

Billingshurst Conservation Area Appraisal and Management Plan



January 2018



Horsham
District
Council



WILLIAM EVERSHERD
Forty four Years Pastor of this
CHURCH died July the 6th 1799
Aged 82 Years.

MARY EVERSHERD
Relict of WILLIAM EVERSHERD
died the 5th of September 1799
Aged 80 Years.

May the Lord which dwells in the Lord
have mercy on your soul
and may you rest in peace
Amen
Revelationes Ch. 14
Verse 15

Contents

Background	4
Introduction	6
Historic development summary	10
Landscape setting	14
Townscape and historic environment	22
Character areas	26
Views	32
Negative elements	34
Management plan	35
Appendix	
1: Historic development	40
2: Gazetteer of listed buildings	42
3: Landscape sensitivity criteria	53
4: Boundary review justification	54
5: Glossary of terms	56

Built Heritage
Consultancy

influence 

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 Council 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 of special architectural or historic interest and designate those areas as Conservation Areas.
- from time to time, to determine whether any parts or any further parts of their area should be designated as Conservation Areas.
- from time to time, to 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.
- 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.

Conservation Area designation introduces 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).

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.

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 adjacent designations such as National Parks.

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 and appeals and to Secretary of State decisions. The appraisal is an important document informing the location, scale and form of new development.

This appraisal is concluded 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 Horsham District Council will adopt to protect the special interest of the Conservation Area. 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 Billingshurst Conservation Area Appraisal and Management Plan was researched and consulted on between December 2016 and March 2017.

The draft document will be discussed by Members at the Planning and Development Advisory Group on 13 July 2017.

It is also the intention to inform the relevant Parish Councils of the forthcoming (September 2017) public consultations on the proposed changes to the Conservation Area boundaries for the five settlements by attending appropriate Parish Council meetings in July and August 2017.

It is anticipated that following Cabinet on 20 July 2017, a four week public consultation will be held in September 2017 on the proposed alterations to the existing Conservation Area boundaries. Following the public consultation exercise, a report summarising the responses will be prepared and presented to Cabinet in October/November 2017. This will include 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.

2. Introduction

Context

Billingshurst is a large village situated in the Low Weald. It lies 6.5 miles to the southwest of Horsham and nine miles to the northeast of Petworth. In essence it is a linear settlement along Stane Street, the Roman Road that linked London with Chichester (today the A29).

The historic village evolved at the point where the east west-route across the Weald (today the A272), which diverges from the Winchester to Shoreham Road at Petworth, meets Stane Street at a staggered crossroads. The dogleg arrangement may be the result of the route following medieval manorial boundaries. Where it passes through the centre of the village, Stane Street becomes the High Street. The road to Petworth is West Street, its eastward continuation is called East Street.

Billingshurst has outlying hamlets at Five Oaks, 1½ miles to the north, and Adversane, 1½ miles to the south, both of them also linear settlements on Stane Street. The river Arun runs a short distance to the west, here following a north-south course. A tributary called Parr Brook skirts the village to the south, running under Stane Street a short distance before it meets the river.

The area where Billingshurst evolved was especially attractive to settlers as the soil here is more fertile than in the rest of the Weald. In addition to this and being on a major route, the neighbourhood had the advantage of good water supplies. Apart from the River Arun and Par Brook, there are several other streams, including one, now culverted, that formerly flowed through the centre of the village. Farms in settlements such as Billingshurst were surrounded by their own enclosed fields, with commonly-held wood pasture in between. Land tenure was therefore dispersed between yeoman farmers, with no single big landowner dominating.

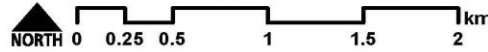
Summary of special interest

The special interest of Billingshurst Conservation Area is derived from several key facets:

- The historic urban landscape strongly reinforces the relationship between Billingshurst's evolution and linear character of Stane Street, providing evidence of its ancient origins.
- The rare surviving broach spire of St. Mary's Parish Church is a focal point visible from many viewpoints, providing a strong landmark feature for the village.
- The historic origins and development of the village through the medieval, post-medieval and industrial periods is still clearly discernible in the surviving townscape.
- Many buildings within the Conservation Areas are little altered from the time of their construction and designated in their own right as listed buildings. Many other unlisted buildings contribute positively to local character.
- The buildings within the Conservation Areas utilise local building materials in a range of vernacular and historic techniques, establishing and reinforcing a strong sense of place.



© Crown copyright and database rights 2017 Ordnance Survey 0100031673



Map 1: Billingshurst context map.

Boundary Review

At the time of its original designation in 1973, Billingshurst's Conservation Area boundary was drawn to broadly follow the extent of the settlement as recorded in the 1st edition Ordnance Survey map, following either the boundaries of properties or open fields on either side of Stane Street and East Street. Evidently this was aimed at protecting the linear character of development along the two historic throughfares and the immediate setting, which was relatively undeveloped at the time of designation.

After 40 years without change this boundary has been reviewed, as directed by the Planning (Listed Buildings and Conservation Areas) Act, 1990.

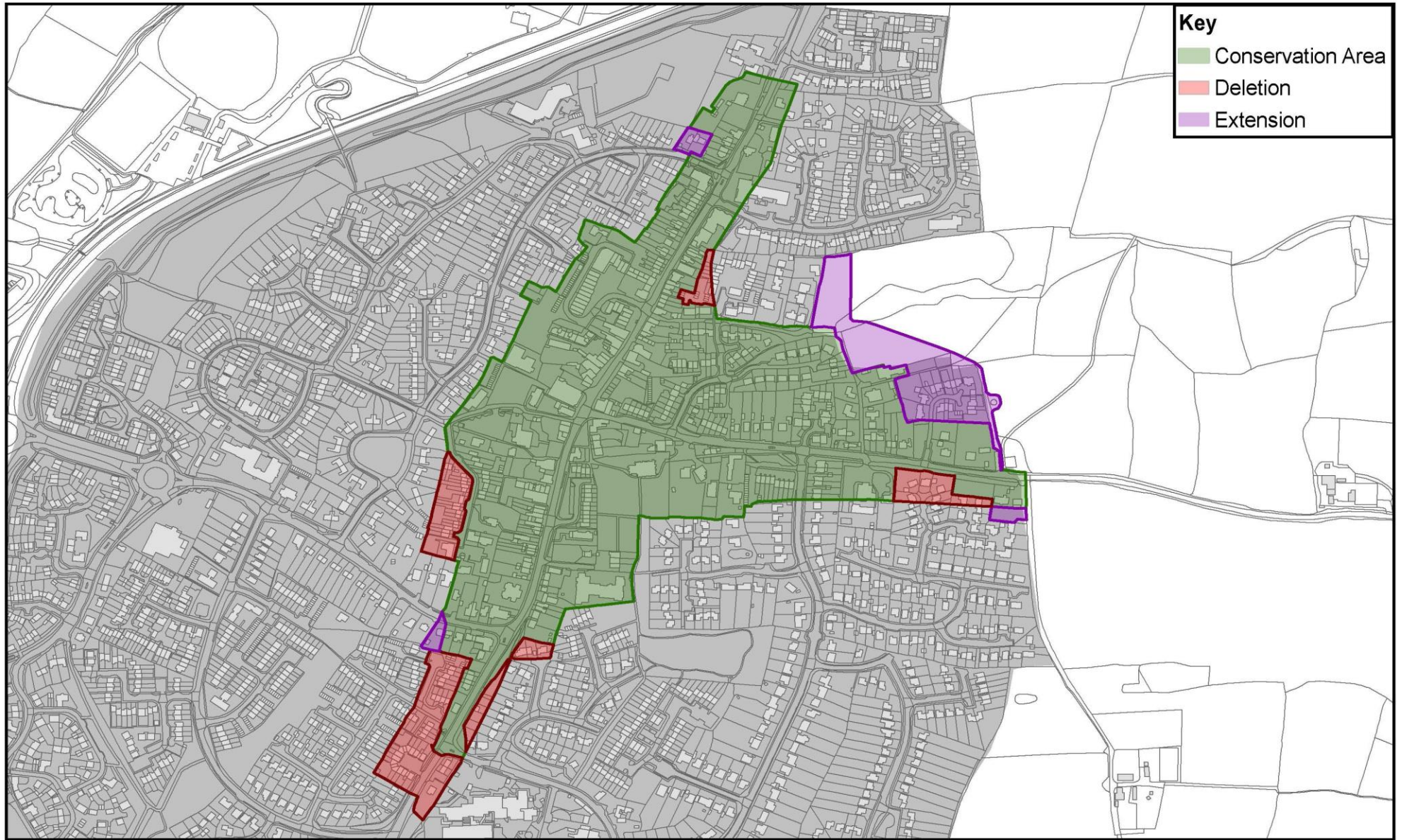
This review has drawn the following conclusions:

- In some cases, the boundary now bisects property boundaries, potential resulting in gardens being considered differently from their host dwelling;
- Over the previous 40 years, Billingshurst has experienced substantial population growth. The village has become a popular place of residence and many areas of previously undeveloped land have been developed. Many of these late 20th and early 21st century developments have adopted a suburban character that is alien to the historic linear development identified along much of Stane Street and East Street;
- As a result of modern suburbanisation of Billingshurst's outskirts, the village has lost the vast majority of its historic agricultural setting. Where fragments of this historic setting survive, at the eastern limits of the built-up area north of East Street, it has been brought into the Conservation Area boundary to preserve Billingshurst's historic setting;
- In a few instances within Billingshurst, non-designated heritage assets have been identified just beyond the historic boundary of the

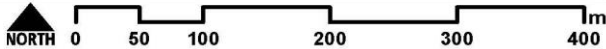
Conservation Area. It is judged that these assets contribute to the distinctiveness of Billingshurst and would benefit from being included within a revised boundary;

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 this boundary has been extended to bring new areas of Billingshurst into the Billingshurst Conservation Area and where the boundary has been altered to remove areas of Billingshurst from the Billingshurst Conservation Area.



© Crown copyright and database rights 2017 Ordnance Survey 0100031673



Map 2: Billingshurst Conservation Area

3. Historic development summary

- Billingshurst is Anglo-Saxon in origin, as suggested by the name, which means 'the wooded hill belonging to Billa's people'.
- When the Saxons arrived in the 5th and 6th centuries, they settled further to the south where the soil was fertile and good for agriculture. Billingshurst was located in an area best exploited for timber, gradually the woodland was cleared and permanent settlements established.
- Surviving Norman fabric in St Mary's Parish Church from c. 1100 suggests that the settlement had grown into a village before then. The Church is located on a raised mound, which may point to pre-Conquest origins. The current building dates largely from the 13th century, but has been altered on numerous occasions.
- Medieval Billingshurst was centred on a village green located just south of the junction of High Street and East Street. Only a small, triangular-shaped portion, today known as the Causeway, survives. As recently as the 18th century this once more extensive feature may have still been used for grazing.
- The local economy was based on farming, although four lock up shops are recorded in St Mary's Churchyard as early as the 1500s and the present chemist has been a shop since at least the 1600s.
- Religious dissent was strong in the area from the Commonwealth onwards. One of the oldest Unitarian chapels in the south of England was built on the High Street in 1754.
- The village's location on a main route to the South Coast meant that by the 18th century the coaching trade had come to occupy an important role. Professions that catered to both farming and coaching - brewers, maltsters, blacksmiths and wheelwrights – were well represented in the village.
- Billingshurst was evidently prosperous during the 18th and 19th centuries, and many of the buildings in the centre date from this period.
- In 1787, the Arun Navigation opened as far as Newbridge Lock to the southwest of the village, allowing traffic from the coast to reach the area. In 1816, the Wey and Arun Junction Canal was opened, providing a link to the River Thames and thus to London.
- In 1859, a railway station was opened outside the village on a line from Horsham to Petworth, which four years later was extended south to join up with the coast line from Portsmouth to Brighton. It sent freight traffic by water and the coaching trade into terminal decline. The station formed a nucleus of new development to the south of the medieval centre.
- In 1861, a public elementary school was established on East Street. In 1895, a Parish Council was established and streetlamps with oil lights were set up. The early streetlamps were superseded by gas lights in 1911, when a gasworks was built in the village. In 1935 the parish boundaries were altered.
- In the 1920s a factory was built on Station Road for the Whirlwind Suction Carpet Sweeper Company on a site formerly occupied by a maltings. This carried on functioning until the Second World War. Another important local industry was Thomas Keating Ltd, which relocated from London to Billingshurst in 1927 and manufactured insect powder until the Second World War, when it switched to precision engineering.
- Billingshurst grew substantially in the post-war years. New housing estates were built on the west side of the historic centre and between East Street and Station Road, obscuring the original linear character of the village.
- Together with regular train services to Horsham, Crawley New Town and London, the suburban growth of the village gradually turned Billingshurst into a commuter village. Public buildings, such as new schools, a Village Hall and a Roman Catholic church on East Street also appeared.
- By 1981 the population of Billingshurst, which in 1931 stood at just over 2,000, had grown to 5,425. In 1999 a bypass opened, obviating the need for through traffic on the A29 to pass down the High Street.



