Arts & Crafts building and a pair of houses with a single storey shop on the front. Further east the boundary is drawn to take in the West Street garden and on the north side a group of trees on the street in front of a pair houses in a neo-vernacular form that fit the street. Behind these is the bowling green and Sunnyside Cottages off North Street.

*C* - addition along North Street: this area extends the Conservation Areas boundary along North Street to take in the mid-19th century cottages Nos 18-30 an attractive group of flint faced terraced and semi-detached houses as well as the Congregational Church and former police houses and wall to the rear of the Royal Mail depot.

*D* - addition along School Hill: the area extends the Conservation Area up Scholl Hill to take in the listed No 41 with its attractive boundary and the surviving buildings from this early to mid 19th century development up the hill, the boundary on both sides takes in the gardens, rear outbuildings

and some prominent trees.

*E* - addition of the garden to No 20 The Georgian House and No 22 Orchard Dale Church Street are included.

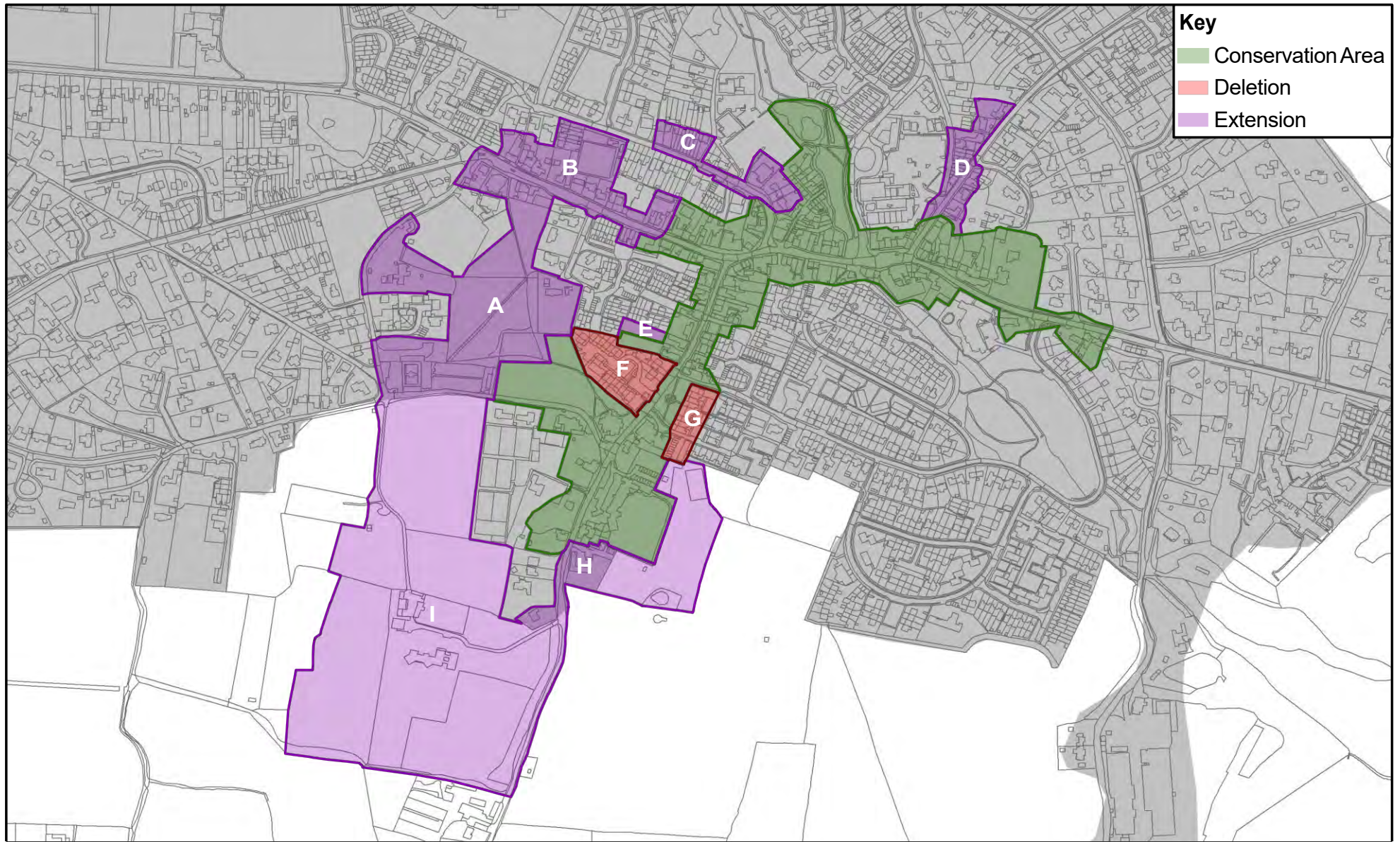
*F* - exclusion of the Chanctonbury redevelopment as housing: this development except for its boundary wall onto Church Street is considered to be of the same quality as the Rectory Gardens development behind running back to West Street on land excluded from the original area.