Mill Lane



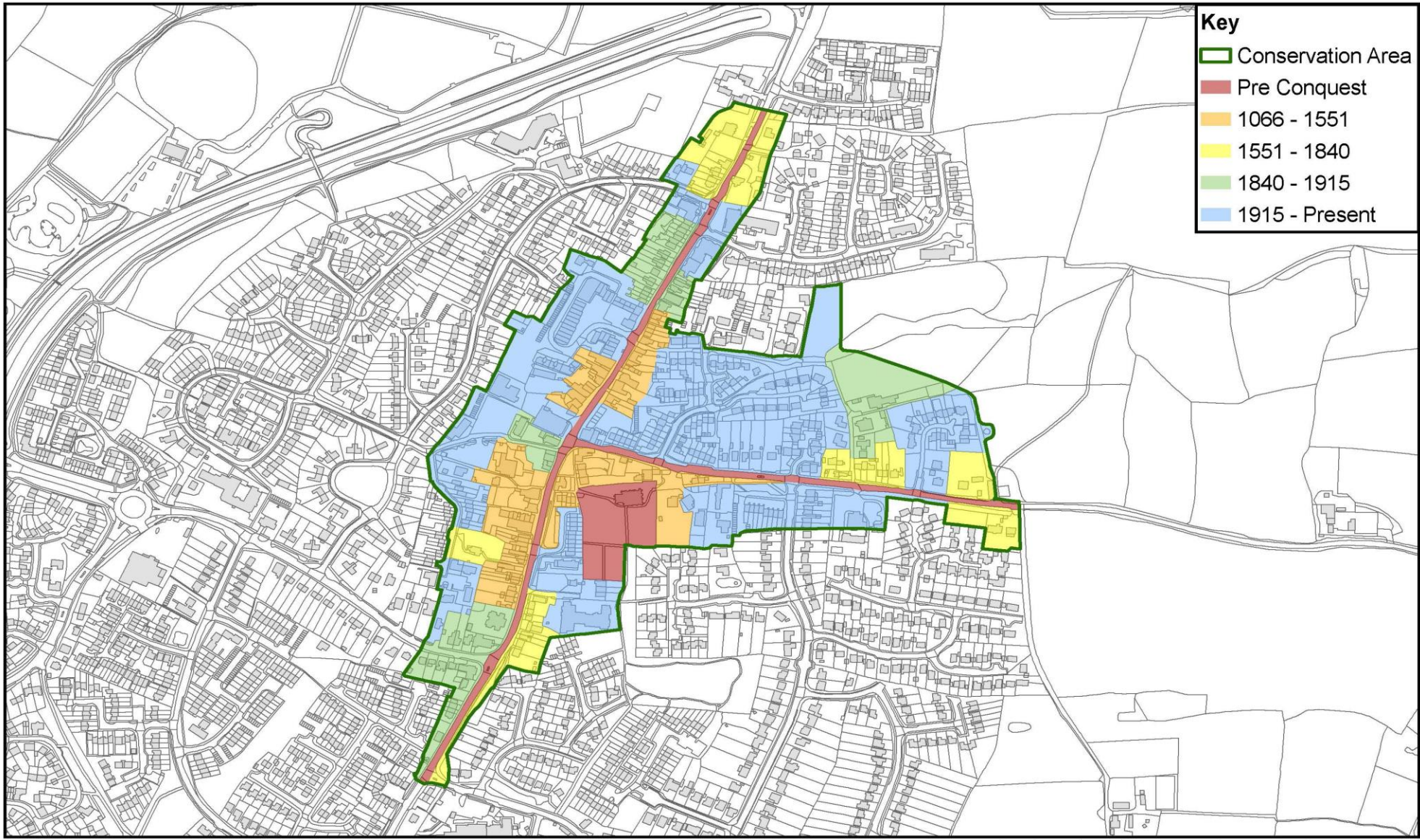
Ye Olde Six Bells



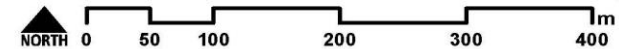
High Street, looking north



High Street, looking south



© Crown copyright and database rights 2017 Ordnance Survey 0100031673



12 Map 3: Billingshurst historic phasing map.

Billingshurst's evolution

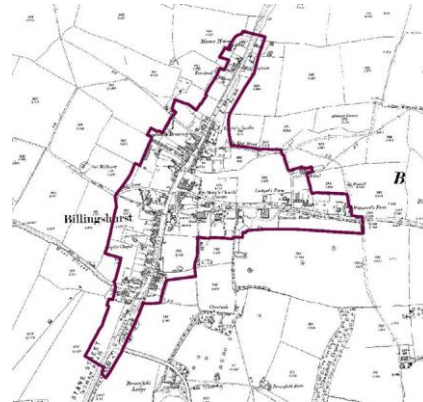
Mid 19th century



Billingshurst Tithe map, 1841

- Billingshurst is still predominantly a linear settlement, with development concentrated along the High Street.
- West Street, being an ancient thoroughfare, is extant, but, apart from buildings scattered around its junction with High Street, runs through open country. Mill Lane (later Mill Way) is shown, but is a lane leading to Sprink's Mill, the post mill.
- The Manor House marks the northern extremity of the village. It is surrounded by a cluster of buildings, but the development along the High Street stops short of it.

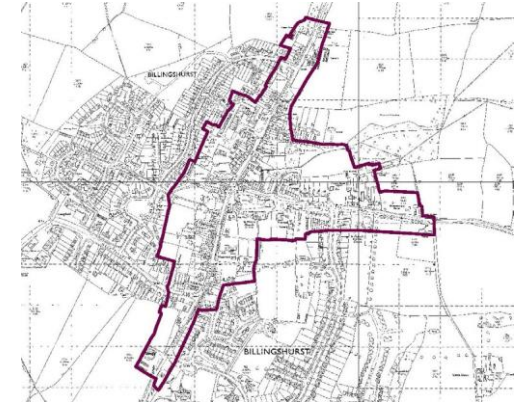
End of the 19th century



2nd edition Ordnance Survey map, 1896

- The Congregational Chapel has been rebuilt on a new site on the north side of the junction of West Street and High Street.
- Villas have appeared on what at the time of the Tithe Map was still open ground on the west side of the High Street between the Baptist and Congregational chapels.
- Station Road has been laid out, branching off the High Street to the south of the junction with West Street. However, only one building, Broomfield Lodge, has been built on it.
- A rope walk is indicated to the south of the Manor House, filling the space between it and the northern end of the High Street.

Late 20th century



5th edition Ordnance Survey map, 1970s

- The change is dramatic: the old linear layout can be distinguished, but its setting to the west and southeast has changed enormously. A new streetplan bypasses the ancient routes.
- Buildings in the centre have been redeveloped: the Maltings on the High Street has gone to make way for Jenger's Mead, and Rosehill has also been demolished for a residential development that bears its name.
- Large areas of new housing have appeared throughout the village along with numerous feeder roads and cul de sacs opening off them.

4. Landscape setting

The Conservation Area has been largely encompassed by development associated with the expansion of the village dating from the 1950s but predominantly taking place post-1960. The eastern edge of the conservation area abuts the surrounding countryside. This edge is defined by a small woodland block and band of trees that extends south around the village. A small section of the northern edge of the Conservation Area is defined by allotment gardens that form part of a green space on the northwest edge of the settlement, encompassed by the A29 road cutting and vegetation.

Topography

Billingshurst is located within the West Sussex Low Weald landscape, which is characterised by gently undulating landform. Contours around the village range from 10m Above Ordnance Datum (AOD) on the southern edge to 45m AOD to the northeast edge.

The Conservation Area is located along the High Street, on lower lying landform within the village setting. The eastern arm of the Conservation Area rises from the High Street up to St Mary's Parish Church and to 45m AOD at the eastern extent of the village.

The southern arm is the lowest lying part of the Conservation Area. There is little topographical variation through the village, with gentle undulations apparent in the surrounding countryside.

Existing Landscape Character

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

West Sussex Landscape Character Assessment (2003);
Horsham District Landscape Character Assessment (2003); and
Horsham District Landscape Capacity Assessment (2014).

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

- Mostly low-lying, gently undulating landform

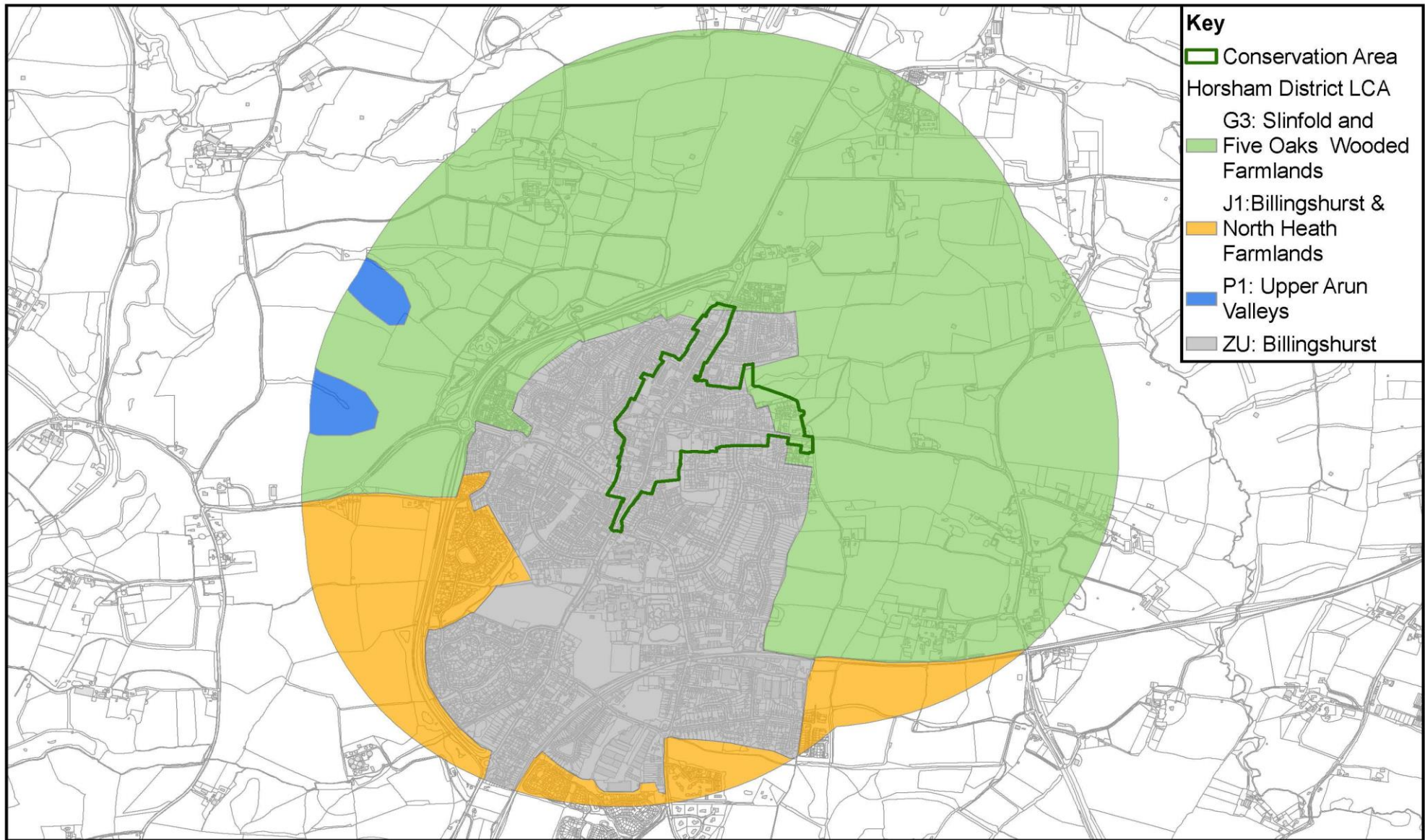
- Small stream valleys create the undulating landform
- Predominantly small to medium scale field pattern
- Irregular pastures created by woodland planting
- Wooded character created by mature tree and hedgerow field boundaries and woodland blocks
- Historic farmlands dispersed along winding lanes
- Largely rural character
- Some intrusions from busy A29 and A272 road corridors
- Woodland and trees provide a strong soft edge to the eastern edge of Billingshurst
- Recreational value associated with the network of public rights of way and recreational green space on the settlement periphery
- Occasional distant views to the South Downs and views of St Mary's Parish Church spire
- Limited human influences beyond the settlement extents.

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 the landscape fringe is defined below.

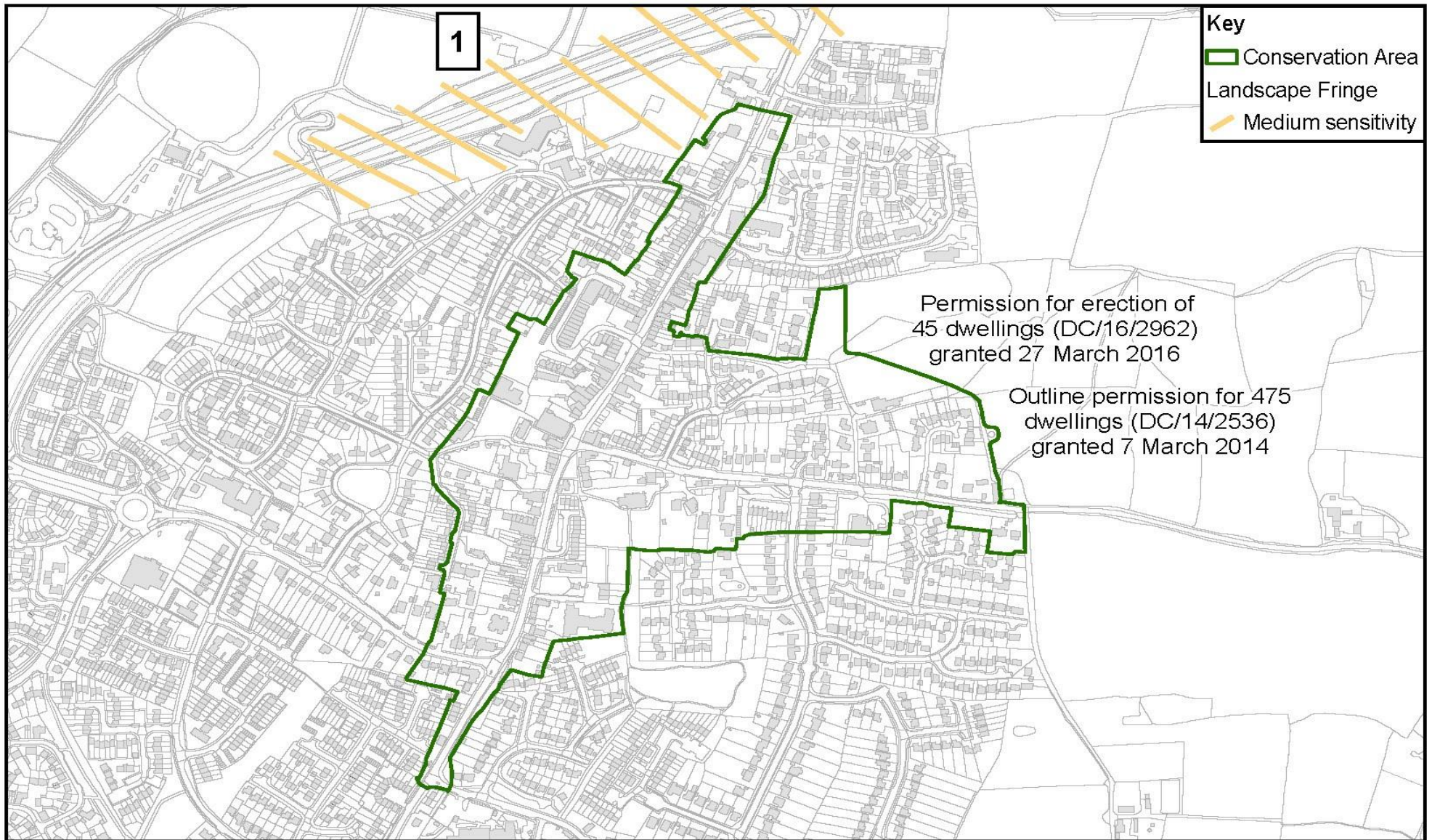
The fringe area has been identified through the variation in characteristics of the land adjacent to the Conservation Area. Using the typical criteria included in Appendix 3, the sensitivity of the landscape fringe to change associated with development has been evaluated, through consideration of the associated key characteristics.



© Crown copyright and database rights 2017 Ordnance Survey 0100031673



Map 4: Billingshurst existing landscape character map.



© Crown copyright and database rights 2017 Ordnance Survey 0100031673



Landscape Fringe 1

The fringe is described as follows:

- Generally well-integrated Conservation Area fringe, associated with the peripheral vegetation of the Manor House and adjacent allotments and green space that extends south;
- Gently sloping landform to the western edge of the settlement with little variation or distinctive elements;
- Skylines are partly developed and enclosed by surrounding vegetation;
- Limited evidence of the historic landscape associated with the historic settlement core. There are some intact landscape features to the west of the bypass;
- Occasional historic associations between the Manor House and St Mary's Parish Church spire visible across the allotments;
- The fringe is characterised by a variety of land uses that combine to establish an intimate scale landscape with occasional intrusion associated with the A29 bypass;
- Views are generally enclosed by vegetation and built form;
- Views towards Conservation Area from the recreational landscape to the west are of the well vegetated landscape edge of the settlement, over which St Mary's Parish Church spire often stands out in the skyline.

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



Billingshurst landscape fringe 1, viewed from the north-west.

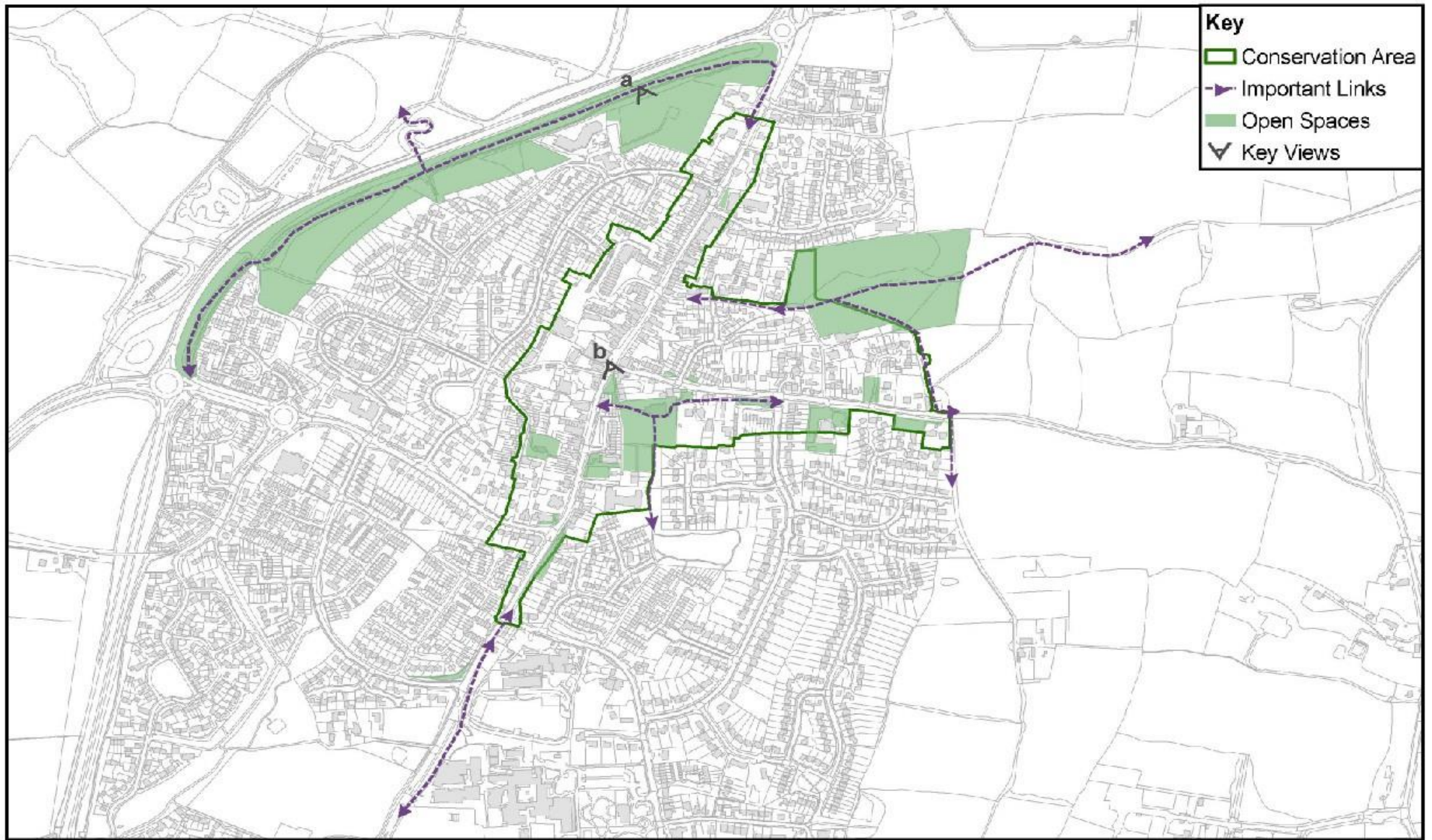
Open Spaces

Open spaces within the Billingshurst Conservation Area are generally small areas set within the built up area and associated with historic buildings including St Mary's Parish Church, the Unitarian Chapel, Women's Hall and also road frontages.

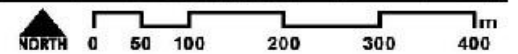
Larger open spaces on the north and east edges of the Conservation Area provide physical links into the Conservation Area from the wider landscape. Green space including allotments reaches around the northwest edge of Billingshurst, from behind the Manor House, to the recreational landscape across the A29.

There are important glimpsed views of St Mary's Parish Church and particularly the spire, associated with several of the open spaces, linking through the historic part of the settlement. Key spaces link along an east-west trajectory through the Conservation Area, along East Street, through St Mary's Churchyard to the playground at the Women's Hall and across the High Street to the Chapel. Spaces in the south and north parts of the Conservation Area are limited to road frontages and verges. These contribute to the leafy setting of the Conservation Area, experienced when travelling along High Street.

The open spaces in Billingshurst often provide the setting to listed or historic buildings, and link through the village core. These spaces help to retain the rural character of the village core and provide visual links with the surrounding countryside. Spaces abutting the Conservation Area are also important in maintaining both physical and visual links between the surrounding landscape and village centre, as well as contributing to the Conservation Area setting.



© Crown copyright and database rights 2017 Ordnance Survey 0100031673



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

Vantage Points

The Conservation Area is generally well contained by the wider settlement area, abutting the countryside on the north and east edges. Due to containing landscape features there are limited views of the Conservation Area and settlement from the surrounding landscape. There are several vantage points from which it is possible to appreciate the overall rural character of the Conservation Area and its setting.

a: Views from the public footpath through green space on the northwest edge of Billingshurst have an enclosed character associated with the settlement edge. From here, views of St Mary's Parish Church spire often open up across local green spaces including the allotments. The spire does not dominate the views but occasionally stands out and indicates the village centre. The Manor House on the northern edge of the Conservation Area is also seen in views from this path, and often in combination with the Church spire.



b: Views south along High Street open up at the village centre, looking across the green, along the row of listed cottages towards the War memorial. St Mary's Parish Church spire stands out above the cottages and is a landmark associated with the village core.





5. Townscape and historic environment

Billingshurst is unfairly dismissed in the Pevsner Buildings of England series, in which it states that “*although the map calls it a village, [Billingshurst] looks and feels like a small town. One long curving street, the main London to Bognor road, with very much of a coaching air. Hence it has adapted easily to motoring. Bright, with good serpentine street views, but not many individual buildings*”. This is huge understatement as Billingshurst contains many distinctive and important historic buildings which faithfully record the development of the village from the medieval period onwards.

Billingshurst lies on the Roman Road of Stane Street and its townscape and historic environment, broadly centred on St. Mary’s Parish Church, strongly echoes the early history of the village. Although Billingshurst was without a manor, this includes fragments of the medieval village, such as The Causeway, rectory lands and surviving outlying farms to the north and east. When the railway arrived the station was located away from the historic centre of the village, such that this development has not had a significant impact on the townscape of the Conservation Area.