*G* - exclusion of developed part of Beechcroft Orchard Gardens: though this recent development is of good quality, it seems logical to exclude this front terrace of the development when the rest behind to the east is outside the Conservation Area.

*H* - addition of Greyfriars Lane down to the boundary with the South Downs National Park: this area is included because it picks up the most attractive part of Greyfriars Lane beyond the existing south boundary of the conservation area, and all the grounds of St Joseph's Abbey (what was called Abbey Convent) and The Domain on its east side.

*I* - addition of Matt's Wood, Cemetery Lane, Storrington Vineyard and all the grounds of St Joseph's Hall (east of the woods) down to the South Downs National Park, including Gerston Lodge and the walls either side of the Greyfriars Lane entrance. This is a 1910 country house development in the Arts & Crafts style of E S Prior, originally called Gerston House and its service buildings and cottages, both the house and cottages are listed.





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Map 11: Storrington Conservation Area boundary review map.

## Appendix 5: Glossary of architectural and building terms

### A

**Arcade** - a row of arches supported by columns.

**Arch** - a section above a door or opening window with the structural function of dispersing the weight from above around the opening. Also referred to as a head above a door or window. The shape will determine its name; most common are segmental (semi-circular), lancet (pointed) and gauged (composed of shaped bricks).

**Architrave** - in Classical architecture, the lower part of a moulded cornice. Commonly used term for the moulded surround of a door or window.

**Arts and Crafts** - derived from an artistic movement of the late C19, based on the ideas of William Morris, which promoted traditional forms of design and the use of craft techniques in construction. Its architectural expression is seen in the use of traditional materials and restrained vernacular decoration.

**Art Nouveau** - an artistic movement of the turn of the century characterised by stylised forms of flowers and animals, prevalent in Edwardian buildings.

**Ashlar** - smoothed, even blocks of stone masonry.

### B

**Baluster** - the upright in a staircase or balustrade that supports the horizontal top rail or coping.

**Balustrade** - the upstanding part of a stair or balcony that supports a rail or coping. The individual uprights (balusters) may be decorated or ornate, for example in the shape of bottles, in which case it is termed a bottle balustrade.

**Bargeboard** - a timber piece fitted to the outer edge of a gable, sometimes carved for decorative effect.

**Baroque** - a style associated with late Classical architecture, that evolved during the C17 and C18 and is characterised by exuberant decoration overlaid on classical architectural details.

**Battered** - a feature, such as a chimney, with sloping faces or sides making it narrower at the top than at the bottom.

**Battlement** - the top part of a castle wall, often used to detail a parapet; also known as crenellation.

**Bay** - an extension to the main building line, termed canted or splayed when angled back at the sides, and squared when perpendicular (see also Window).

**Bow window** - a curved window extending from the front of a building.

**Bull nose** - the rounded end of a brick or tile.

**Burr** - a rough, poor quality brick used as infill.

### C

**Canted** - angled at the sides, as in a bay window.

**Cap** - a stone piece on top of a pier to protect it from weathering.

**Cape** - extension to the footpath to narrow the road width.

**Capital** - the ornate top of a column, sometimes decorated with carvings of leaves and flowers.

**Cartouche** - a carved panel of stone or plaster.

**Casement window** - a window opening on side or top hinges.

**Chamfered** - an object with the edges of the front face angled back to give a sense of depth; e.g. on a door stile.

**Channelled** - stucco or render grooved to look like stone masonry.

**Character** - The main visual characteristics of an area resulting from the influence of geology, topography, urban layout, plot form, and predominant building ages, types, form and materials.

**Chinoiserie** - a decorative style, inspired by oriental art and design.

**Classical** - an architectural style based on Greek and Roman antiquities, characterised by the arrangement of the elements of a building according to a set of rules (i.e. Orders).

**Clerestorey** - a row of windows at high level lighting the ground or principal floor; very common in churches where they are positioned over the aisles.