The village’s location straddling Stane Street means that the land either side of this ancient route, in addition to St. Mary’s Parish Church and Churchyard, is designated an Archaeological Notification Area (ANA). Another area of archaeological sensitivity covers the village’s downland setting to the east. Development in both these areas that has the potential to affect below ground heritage are subject to additional controls. The ANAs are shown on page 25 (map 9).

The urban landscape and building layout is heavily influenced by the linear High Street. This road drops from a wooded northern entrance into the settlement and rises at the south end up Alick’s Hill, another wooded slope. The other major physical feature is that of the outcrop of Billingshurst Sandstone on which St. Mary’s is sited. The broach spire forms an important landmark visible from many points. The topography is such that the centre of the village is predominately at lower elevation relative to its surroundings. There are no significant gateway features but on approach from the north, east and south, views of the Conservation Area open up once the viewer is within the boundary, reinforcing a sense of enclosure.

Although much of the Conservation Area set back from the main thoroughfares is the result of 20th century infill development, the townscape flanking the High Street and parts of East Street remains little changed from the 19th century:

- houses and commercial businesses are predominately two storeys and constructed at back of pavement, or slightly set back but with brick and stone boundaries. Where surviving, boundary features form an important aspect of the townscape, helping to maintain a sense of enclosure and delineating semi-private space;
- The land use within the historic areas of the village is relatively intensive compared to the modern suburban areas. Building plots are orientated perpendicular to the street, characteristic of medieval burgage plots;
- The rear yards of buildings lining the High Street are often well developed with single and double storey brick built rear wings or service buildings that display a clear hierarchy;
- When viewed on approach to the village centre from the principal routes, the distinctive and extensive roofscape is noticeable. This accentuates the urban topography and features characteristic elements such as horsham slab roofs and brick chimneys;
- Trees and vegetation are not overly dominant however in places the east flank of the High Street has several green verges which survive as fragments of a more rural past. Two significant church yards contain peaceful cemetery landscapes. Substantial trees, in addition to the wooded area to the east, serve to as a reminder of the rural past of the village.



Stone boundary wall at north end of the High Street.



Rosehill area looking east.



Views over the Unitarian Chapel graveyard towards the centre.



East Street looking west.



Typical density and building scale within the historic expansion area.



Bell Cottage.



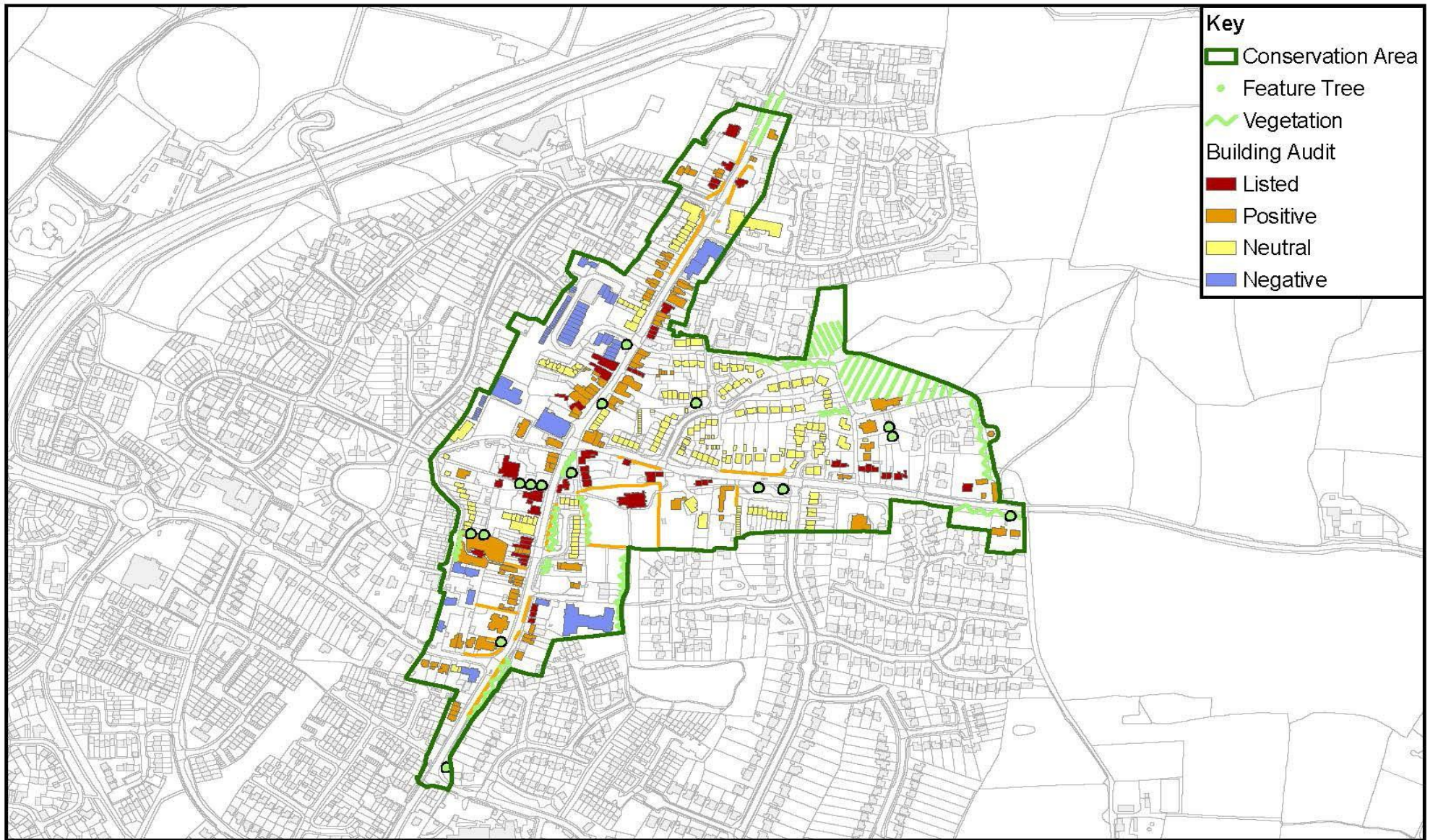
The rear elevations of 19th century development.



20th century infill development.

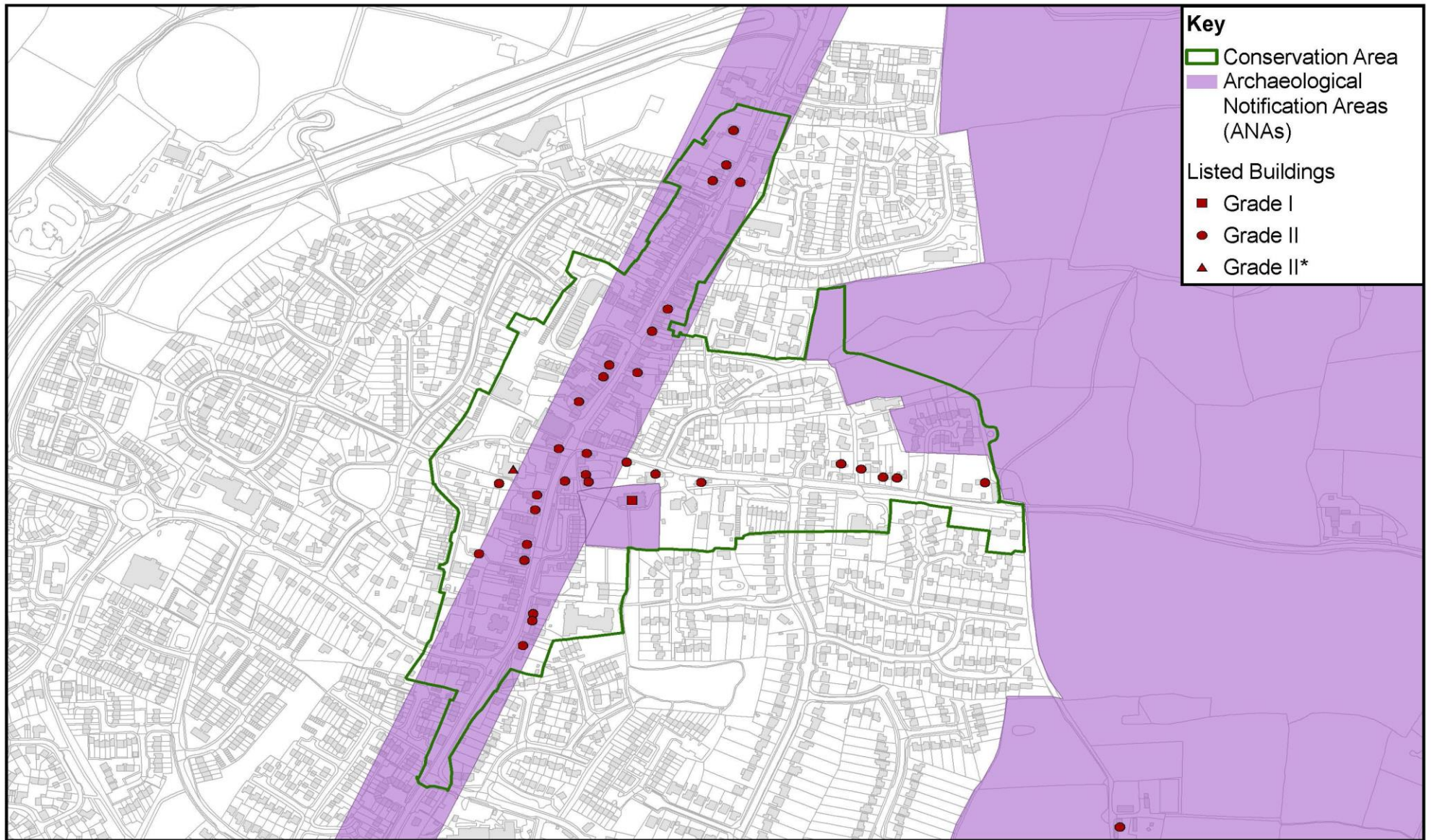


The High Street looking north



© Crown copyright and database rights 2017 Ordnance Survey 0100031673





© Crown copyright and database rights 2017 Ordnance Survey 0100031673



Map 8: Billingshurst historic environment map.

6. Character areas

Today there are five distinct character areas within Billingshurst Conservation Area, recording the gradual expansion and development of the settlement from a hamlet with outlying farms to a village with significant areas of late 20th century infill development. Each has its own distinct character and appearance. In general, the character of the village is strongly influenced by the enclosed linear route of Stane Street and the elevated position of St. Mary's Parish Church.

Building types & styles, materials and colours and architectural features

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

Brick would not have been widely used until the mid-17th century. Plain clay tiles would have become the common roofing material from the mid-17th century, as would tile-hanging using the plain tiles on battens nailed to the walls. Timberframe buildings were often adapted by being refaced in brick, rendered or tile-hung, or having their infill panels replaced in brick. Many of the older buildings, some dating back to the late medieval period survive in Billingshurst 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 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 Nat West Bank is an example of a late flowering of a classical brick building, while the Lloyds and Barclays banks are unusual 1970s modernist contextual architecture using modern forms and materials. Not much 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 tile-hanging and red bricks.

Shopfronts in historic buildings on the High Street still tend to be of traditional appearance and are generally sympathetic, although some over-large facias with big, bright modern lettering have intruded. Austens Home and Hardware (Nos 48-52 High Street) has a series of good 19th century shopfronts made of timber with a forward outshot, traditionally detailed. With the displayed goods outside, this is very much an active shop front. 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:

- Mathematical tiles on the south elevation of High Seat No 1 High Street;
- The use of local stone on buildings and boundary walls;
- Horsham stone slab roofs;
- Large brick and stone ridge and gable end chimneys; and
- First floor tile-hanging using plain and scalloped tiles.

Historic core mound - area of archaeological interest

This area is located to the south and east of the junction of the High Street and East Street. The ground rises steeply on a Billingshurst Stone outcrop. In general, the area is dominated by the Parish Church of St. Mary, within its Churchyard setting filled with historic headstones and tombchests. Land use reflects the historic parcels that can be traced back to the earliest historic maps of the settlement. Some recent developments have not been as sensitive as might now be demanded to the Conservation Area. But it retains a remarkable amount of green space in the centre of the settlement. The west part running down to the High Street and the other side of the High Street car park area in front of The Six Bells, were once the village green.

St Mary's forms the centre point to the village, it's stone broach spire can be seen from many surrounding points. The area retains a remarkable amount of green space in the centre of the settlement which contributes strongly to its character. The Causeway, retained by a low stone wall, runs up the slope towards St Mary's Churchyard, beside it some of the earliest buildings in the village, a row of cottages of stone and timber-frame and tiled roofs above the path behind brick retaining walls. This is also the location of the War Memorial which can be glimpsed in views along stepped pathways and which reinforces the communal focus of the centre. Also in evidence are areas of historic natural stone paving. Beyond St Mary's Parish Church, overlooking the cutting of East Street, are the picturesque collection of Church Gate cottages: decorative brick and tile hung. Defining the east boundary of this area is Gratwicke, a long range



Characteristic detailing appreciated from St Mary's Churchyard.



Churchgate passage.

end on to the passage as it meets East Street.

On the High Street this openness suddenly ends with a steep path hidden by bushes that rises up the slope, and the two mature trees in front of The Hermitage. The building line comes forward to back of pavement with its pebbledashed outbuildings, now Cezala. A set of steps rises up to the War Memorial and St Mary's Churchyard at this point. From south here the character has been transformed as the streetscape opens up with the 1980s St Mary's Close development of 'town houses', all of red brick with tile-hung first floor. Its steep cul-de-sac road rises from the High Street into this site, detaching it from the streetscape. South of this an older character returns as the frontage is formed of tall hedging and bushes, hiding the 1920s Women's Hall and children's playground from the street, though some positive features can be glimpsed from the street.

The northern boundary of the character area is the steep slope from St Mary's Churchyard at the top down to East Street and its character is of several houses built into the slope with terraced gardens and trees.



The War Memorial.



Historic natural stone paving.

Historic commercial

The historic commercial core defines the commercial activity in the village centre, dating back to the medieval inns and shops on their burgage plots. Perhaps the earliest developed part was opposite the historic core.

From Mill Lane south was originally part of the village green, now shops and the car park in front of the listed 16th century timber-framed Six Bells, which is set in a garden framed by trees. Between the car park and The Kings Arms, a sunken footpath leads to the 17th century Bell Cottage, an early timber-framed dwelling. Further south are a terrace of buildings of various ages with buildings to the side and rear, and a series of access openings allowing views back to the rear boundaries and the rising ground behind.

North of the Six Bells car park is a block of solid c.1900 pebbledash and brick built commercial buildings, with gables onto the street. These are prominent in long views up and down the High Street. The supermarket detracts with its large plate glass windows but attempted context with its tiled pitched roof with gables at each end. On the north east corner is an attractive classical mid-20th century Nat West Bank of single storey with a tall parapet and hipped Horsham stone slab roof, plus single storey extension on the High Street with oculus window.

Further north are a group of shops incorporating earlier buildings. Nos. 46-52 is a tall 19th century L-shaped commercial building with surviving original shopfronts along the ground floor - a rare survival.

An archway links No 42 to The Kings Head, a tall early 19th century coaching inn with rendered brick front and arch and gabled plain tiled roof. Most of its yard has been taken into the Jengers Mead development of the 1970s that curtails the north end of the commercial core.

On the east side of the street, the shops are of a more uniform size, dating from the 17th to 20th centuries and mostly of traditional form. Behind them are rear yards with some surviving outbuildings of interest. North of no. 45 is a truncated crosswing of an earlier building with rendered front and tall hipped old plain tile roof. Adjoining its lost part is the unusual Lloyds Bank with a 1970s banking hall with conical zinc covered roof.

The final block Nos 20-35 is early 19th century shops of painted brickwork and somewhat altered. Their key features are a dentilled eaves and wide gabled dormers. Lower East Street runs down its side, giving access to its rear yards with some interesting outbuildings.



28 *This building's orientation, brick eaves cogging and flared brick headers are all characteristic details.*



Attractive and well detailed rear ranges.



The 19th century post office and listed telephone call box.



The Six Bells public house.

18th century to 1940s expansion

The post 1700 expansion is found north and south of the Historic Commercial Core on the High Street, and on East Street once it has emerged from the cutting. The character of this area can be typified as older farmhouses overtaken by the spread of residential properties out of the village in the 19th century. The oldest and longest stretch is south on the high street west side south of the Barclays Bank is a stretch of painted brick buildings, starting with Nos 90-94 a flanking c. 1800 projecting wing to a lower early 17th century building, rendered with old plain tile roof probably a farm absorbed into the expanding settlement. Nos 96-102 are a group of early 19th century houses, rendered with low pitch slate roofs. South of them the open ground of the large churchyard on the slope containing the old 1754 Unitarian Chapel.

South is a group of rendered and plain tiled roofed 18th century houses both end on to the street and along it. From this point there are houses on both sides: red brick, mid 19th century on the west side and mainly rendered and plain tile 18th century on the east. Standing out on the west side is the larger, and much enlarged Stanmore House, a late 19th century 3 storey house of stock bricks with red dressings, gothic details and a slate roof. Beside it the red brick Congregational Church turns the corner into West Street. On the east side are several small detached houses of the first half of the 19th century, either brick or rendered with slate roofs. Up Alick's Hill there are further small houses from the 19th century that help frame the important view down Alick's Hill to the village centre and St Mary's Parish Church. While on west street is another group of small



Tile-hung terraced cottages with substantial brick chimneys.



Cottage doorway

detached 19th century houses with modern development beyond.

North of Jengers Mead there is a small surviving portion of this period of development with the old Village Hall of red brick, gable end onto the street and on both sides groups of local builder late 19th century houses of red brick and slate roofs that are fairly generic but have some charm with their features.

On East Street the character is more complex. Starting where East Street merges for the cutting on the north side there is a group of inter-war suburban houses, followed by a fairly recent development of Luggs Close, then Gore, an old farmstead that has been absorbed into the village and houses on School Lane. This groups must have stood as a hamlet on its own until relatively recently and consists of 18th to early 20th century buildings mainly of painted brick or tilehung and with plain tiled roofs. The buildings are arranged informally relative to each other in a way that Lugg Close tries to emulate and almost achieves. School Lane has the old 19th and early 20th century school buildings at its north end of brick with slate roofs.



19th century expansion



45, 47 and 49 East Street.

Post war infill

There are several housing estates and commercial developments within the Conservation Area and surrounding the Conservation Area.

Jengers Mead is the most prominent on the west side of the High Street, its frontage set back, the four shop units behind of three storeys, attempting to fit into the context with their purple tile-hung upper floors, though with flat roofs. These buildings sit in a sea of car parking which stretches to the south of the site behind the supermarket, taking in all the rear parts of the plots of the High Street buildings.

Behind the east side of the High Street and north side of East Street is a series of housing developments built from the 1970s to the 2000s. At its best it takes on some of the local building forms of red brick and plain tile roofs and tile-hung first floors. At its worst the houses have unconvincing 'georgian' style doorcases in timber or fibreglass. Later properties have front boundaries of walls or hedges, improving on the 1970s era open lawns and car spaces.

The Catholic Church of St Gabriel in ashlar stone adds to local views.

Further out on East Street are the more recent developments of Lugg Close and Windmill Place where more effort has gone into making the housing locally distinctive, using a mix of building styles and materials adopting many building features in Horsham district.



Suburban development off Rosehill.



Gratwicke Close.



Mill Barn, formerly cowsheds for Hammonds Farm



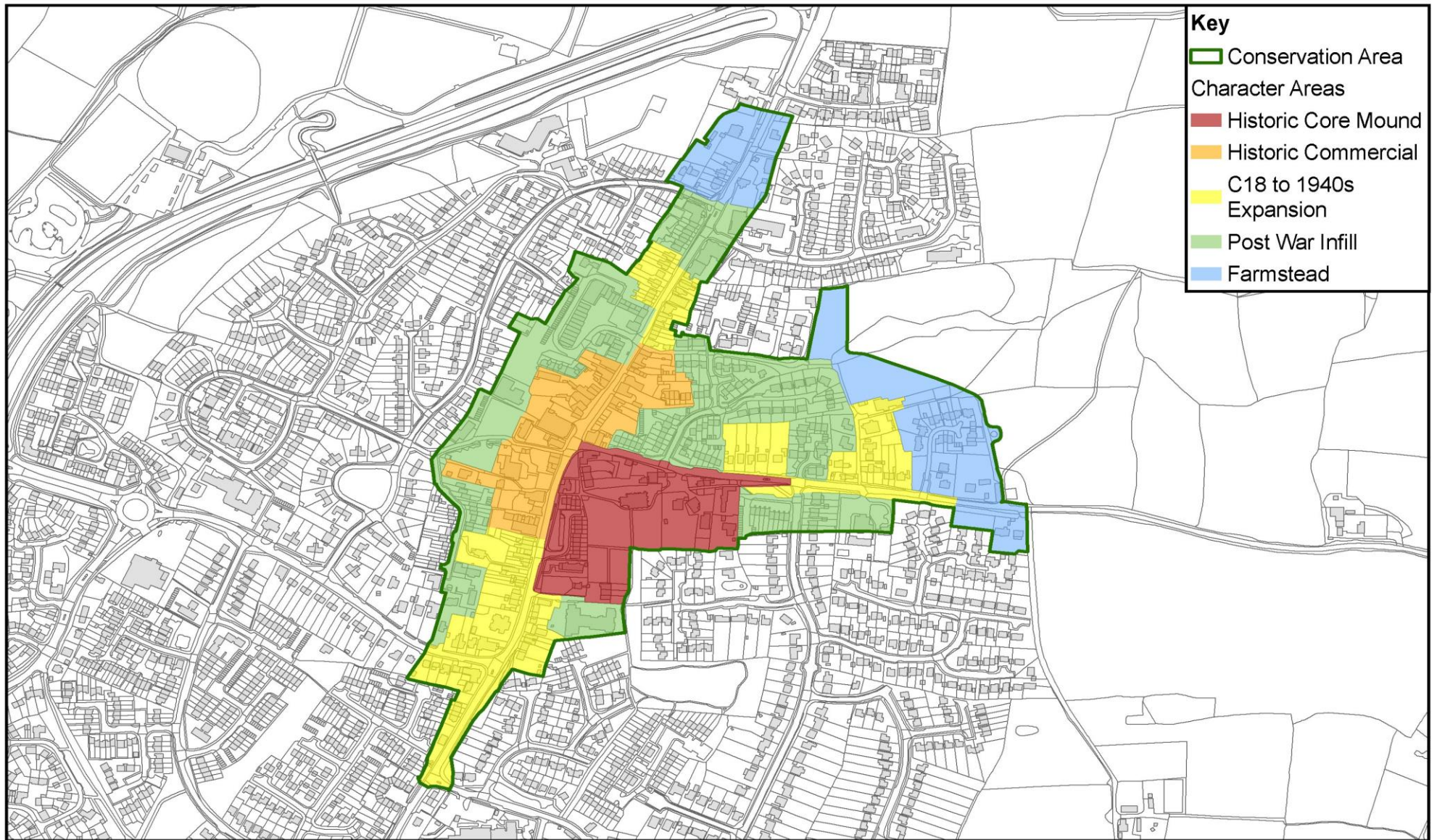
Historic farm buildings off High Seat Copse.

Fringe farmstead

This character area, found at the north end of the High Street and far east of East Street consists of the farms on the edge of the village now within its envelope.

The High Street area is separated from the commercial core by recent development from Jengers Mead to the Coombe Road junction and new Village Hall. As the High Street rises there are stone boundary walls on either side to the groups of buildings associated with the Manor House on the west side and High Seat on the east. There is a pinch point between No 1 High Seat and Nos 4-12. To the north are the former outbuildings of High Seat, now converted to separate residences, while on the west side the Manor House sits behind a tall stone wall.

On East Street, east of School Lane are a group of semi-detached rendered early 19th century houses. The recent Windmill Place separates Hammonds Farm, a collection of 18th century buildings. At East Street the Conservation Area terminates on the south side with the convincing neo-vernacular house, enclosed by trees and behind which the historic Daux Lane heads south.



© Crown copyright and database rights 2017 Ordnance Survey 0100031673



Map 9: Billingshurst character areas map.