**Colonnette** - a small, slim column, usually arranged in groups.

**Column** - a structural or decorative vertical element, usually circular, supporting or framing the upper parts of a building.

**Coping** - a sloping or curved, overhanging section of stone on top of a wall or parapet designed to protect the masonry from rain water.

**Corbel** - a projecting piece of timber, stone or brick supporting an overhanging structure, such as an arch or balcony.

**Corinthian** - an ornate type of column with exuberant decoration of the capital.

**Cornice** - a decorative mould applied to parapets and pediments.

**Crenellation(s)** - a parapet that has been built in the form of castle battlement.

**Crow-stepped gable** - a gable with stepped sides like a stair case.

**Cupola** - a domed structure on the roof.

**Curtilage** - the area within the boundaries of a property surrounding the main building.

## D

**Dentil** - a square block, often used as a detail in a cornice, where it is alternated with a gap.

**Distinctive frontage** - a structure or series of buildings, such as a terrace, that has specific architectural quality, recognisable plot rhythm, consistent use of materials, or a combination of the above. A distinctive frontage will make a positive contribution to local character or even define the local character.

**Doorcase** - the surrounding frame of a door, usually timber.

**Doric** - a plain column with little decoration.

**Dormer window** - a window projecting from a roof.

**Dressings** - the decorative elements of building elevations used to define windows, doors, etc., and usually of a material contrasting with the main one; for instance, stone window surrounds on a brick facade.

**Dutch gable** - a gable with tiered and curved sides as evolved in the Low Countries.

## E

**Eaves** - the lower, overhanging section of a pitched roof, intended to throw rain water away from the wall below.

**Egg and Dart** - a moulding pattern of alternating eggshaped and arrow-head shaped pieces.

**Engineering brick** - an extremely hard brick used mainly in engineering structures such as bridges.

**Entablature** - the top part of a column or pediment comprising a number of elements; i.e. architrave, cornice, modillion, capital, etc.

## F

**Faience** - a glazed clay tile or block.

**Fenestration** - the pattern of windows.

**Fielded** - a flat, undecorated but raised part of a door panel.

**Fin** - a simple projection at right angles to the face of the building, repeated to give some relief to flat modernist facades.

**Finial** - a decorative device to finish off a building element with a flourish, most commonly seen on railings.

**Fleche** - a pointed spike or finial, common on church roofs.

**Frieze** - a band or decorative motif running along the upper part of the wall, sometimes carved.

**Fluted** - carved with long vertical depressions, as in many columns.

## G

**Gable** - a decorative finish to the upper part of a wall designed to obscure the roof structure. Termed Dutch if replicating the style common in Holland; crow-stepped if rising in stages like a staircase.

**Gablet roof** - roof with a small gable at the top of a hipped or half-hipped section.

**Galleting** - a technique in which small pieces of stone are pushed into wet mortar joints during the construction of a building. Has both a decorative and weathering function.

**Gardenesque** - of a style associated with the C18 English Romantic garden designs; naturalistic rather than formal.

**Gauged** - bricks shaped to fit together closely, as in an arch or head.

**Gault brick** - a light cream/yellow brick commonly made in East Anglia (hence Suffolk gaults).

**Gothic(k)** - term applied to Medieval architecture characterised by pointed arches and windows, fine decorative carving, tracery, etc. Revived in the later C19 by ecclesiastical architects who looked back to the Medieval cathedrals and churches for their main inspiration.

## H

**Ha ha** - a linear hollow or ditch defining a property or field boundary and primarily used to exclude livestock from the grounds of a house while maintaining a view of the landscape.

**Head** - the common term for the arch over an opening.

**Heritage asset** - Heritage assets are identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest. Designated heritage assets include Conservation Areas, listed buildings, Scheduled Monuments, Registered Parks and Gardens. A non-designated heritage asset are those identified by the Local Authority of local communities that are not of sufficient interest to be statutorily designated but still warrant consideration in planning decisions due to their local interest. Non-designated heritage assets can be identified at any time and within the context of Conservation Areas are those which contribute to local distinctiveness.

**Herringbone pattern** - a pattern created by laying rectangular blocks of wood or stone in an interlocking arrangement; e.g. some door panels and paving.

**Hipped roof** - a roof sloping at the ends as well as the sides.

**Hood** - a projecting moulded section over a door or window.

## I

**International** - a modern architectural style that eschews decoration and is based on designing buildings in simple cubist forms with no reference to

local styles or materials. Characterised by modern building materials, such as concrete, steel and plate glass.