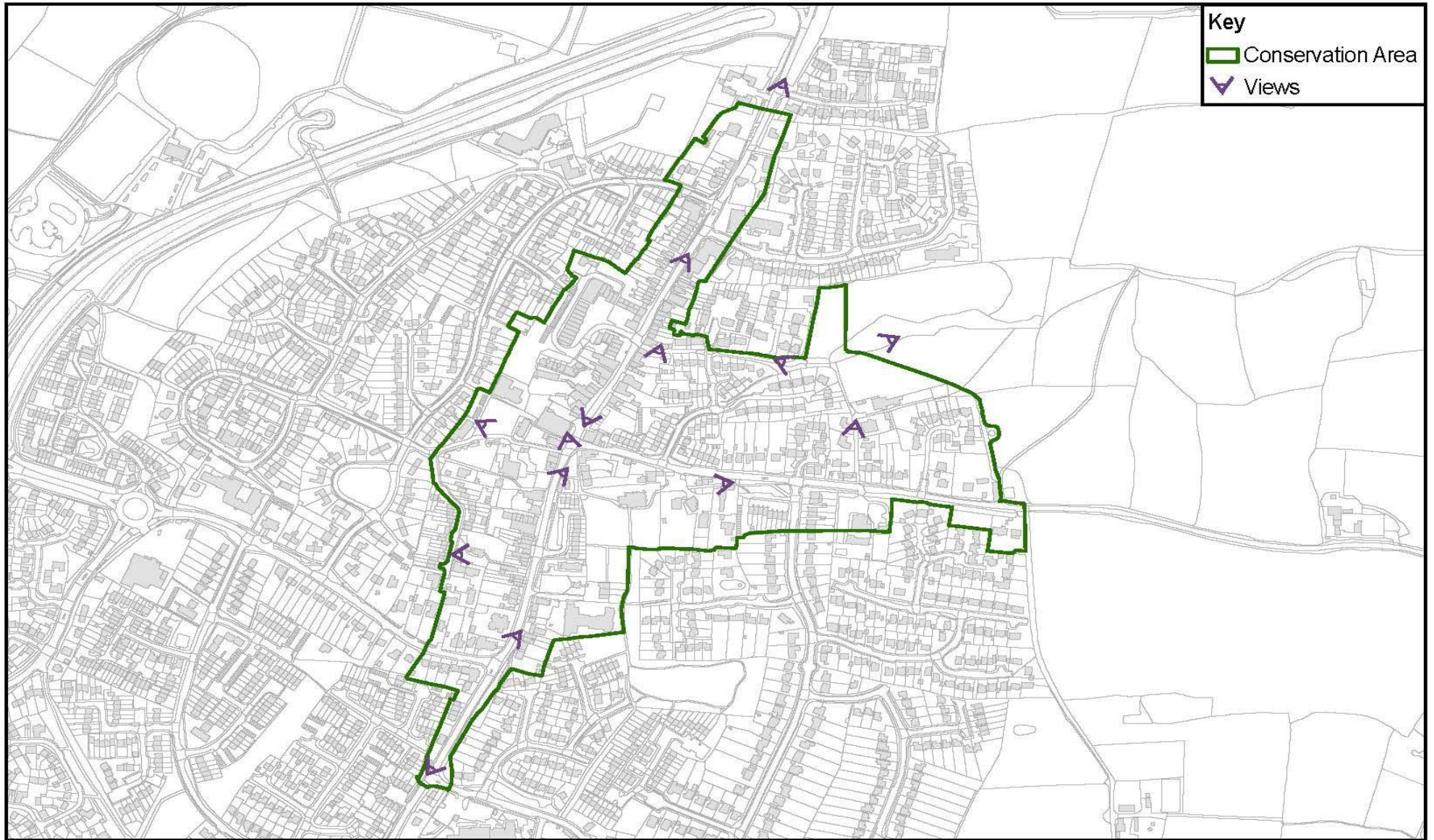
7. Views

The topography of Billingshurst and the gradual development of the village, have created several views into and within the extensive Conservation Area. These views enable an appreciation of both buildings and their settings and contribute to our appreciation of the special interest of the settlement. These are illustrated on the map.

The Roman Stane Street drops into Billingshurst from both north and south, into what was a shallow valley with the outcrop of Billingshurst sandstone sticking up in the middle. The Parish Church of St Mary is sited on this outcrop. The landmark building has a tall tower surmounted by a stone broach spire, visible from various locations within the settlement.

Post-war development of the village has occurred in many open spaces included in the original Conservation Area and immediately outside it.

The East Street projection is where the Conservation Area reaches a ridge with the old Windmill site on one side and the Daux Farm on the other. The views here concentrate on looking over the built up areas, often to tree screens beyond among the newer housing.



Map 10: Billingshurst views map.

8. Negative elements

Since Billingshurst Conservation Area was designated in the 1970s over 40 years ago, the settlement of Billingshurst has expanded in population from approximately 2,000 after the Second World War to 6,521 in 2001 and 8,232 in 2011. The expansion accelerated from the 1970s and there have been many changes to the character and appearance of parts of Billingshurst including much development on what were historically open fields within the Conservation Area boundary.

Arguably this has changed the character and setting of the Conservation Area, though recent developments have followed more closely the locally distinctive layouts and forms, and use traditional materials. In some long distance views along the routes into the settlement, the developments bring an alien suburban character to the streets, pushing open what were tightly enclosed roads, with housing on one side and hedgerows on the other. New development approved and being built east of the East Street ridge will dramatically affect the setting to the east, taking away the views of the Weald described in Buildings of England: 'the Weald landscape near here is splendidly unspoilt, a continuously changing pattern of copses and small fields'.

The main detractor from a pleasant environment in Billingshurst is traffic, for though the A29 bypass was opened in 1999, the A272 still follows a dogleg route through the settlement. The narrowness of the High Street and East Street has meant that parking restrictions are in place along much of both streets. It also means that the public realm on these streets has the character of 'through roads' rather than places for pedestrians which also have traffic.

The Jengers Mead development of the 1970s created a shopping centre off the High Street, and removed some of the latter's activity. It has not aged well and in the last ten years, as the need for retail units has reduced, the competition between it and the High Street has left both with empty units changing to other uses. Its public realm is poor, with several different types of bollards and planters, whilst behind the buildings are rows of lockup garages that are unattractive and run down.

On Mill Lane the car parks behind the High Street shops and beside The Six Bells, and on its High Street frontage, offer much opportunity for improvement, as does the village's car park in front of the Library. These

are all areas of tarmac, some with parking bays marked out, and with some token landscaping. All this could be improved. The setting of the main car park could be improved when development opportunities arise on its north and north east sides, to reduce the impact of the supermarket building and its service yards and the telephone exchange building.

Of the buildings on the high street, the listed ones are mostly well maintained, but some of the unlisted buildings have suffered improvements that have stripped them of interest and eroded their character as well as introducing alien materials such as uPVC windows and shop fascias. Much of the worn brickwork has been painted, while concrete tiles have appeared on roofs.

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 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 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 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).

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;
and

- 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 discuss development requiring planning permission and/or listed building consent.

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 Billingshurst 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;
- drives, off-street parking and loss of front gardens;
- 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, and Horsham stone slate roof coverings, 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 much of the High Street buildings tend about the back edge of pavement and there are no front areas. At the ends of the High Street and on East Street there are a variety of boundary treatments which give the character and add to the appearance of the overall street scene, to which can be added 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, would enhance the historic qualities, character and appearance of the area.

Drives, off street parking and loss of front gardens - Landscaped gardens to building frontages make an important contribution to the quality of the streetscape. Historically, many buildings in the Conservation Area had front gardens with enclosing low stone or brick walls, hedges or railings. The loss of front gardens to parking detracts from their historic setting and is resisted. The use of porous pavements, reinforced grass paving or gravel instead of tarmac, with the retention of some garden space and the use of appropriate boundary treatments would offer a more attractive setting for buildings, reduce run-off and give a more sustainable approach. Where there is existing frontage parking which adversely impacts the character and setting of the Conservation Area, any new planning application should include a condition requiring the reinstatement of front garden areas and any traditional boundary treatments.

Enhancement of existing buildings – Many of the listed and unlisted buildings in Billingshurst have been altered and lost features. Fortunately, there exists good photographic coverage of the place, allowing for the possibility of accurate restoration. Proposed enhancements to make a building look grander than it ever was should be resisted. There are several buildings on the High Street that could be improved with sensitive renovations.

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

- reinstate 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;
- encourage the use of good quality paving, trees or planting where the back yards or gardens are visible from the public domain.

Shopfronts - Billingshurst 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 should be improved. The reinstatement of a traditional shopfront design and appropriately designed signage that complement the building 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 our 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 are easily replaced or altered. The desire to improve the energy efficiency of historic buildings encourages windows' 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 will 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 - New dormer windows and rooflights should not be located on street-facing and prominent roofscapes. Where new dormer windows and rooflights are considered appropriate, they should be small in scale and not dominate the roofslope, ensuring that a large area of the roof remains visible. 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 the 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 will 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).

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, particularly 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.

Setting and views - All development affecting the setting of the Billingshurst 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 on the in section 7 of the Conservation Area appraisal.

Key threats:

- Redevelopment of sites behind the High Street frontage buildings, which sweep away the lines of the burgage plots and small outbuildings and replace 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;
- Loss of setting relationship between Billingshurst as a settlement and the countryside around it with the approval of development over the ridge on East Street directly east of the Conservation Area;
- Further erosion of front boundaries of High Street properties north of Jaegers Mead and at the south end towards the West Street junction and on East Street; and
- 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.

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 (is there a standard which could be referred to here?), seating and the provision of a standard sage green 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 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;
- 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 some visually poor informal car parking areas which would benefit from enhancement works such as appropriate resurfacing, sensitive bay marking and the introduction of soft landscape. The main car park off Mill Lane has some landscaping but car parks beside and in front of the Six Bells could benefit from some landscaping.

Opportunities for enhancement – within Billingshurst Conservation Area it is noticeable that along both the A29 High Street and East Street the A272 the footways vary in width from generous to quite narrow and in places have uneven surfacing. Working with West Sussex County Council as Highways Authority a long term strategy should be developed to address this. Elsewhere the proliferation of double yellow lines, bollards and guardrail to discourage parking detract from the appearance of the

area. On the boundary of the Village Hall and the garden of High Seat is an unattractive retaining wall while on East Street from its junction with the High Street, the footway is narrow and the retaining wall on the south boundary offers opportunities for environmental enhancement.

Appendix 1: Historic development

Pre-history

Flint tools discovered in the area testify to prehistoric activity, but despite the presence of a Roman road, no evidence has yet been discovered of a settlement from that period. It seems likely that Billingshurst is Anglo-Saxon in origin, as suggested by the name, which means 'the wooded hill belonging to Billa's people'. Billingshurst is not mentioned in the Domesday Book, probably because it formed part of the system of outliers. When the Saxons arrived in the 5th and 6th centuries, they settled on the coastal plain or else on the scarp foot of the Downs where the soil was fertile and good for agriculture. The Weald was densely forested and, because of that and the heavy clay soil, not suitable for arable farming. Instead, it was exploited for timber and livestock would be driven north there in the autumn from the villages on the Downs or near the coast to forage in the woodland. Gradually the woodland was cleared and permanent settlements – the outliers - appeared, but they remained an integral part of the manors which had originally established them and subject to the jurisdiction of their manorial courts.

The Middle Ages

Although the first written mention of Billingshurst dates from 1202, surviving Norman fabric in St Mary's Parish Church from c. 1100 suggests that it had grown into a village in its own right before then. Located just to the south of the point where East Street meets the High Street, St Mary's is the oldest building in the village. It is located on a raised mound, which may point to pre-Conquest origins and conceivably implies that it was founded on a site of pagan veneration. The current building dates largely from the 13th century, but has been altered on numerous occasions. It was enlarged and extended in the 15th century, the roof of the nave dates from the early 1530s and the prominent timber-framed and shingled spire may also date from the 16th century. The advowson of St Mary's was controlled by the abbots of Fécamp and Sées in Normandy until the 1430s, when the lands and privileges associated with this holding were granted to Arundel Priory. The main home manor in the village was Bassett's Fee, located at its northernmost extremity just south of the point where the bypass now diverges from the A29. It had a subsidiary manor called Okehurst on the western side of the village, to which the advowson of St Mary's was granted when Arundel Priory was dissolved.

Medieval Billingshurst was centred on a village green located just south of the junction of High Street and East Street. Only a small, triangular-shaped portion today known as the Causeway survives, the result of encroachment that began as early as the 15th century with the construction of a Wealden house now divided into Tithe and Causeway Cottages. But it was formerly more extensive and as recently as the 18th century may still have been used for grazing. Billingshurst has an extensive legacy of vernacular buildings from the Middle Ages and the early modern period. There are over 80 timber-framed buildings scattered throughout the parish as a whole and twenty in the village itself. Some of the latter, such as Great Daux near station, were originally outlying farms absorbed into it through expansion in the 19th and 20th centuries. The local economy was based on farming, although four lock up shops are recorded in St Mary's Churchyard as early as the 1500s and the present chemist has been a shop since at least the 1600s.

The early modern period

Religious dissent was strong in the area from the Commonwealth onwards. A 17th century parson, the Reverend Nathaniel Hilton, was a supporter of the Puritan cause. John Downes (bap. 1609, d. in/after 1666) - one of the most zealous Parliamentarians in Sussex, who was appointed to the high court of justice to try Charles I – had his children baptised in St Mary's Parish Church. One of the oldest Unitarian chapels in the south of England was built on the High Street in 1754. It was founded by William Evershed of Great Daux farmhouse. A Congregational Chapel was founded in 1815 on a site adjacent to Meadow House at the back of Jengers Mead. It was rebuilt on a new, more prominent site on the corner of West Street and High Street in 1868 and is now known as Trinity United Reformed Church.

The village's location on a main route to the South Coast meant that by the 18th century the coaching trade had come to occupy an important role. Representatives of professions that catered to both farming and coaching - brewers, maltsters, blacksmiths and wheelwrights – were well represented in the village. Billingshurst was evidently prosperous during the 18th and 19th centuries, and many of the buildings in the centre date from this period. Parish officers, appointed from yeoman farmers, included waywardens, who served as surveyors to the highway. In 1787, the Arun

Navigation opened as far as Newbridge Lock to the southwest of the village, allowing traffic from the coast to reach the area.

The 19th century

In 1816, the Wey and Arun Junction Canal was opened, providing a link to the River Thames and thus to London. This also allowed for different building materials to be brought into the area. However, the waterway's success was short-lived: in 1859 a station was opened outside the village on a railway line from Horsham to Petworth, which four years later was extended south to join up with the coast line from Portsmouth to Brighton. It sent freight traffic by water and the coaching trade into terminal decline. The station formed a nucleus of new development to the south of the medieval centre, including an industrial area which exists to this day. Infill development appeared in the village and it was during this century that what had been a farmhouse called Taintland became the Six Bells pub. Nevertheless, the farming of cereals and root crops continued to be the mainstay of the local economy. Most of the barley produced locally was used to supply maltings – there was one on the High Street and another, larger establishment near the station - thus catering ultimately to the brewing trade.

In 1861 a public elementary school was established on East Street, paid for by Henry Carnsew who lived to the north of the village at Summers Place. The same Carnsew provided much of the funds for the restoration of St Mary's Church the following year. Summers Place was rebuilt on an ambitious scale in 1880 for Robert Goff. This was one of a number of large houses on the fringes or in the environs of the village, several of which changed hands and were extended or rebuilt in the early 20th century. In 1892 a tin tabernacle was erected at Five Oaks as a chapel-of-ease to St Mary's. In 1895 a Parish Council was established and streetlamps with oil lights were set up.

The 20th century




The early streetlamps were superseded by gas lights in 1911, when a gasworks was built in the village. Also at this time a purpose-built post office and banks appeared, contributing to the sense of a small town. In the 1920s a factory was built on Station Road for the Whirlwind Suction




Carpet Sweeper Company on a site formerly occupied by a maltings. This carried on functioning until the Second World War. Another important local industry was Thomas Keating Ltd, which relocated from London to Billingshurst in 1927 and manufactured insect powder until World War II, when it switched to precision engineering. The Maltings on the west side of the High Street had gone out of use by the 1930s and was converted to a hotel and restaurant. In 1935 the parish boundaries were altered.

Billingshurst grew substantially in the post-war years. New housing estates were built on the west side of the historic centre and between East Street and Station Road, obscuring the original linear character of the village. Developments built during this period include Gratwicke Close on the south side of East Street, whose name commemorates Gratwick House. This substantial property of c. 1830, extended in c. 1898 and extended again shortly afterwards by Sir Edwin Lutyens was eventually demolished in the early 1960s. Together with regular train services to Horsham, Crawley New Town and London, the suburban growth of the village gradually turned Billingshurst into a commuter village. Public buildings, such as new schools, a Village Hall and a Roman Catholic church (St Gabriel's) on East Street (by Henry Bingham Towner, 1962), also appeared. In 1966, the maltings complex and Gingers House, which was partly medieval, were cleared to make way for the Jenger's Mead shopping centre.




By 1981 the population of Billingshurst, which in 1931 stood at just over 2,000, had grown to 5,425. In 1999 a bypass opened, obviating the need for through traffic on the A29 to pass down the High Street.

Appendix 2: Gazetteer of listed buildings




Image	ListEntry	Name	Description	Grade	ListDate	NGR
	1380083	THE MANOR HOUSE INCLUDING ATTACHED OUTBUILDING AND GARDEN WALL WITH PUMP AND TANK	Early C18 house, refronted in early C19 with later C19 modifications and some C20 restoration. Front and rear of diaper brickwork with tiled gable to left side, tiled half-hipped gables to rear and rendered gable to right side elevation, Mainly slate roofs but Horsham stone slabs to left hand side and mainly brick chimneystacks but rendered chimneystack to rear. Two storeys with attics in gable ends. Front elevation has six sash windows with cambered heads, . Doorcase is early C19 with rectangular fanlight, side panels and 4 flush panels. Original wooden flat hood but C20 brick circular columns. Also attached to the house is the C18 garden wall, which is about eight feet high of stone rubble with covered top and plinth fronting the road and of brick of Sussex bond to the other three sides, the rear wall incorporating an C18 lead pump with semi-circular lead tank with lions' head masks.	II	11/02/2000	TQ 08868 26368
	1354104	THE WHITE COTTAGE	Early C19. Two storeys. Two windows and one blocked window space. Stuccoed. Eaves cornice. Slate roof. Most glazing bars intact. Two small bays on ground floor. Doorway with pilasters, pediment-shaped hood and semi-circular. fanlight.	II	28/11/1980	TQ 08860 26326
	1286509	HIGHSEAT	C18. Two storeys. Three windows. Painted brick on a high base, south elevation mathematical tiles. Eaves cornice. Slate roof. Ground floor bay on each side of doorway with glazing bars intact. Altered casements above. Doorway up 8 steps with pilasters, pediment and door of 6 fielded panels.	II	28/11/1980	TQ 08875 26305


	1192724	OAKWOOD COTTAGES	C17. Two storeys. Four windows. Red brick and grey headers alternately. Tiled roof. South gable end tile-hung with massive stone chimney breast. Casement windows.	II	28/11/1980	TQ 08845 26307
	1027133	13, HIGH STREET	Probably C16 L-shaped timber-framed building of which the first floor of the west wing is plastered, and the remainder refaced in painted brick. Half-hipped gable. Tiled roof. Casement windows. Two storeys. Four windows.	II	28/11/1980	TQ 08796 26151
	1192694	MIDDLE GINGERS OAK COTTAGE STOW COTTAGE THE OLD COACH HOUSE	Three C17 or earlier timber-framed blocks, all refronted, Nos 17 and 19 with painted brick and tile-hanging, Nos 21, 23 and 25 with red brick and grey headers (No 21 painted), No 27 with painted brick and tile-hanging. Tiled or Horsham slab roofs. Casement windows. Two storeys. Eleven windows.	II	28/11/1980	TQ 08779 26124




	1354102	35, 35A AND 35B, HIGH STREET	One building endwise to road. C18. Two storeys. Four windows. Red brick and grey headers alternately. Modillion eaves cornice. Hipped tiled roof. Vertical glazing bars intact.	II	28/11/1980	TQ 08763 26074
	1027136	THE KING'S HEAD INN	Early C19. Three storeys. Two windows. Faced with rough plaster. Wide eaves modillion cornice. Glazing bars missing. Two doorways with joint flat hood on brackets. Round-headed carriage archway to yard on the south.	II	28/11/1980	TQ 08732 26083
	1286485	42, 44 AND 46, HIGH STREET	C17 or earlier timber-framed building with the timbering exposed and painted brick infilling on No 42, the remainder refaced with red brick on ground floor and tile-banging above. Horsham slab roof. Casement windows, some with diamond-shaped panes. Small modern shop front to No 42. Two storeys. Seven windows.	II	28/11/1980	TQ 08726 26069

	1412546	54-56 AND 54A HIGH STREET	<p>C17 range fronting the High Street and attached rear range, is designated at Grade II for the following principal reasons: * Architectural interest: C17 timber framed building and rear range, probably replacing an earlier building, demonstrating the evolution of the local vernacular tradition; * Plan: unusual survival in Billingshurst of a two-storey rear range of this early date; * Historic interest: street-frontage range and rear range, possibly relating to documented construction, that demonstrate the evolving use of the burgage plot in the post-medieval period in a medieval town centre. In the C19 a shallow half-hipped bay was added to the front of no 56; it was subsequently enlarged with a large C20 shop front.</p>	II	15/02/2013	TQ0869726034
	1026853	K6 TELEPHONE KIOSK, HIGH STREET	<p>Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.</p>	II	16/01/1990	TQ 08677 25982
	1192705	59, HIGH STREET	<p>Probably C17 timber-framed building refaced with stucco on ground floor and tile-hanging above. Tiled roof. C19 shop windows with sloping tiled roofs. Two C19 dormers above. Two storeys. Two windows.</p>	II	28/11/1980	TQ 08708 25976





	1027137	YE OLD SIX BELLS INN	Good C16 timber-framed building with roughcast infilling. Horsham slab roof. Casement windows. Two storeys. Four windows. Small projecting wing in red brick to south-west.	II*	22/09/1959	TQ 08628 25957
	1354123	BELL COTTAGE	C16 timber-framed cottage with painted brick infilling and curved braces on first floor, ground floor rebuilt in brick. Steeply-pitched hipped tiled roof. Casement windows. Two storeys. Two windows.	II	22/09/1959	TQ 08612 25939
	1027096	THE KING'S ARMS INN	Probably C17 building, refaced with stucco on ground floor and tile-hanging above. Tiled roof. C19 sash windows. Two doorways with flat hoods.	II	28/11/1980	TQ 08654 25925

	1027097	SOUTHDOWN HOUSE	L-shaped C18 building. Two storeys. Two windows. Painted brick. Tiled roof. Casement windows. Modern shop front.	II	28/11/1980	TQ 08652 25907
	1027098	92 AND 94, HIGH STREET	C17. Two storeys. Three windows. Painted brick. Modillion eaves cornice. Tiled roof. Casement windows, some with small square panes.	II	28/11/1980	TQ 08643 25865
	1027099	98, 100 AND 102, HIGH STREET	Early C19 range. Stuccoed with slate roofs. Glazing bars intact. Nos 100 and 102 have porches with a joint gable. Two storeys. Three windows.	II	28/11/1980	TQ 08640 25846

	1027100	THE UNITARIAN AND FREE CHRISTIAN CHURCH	Small mid C18 meeting-house. One storey. Two windows. Red brick and grey headers. Tiled roof. Casement windows. Gabled porch. Small gallery inside.	II	22/09/1959	TQ 08590 25854
	1027135	87, HIGH STREET	C18. Two storeys. Five windows. Painted brick. Tiled roofs. Doorways with flat hoods on brackets. No 87 has casement windows, No 89 sashes and 2 small curved bay windows on ground floor with glazing bars intact.	II	28/11/1980	TQ 08650 25781
	1261147	89, HIGH STREET	C18. Two storeys painted brick. Tiled roof. Two casement windows. Doorcase with flat hood on brackets.	II	28/01/1982	TQ 08648 25772

	1192717	103, HIGH STREET	Early C19. Two storeys. Two windows and one window space. Eaves cornice. Hipped slate roof. Glazing bars intact. Trellised wooden porch.	II	28/11/1980	TQ 08638 25742
	1354103	THE HERMITAGE	Tall L-shaped C16 or early C17 timber-framed building, now fronted with stone on ground floor and fishscale tiles above. Tiled roof. Casement windows. Three storeys. Two windows.	II	28/11/1980	TQ 08684 25942
	1027134	CAUSEWAY COTTAGE AND TITHE COTTAGE	House, later three cottages, now subdivided into two properties. Late Medieval Wealden house, possibly dating from the C14, with inserted C16 chimneystack and ceiling into the open hall, adapted into cottages in the C18 and restored and re-fenestrated in the C20. Timber framed with rendered infill, although the west side of No. 63 has a rendered first floor over a brick ground floor. Tiled roof, gabled to south and hipped with gablet to the north, with off central ridge brick chimneystack to No. 65. No. 63 has an C18 external brick chimneystack and C19 brick chimneystack in its rear slope. Irregular fenestration, mainly casements, but some sash windows to No. 63.	II	28/11/1980	TQ 08707 25950
	1286476	BOTTERELLS HOUSE	Early C19. Two storeys. Three windows. Stuccoed. Tiled roof. Vertical glazing bars intact. Porch with columns.	II	28/11/1980	TQ 08710 25941