**Ionic** - a type of column.

**Italianate** - built in a style derived from Italy.

## J

**Jettied** - extended out over the floor below, usually on timber joists.

## K

**Knapped flint** - flint stones that have had one side broken off and flattened to present a smooth face.

## L

**Lancet** - a window or arch coming to a narrow point and much used in Gothic architecture.

**Leaded light** - a window pane subdivided into small squares or diamonds by lead strips (known as cames).

**Lesene** - a pilaster without a base or capital.

**Light** - a window with fixed glazing.

**Lintel** - a structural beam above an opening, such as a window or door, which may be expressed externally as an architectural feature.

**Loggia** - an open gallery, often in the form of an arcade.

## M

**Mansard roof** - a roof set back from the building frontage, usually behind a parapet, and rising in two pitches to form an attic space.

**Materials** - the predominant building materials used in an area for walling, windows, paving and roofing.

**Mathematical tile** - a building material used extensively in the southeastern counties of England—especially Sussex and Kent—in the C18 and early C19. They were laid on the exterior of timber-framed buildings as an alternative to brickwork, which their appearance closely resembled. Mathematical tiles had an extra price advantage during the time of the brick tax (1784–1850), although later there was a tax on tiles also. The tiles were laid in a partly overlapping pattern, akin to roof shingles. Their lower section - the part intended to be visible when the tiling was complete - was thicker; the upper section would slide under the overlapping tile above and would therefore be hidden. They would then be hung on a lath of wood, and the lower sections would be moulded together with an infill of lime mortar to form a flat surface. The interlocking visible surfaces would then resemble either header bond or stretcher bond brickwork. Mathematical tiles had several advantages over brick: they were cheaper, easier to lay than bricks (skilled workmen were not needed), and were more resistant to the weathering effects of wind, rain and sea-spray, making them particularly useful at seaside locations.

**Modillion** - part of a cornice comprising a series of small brackets.

**Morphology** - the study of the shape and layout of an area as defined by natural and man-made features; e.g. valleys, rivers, roads, boundaries.

**Mullion** - a vertical piece of stone or timber dividing a window into sections.

## N

**Nailhead** - a style of moulding in the form of a small pyramid shaped projection, which when laid horizontally in a band form a string course.

**Negative buildings** - buildings that due to their location, scale, material, form or detailed design, are a negative intrusion on the area and which offer the potential for beneficial change that would enhance the character of the Conservation Area.

**Neutral buildings** - buildings which make neither a positive nor negative contribution to the character and appearance of a Conservation Area.

## O

**Ogee** - a moulding shaped with a double curve.

**Oriel** - a window which is suspended from the face of the building.

**Ovolar (or Ovolo)** - a moulding section of a quarter circle.

## P

**Panel tracery** - a late Medieval form of tracery characterised by sub-division of the window by strong vertical and horizontal members.

**Pantile** - a clay roofing tile with an 'S'-shaped profile.

**Parapet** - the upper part of a wall, often used to hide roofs and decorated for architectural effect; e.g. crenellated or battlemented in the form of a castle wall.

**Party-line** - the dividing wall between properties.

**Paviors** - small brick-like paving units.

**Pediment** - a triangular feature of classical buildings surmounting a portico, but often used on a smaller scale over doors and windows, which are then referred to as pedimented. When the upper sloping sides are curved it is called segmental. It may be termed broken or open when either the bottom horizontal or angled upper sides do not meet.

**Pilaster** - a flattened column used to frame door and window cases and shopfronts.

**Planter** - a container for holding plants.

**Plat** - a string course without mouldings.

**Plinth** - the base of a column or wall.

**Portico** - a grand entrance extending in front of the building line, usually defined by columns and surmounted by a pediment.

## Q

**Queen Anne Style** - an architectural style of the late C19 century, related to the Arts & Crafts movement, and reviving Dutch style buildings of the reign of William and Mary (late C17).

**Quoin** - a corner of a building defined by contrasting or exaggerated materials.

## R

**Range** - a line of buildings, often grouped around a courtyard.

**Reveal** - the area of masonry or frame visible between the outer face of a wall and a door or window which is set back from it.

**Roughcast** - a type of render of plaster or concrete with a rough surface finish.

**Rubble stone** - stonework left rough and unworked.

**Rustication** - stucco or stone blocks with large angled joints.

## S

**Salt glaze** - a method of glazing brick or clay to give a glassy finish.

**Sash window** - a window that slides vertically on a system of cords and balanced weights.

**Scale** - Building scale refers to building elements and details as they proportionally relate to each other and to humans. Aspects of scale include: size (2D measurement); bulk (visual perception of the composition of shape of a building's massing); and mass (determined by volume, shape and form, relationship to neighbouring structures, building plot and relationship to streets).