	1192524	HIGH BANK	Early C19. Two storeys. Two windows. Painted brick. Hipped tiled roof. Casement windows.	II	28/11/1980	TQ 08751 25965
	1027130	CHURCHGATE CHURCHGATE COTTAGE	L-shaped block. East wing probably C17. Now faced with painted brick on ground floor and with fishscale tiles above. Casement windows. South-west wing C18. Red brick and grey headers alternately. Modillion eaves cornice. Sash windows with glazing bars intact. Doorway with flat hood and door of 6 fielded panels. Ripped tiled roofs to both parts. Two storeys. Three windows to each wing.	II	28/11/1980	TQ 08783 25951
	1192526	ROBIN COTTAGE AND CHIME COTTAGE	One building. C18 or earlier, restored and refaced with stucco on ground floor and fishscale tiles above. Hipped tiled roof. Chimney breast on west wall. Two storeys. Four windows.	II	28/11/1980	TQ 08833 25941
	1354139	THE PARISH CHURCH OF ST MARY	Chancel with north and south chapels, nave with aisles, west tower and porch. Tower C12, south chapel C13, remainder largely rebuilt in 1866. Graded for good medieval tower.	I	22/09/1959	TQ 08757 25919

	1192530	GORE COTTAGE GORE FARMHOUSE	One building. C16 timber-framed with the timbering and plaster infilling exposed in the west and north walls, but refronted with red brick on ground floor and fishscale tiles above. Half-hipped gable at west end of front. Tiled roof. Casement windows. Two storeys. Four windows. GV.	II	22/09/1959	TQ 08985 25963
	1027131	45, 47 AND 49, EAST STREET	Possibly C17, refaced with brown roughcast. No 49 is a later addition. West wall of No 45 ashlar. Tiled roof. Casement windows. Two gabled porches. Two storeys. Seven windows. GV.	II	28/11/1980	TQ 09007 25957
	1354141	51 AND 53, EAST STREET	Early C19. Two storeys. Two windows. Stuccoed. Slate roof. Glazing bars intact. Pair of doorways with joint flat hood and rectangular fanlights. GV.	II	28/11/1980	TQ 09031 25947
	1192611	VINE COTTAGE	C18. Two storeys. Three windows. Red brick and grey headers. Eaves cornice of brick coggling. Tiled roof. Glazing tars intact. Doorway with flat hood over. GV.	II	28/11/1980	TQ 09046 25946



1027132

HAMMONDS

C18. Two storeys. Two windows. Painted brick. Modillion eaves cornice. Half-hipped roof of Horsham slabs. Glazing bars intact. Trellised wooden porch containing doorway with door of 6 fielded panels.

II

22/09/1959

TQ 09142 25940

Appendix 3: Landscape sensitivity criteria assessment table

Table *** Landscape Fringe Sensitivity – Typical Assessment Criteria

Criterion	High	Medium	Low
<p>Conservation area edge character, mitigation and enhancement potential (including landscape function in relation to gateways, nodes, edge integration/relationship, landmarks etc).</p>	<p>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.</p> <p>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.</p>	<p>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.</p> <p>Built edge contributes to a positive approach or gateway to the village and has limited intervisibility with the settlement core and associated distinctive features.</p>	<p>Poorly integrated/raw/exposed settlement edges, which may offer mitigation potential through new development and edge landscape treatment.</p> <p>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.</p>
<p>Topography and skylines</p>	<p>Contours form a clear and defensible limit to the conservation area extents and create a prominent setting to the built edge.</p> <p>Distinctive, strong topographic features that would be susceptible to change associated with development.</p> <p>Open or 'natural' and undeveloped skylines which are apparent in key views and/or would be susceptible to change arising from development.</p>	<p>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.</p> <p>Skylines may be mostly undeveloped or with only localised developed intrusions, such that they have some susceptibility to change arising from development.</p>	<p>Few strong topographic features that define the edge of the conservation area, with little landform variation.</p> <p>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.</p>
<p>Landscape scale and pattern (including cultural pattern)</p>	<p>Small scale, intimate and intricate landscape pattern which the legibility would be susceptible to change arising from development.</p>	<p>Medium scale landscape patterns with some susceptibility to change arising from development.</p>	<p>Expansive, open landscapes with few features that are susceptible to change arising from development.</p>
<p>Aesthetic and perceptual quality including landscape experience and tranquillity</p>	<p>Strong sense of / intact cultural pattern, historic functional relationships and evolution.</p> <p>Intricate, complex landscapes, the integrity and legibility of which would be affected by development.</p> <p>Tranquil, peaceful landscape such that any development would represent a significant intrusion.</p>	<p>Moderate, perhaps partially eroded, sense of cultural pattern, historic functional relationship and evolution.</p> <p>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.</p> <p>A landscape with relatively few or moderate levels of intrusion, with some level of tranquillity.</p>	<p>Eroded, fragmented, weak sense of cultural pattern, historic functional relationships and evolution.</p> <p>Simple or fragmented, eroded landscapes with low legibility such that new development may present an enhancement opportunity.</p> <p>Landscape of low tranquillity, already characterised by levels of intrusion.</p>
<p>Views, visual character and intervisibility</p>	<p>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.</p>	<p>Medium range views and medium level/filtered intervisibility with nearby landmarks, visually prominent landscape elements and characteristic features.</p>	<p>Enclosed visual character with views kept short. Little or no intervisibility with adjacent landmarks, visually prominent landscape elements and characteristic features.</p>

- 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 guidance¹. 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.

¹Natural 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 3rd Edition (GLVIA3)*

Appendix 4: Billingshurst boundary review justification

Local authorities are obliged to re-consider the boundaries of Conservation Areas 'from time to time' (Section 69 – Act 1990 Planning (Listed Buildings and Conservation Areas)). Since the designation in 1973, there is no evidence of review and Conservation Area character appraisal.

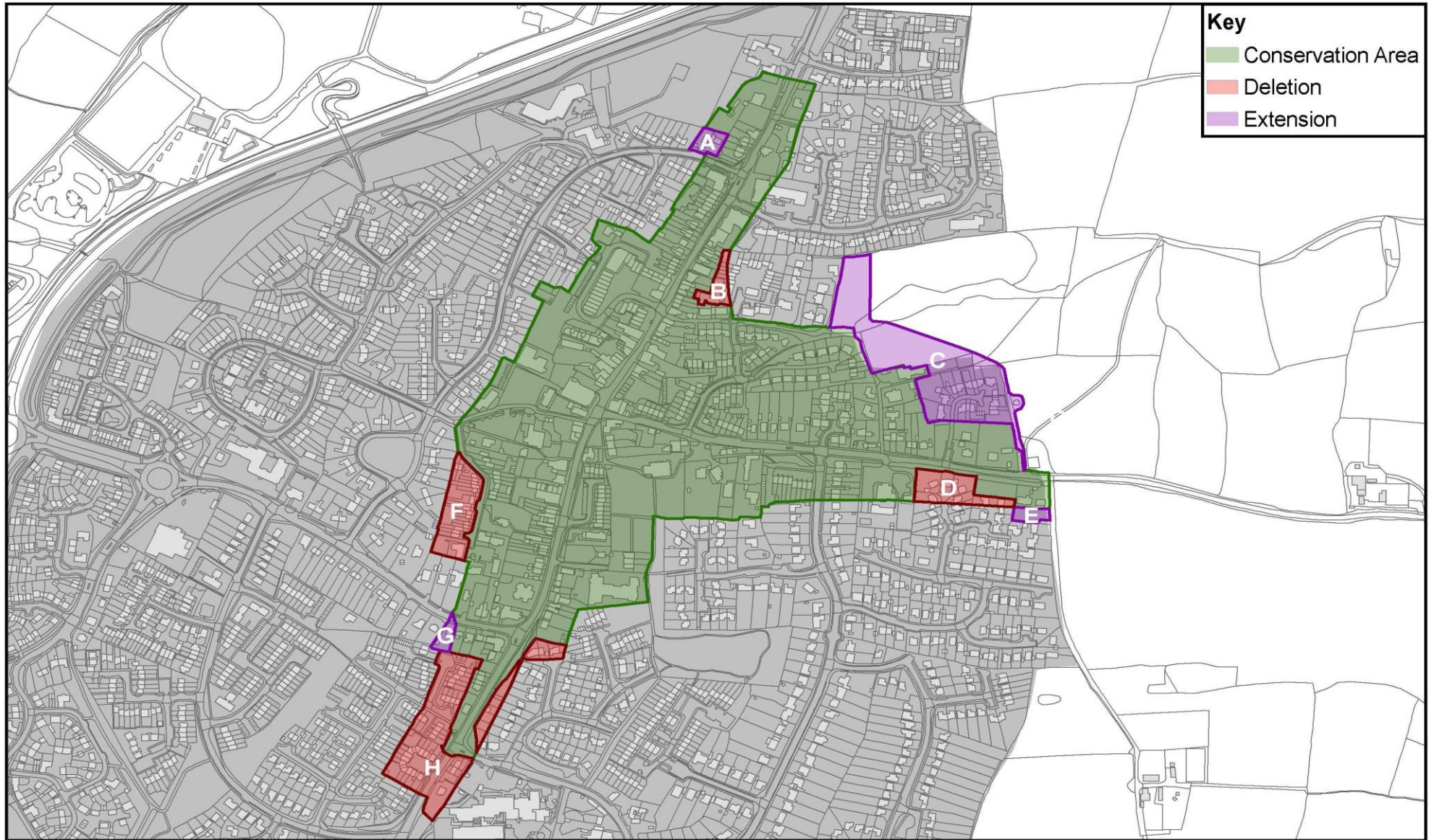
Four proposals for extending Billingshurst's Conservation Area boundaries and four proposals for removing areas from Billingshurst's Conservation Area boundary have been adopted as part of the boundary review:

- A. Extension of the boundary along Coombe Hill to include the inter-war neo-vernacular police station, now converted to residential use but retaining many of its original features including the terraced front garden behind dwarf brick walls.
- B. Deletion of the part of the Conservation Area where the boundary line, drawn to follow the historical settlement from the 1940s, bisects buildings and cuts across gardens of houses at the northern end of Rosehill.
- C. Extension of the boundary to include part of the allotments at the end of Little East Street and also to bring into the Conservation Area the wooded area and footpaths that connect this area with Hammonds and Mill Barn on East Street. This will also bring into the Conservation Area the surviving fragments of the historic mill located just north of East Street. These areas comprise an important element of the historic wooded and agricultural setting of the Conservation Area, which is threatened by encroaching residential development. Increasingly this will become an important asset for Billingshurst.
- D. Deletion of the part of the Conservation Area where the boundary line, drawn to follow the historical settlement from the 1940s, bisects buildings and cuts across gardens of houses at the northern end of Easton Crescent. This modern development does not address East Street and so detracts from the historic character of the Conservation Area.
- E. Extension of the boundary to include the whole of the property boundary of 'Trees', opposite Hammonds on the south side East Street. This is a very good quality neo-vernacular house constructed in the second half of the 20th century, incorporating many characteristic details

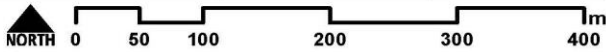
including a Horsham slab roof.

- F. Deletion of the part of the Conservation Area where the boundary line, drawn to follow the historical settlement from the 1940s, includes an area of 20th century in-fill development along the west side of Lakers Meadow which, due to its suburban design and use of non traditional materials, detracts from the historic character of the Conservation Area.
- G. Extension of the boundary along to include a characteristic 19th century workers cottage on the south side of West Street .
- H. Deletion of the part of the Conservation Area where the boundary line, drawn to follow the historical settlement from the 1940s, includes an area of 20th century in-fill development located to the west of the High Street which, due to its suburban design and use of non traditional materials, detracts from the historic character of the Conservation Area. Also the boundary historically cut across the rear gardens of 20th century infill development located to the east of High Street and this has been revised to follow their property boundaries. A recently completed development at the very southern area of the Conservation Area has been planned around a three-sided courtyard and comprises three storey dwellings with uncharacteristic fenestration. Upon entering Billingshurst from the south, views are not possible of the Conservation Area until one reaches the junction with Station Road.

The proposed changes to the boundaries are shown on the Boundary Proposals Map, below.



© Crown copyright and database rights 2017 Ordnance Survey 0100031673



Map 11: Billingshurst 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 termed be 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.

(This page is left blank intentionally)