**Scorria block** - a hard, durable engineering brick, looking like granite; used in paving, especially in gutters.

**Scroll(work)** - a circular or spiral decorative piece, representing a curved leaf, such as a bracket or the top of a column. If included in a decorative panel, it would be referred to as a scroll leaf panel.

**Segmental** - a section of a circle and the term applied to a curved element, e.g. above an arch or pediment.

**Sett** - a small block of hard stone, such as granite, used for paving.

**Setting** - the setting of a heritage structure, site or area is defined as the immediate and extended environment that is part of, or contributes to, its significance and distinctive character. Beyond the physical and visual aspects, the setting includes interaction with the natural environment; past or present social or spiritual practices, customs, traditional knowledge, use or activities and other forms of intangible cultural heritage aspects that created and form the space as well as the current and dynamic cultural, social and economic context.

**Significance** - The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

**Soldier band** - a string course made up of bricks set with the long side vertical.

**Soffit** - the underside of eaves or other projection.

**Spandrel** - a blank area between arch supports or below a window.

**Splayed** - a bay window with angled sides.

**Sprocket** - a small supporting piece of stone or timber carrying a larger item such as a bracket.

**Stable block** - small square stone or clay pavior traditionally used as flooring in stables and similar buildings.

**Stack** - the part of the chimney breast visible above the roof.

**Stile** - the vertical sections of a door or window.

**Stippled** - the effect created by carving small depressions in the face of stone.

**Stock brick** - a traditional clay brick commonly used in house construction; often called London stocks because of the frequency of use locally. May be yellow or red in colour.

**String course** - a horizontal band in a wall, usually raised and often moulded.

**Stucco** - a lime based render applied to the exterior of a building. Often scored to imitate courses of masonry, then called channelled, and sometimes more deeply incised to give the appearance of roughly hewn stone, in which case it is rusticated.

**Swag** - a decorative carving representing a suspended cloth or curtain.

## T

**Tented** - a roof structure shaped to look like a tent.

**Tessellated tiles** - small clay tiles or mosaics, geometrically shaped, and fitted together to make intricate formal designs; commonly used for front paths to houses.

**Tetrastyle** - a portico with four columns.

**Toothed** - a brick detail like a dentil in which bricks are alternately recessed and projected.

**Topography** - The physical form of an area defined by natural features and geographic elements such as rivers.

**Tourelle** - a small tower-like structure suspended from the corner of a building (also called a turret).

**Tracery** - delicately carved stonework usually seen in the windows of Gothic churches and cathedrals; various forms exist, including panel type.

**Transom** - a horizontal glazing bar in a window.

**Trefoil** - literally “three leaves”, thus relating to any decorative element with the appearance of a clover leaf.

**Tuscan** - a plain, unadorned column.

**Tympanum** - the space between a lintel and an arch above a door.

## U

### **Unlisted building making a positive contribution to the street scene**

- Buildings that are not designated assets but which, due to their local architectural or historic interest or forming part of a group, contribute to or enhance our appreciation of local character and historic development. These are buildings which make a positive contribution to the overall character and sense of place of the Conservation Area. They form a material consideration in planning meaning that their preservation and sensitive adaptation will be encouraged through the planning process.

## V

**Venetian** - a window composed of three openings or lights within the frame, the central light arched, the two flanking with flat heads.

**Vernacular** - based on local and traditional construction methods, materials and decorative styles.

**Views** - Within the scope of Conservation Area appraisals, views are discussed in terms of location from a view to a specific landmark, or panorama incorporating a series of features (natural or built) is possible. For the view to have value and therefore merit consideration within planning, the features within the view should be worthy of conservation or contribute to our understanding of the place and its setting.

**Vousoir** - the shaped bricks or stones over a window forming a head or arch.

## W

**Weatherboarding** - overlapping timber boards cladding the outside of a building.

**Window** - an opening to allow light and air into a building which has developed into a significant element of architectural design; collectively referred to as fenestration. The form of opening determines the type of window; most common are sashes, which slide vertically, and casements, which are side hinged and open inwards or outwards. Those with a side light are said to have margins. A window may be projected from the building frontage, and termed a bay or bow (if curved), or oriel if suspended above ground. The top is usually defined by an arch. A dormer is one set into the roof slope.