

Park Terrace Gardens Conservation Area Appraisal and Management Plan



September 2023

“Sussex is a better place to see this happy marriage of old and new than anywhere else in England.”¹

1. Nairn, I. & Pevsner, N., 2001. *Sussex*, Harmondsworth : [s.l.: Penguin ; [distributed by Yale University Press]. p.328



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Introduction

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 16 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 of the Act are:

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

In response to these statutory requirements, this document seeks to define and record the special architectural and historic interest of the proposed Conservation Area and identifies opportunities for enhancement. Although the appraisal seeks to cover the main aspects of the designated area, it cannot be completely comprehensive; the omission of any feature in either the appraisal or the management proposals does not imply that it is of no interest.

What is a Conservation Area appraisal?

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

Character is a complex concept but is best described as the combination of architecture, materials, detailing, topography and open space, as well as the relationship between buildings and their settings. Many other aspects contribute to character such as views, land use, vegetation, building scale and form, noise and adjacent designations such as National Parks.



Introduction continued

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. Therefore, the appraisal is an important document informing private owners and developers concerning the location, scale and form of new development.

This appraisal concludes with a Conservation Area management plan. This takes forward the issues presented in the appraisal, considering them in the context of legislation, policy and community interest. This will then assist in developing local policies Horsham District Council will adopt to protect the special interest of the Conservation Area in such a way that it becomes self-sustaining into the future. This includes policies to protect the survival and use of local materials, architectural details and to propose forms of development based on the findings of the appraisal.

This document has been produced using the guidance set out by Historic England in their document, Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management (2019).

Policy background

On 27th November 2015, Horsham District Council adopted the Horsham District Planning Framework (HDPF). The HDPF sets out the planning strategy for the years up to 2031 to deliver social, economic and environmental needs for the district (outside the South Downs National Park). Chapter 9, Conserving and Enhancing the Natural and Built Environment, is of particular importance for conservation and design issues.

The policies contained within this chapter deal with many themes central to the conservation and enhancement of heritage assets and local character more generally, such as:

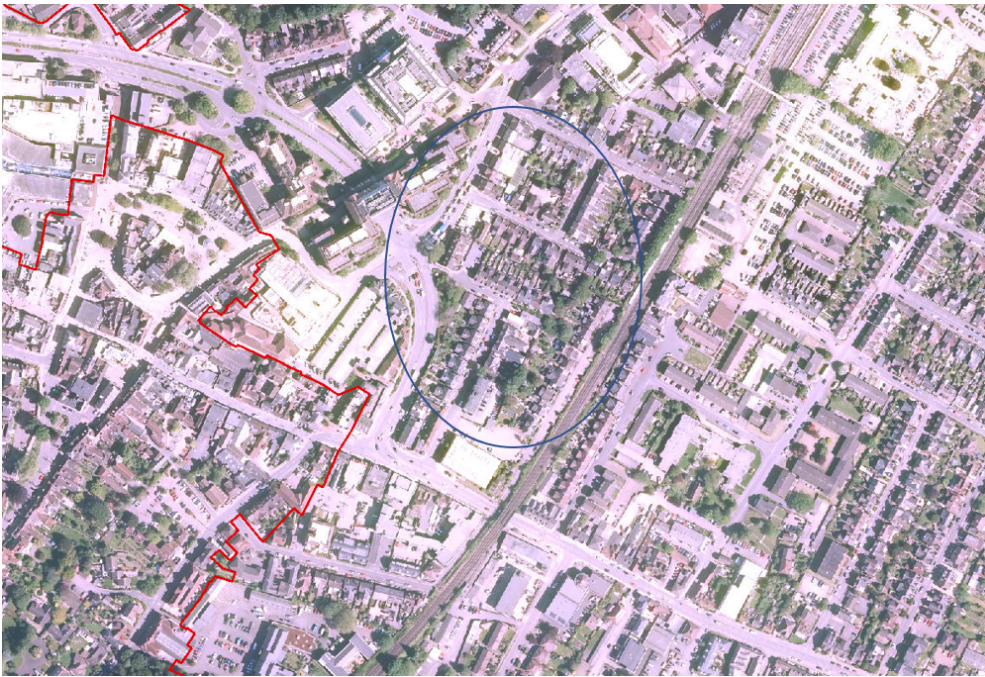
- district character and the natural environment (policy 25);
- the quality of new development (policy 32);
- development principles (policy 33); and
- heritage assets and managing change within the historic environment (policy 34).

Therefore, 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).

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



Introduction continued



Aerial photograph showing the general area of the proposed conservation area outlined in blue with the conservation areas of Horsham Town Centre outlined in red.

Introduction continued

The appraisal

This appraisal offers an opportunity to assess the area of Park Terrace Gardens to determine whether it has special architectural or historic interest the character or appearance of which it would be desirable to preserve or enhance to be designated as a Conservation Area. Undertaking this appraisal offers the opportunity to draw out the key elements of the proposed Conservation Area's character and quality as it is now, define what is positive and negative and identify opportunities for beneficial change. The information contained within the appraisal can be used to guide the form of development within the Conservation Area, help to those considering investment in the area and be informative for the local community, planners and developers alike.

It is important to note that designation as a Conservation Area will not in itself protect the area from incremental changes that can erode character over time or to prevent development.

This document is divided into two parts:

Part I: The character appraisal highlights what is architecturally and historically important about the proposed Park Terrace Gardens Conservation Area, identifies any problems within it and assesses the appropriate boundary. The character appraisal is supported by photographs to illustrate the general character of the Conservation Area and highlight both its good and bad features. Where a bad feature has been identified a cross is shown to indicate that the feature should not be replicated in future development.

Part II: The management proposals identify opportunities for preserving and/or enhancing the character of the Conservation Area based on the negative features identified in Part 1.

Summary of special interest

The key positive characteristics of the Park Terrace Gardens Conservation Area are identified in detail in Part I (Appraisal) but can also be summarised as follows:

- The street pattern creates a strong sense of place.
- Many buildings within the Conservation Areas are little altered from the time of their construction.
- The buildings within the Conservation Areas use a similar palette of high quality materials and plan form which creates a rhythm and unity of design.

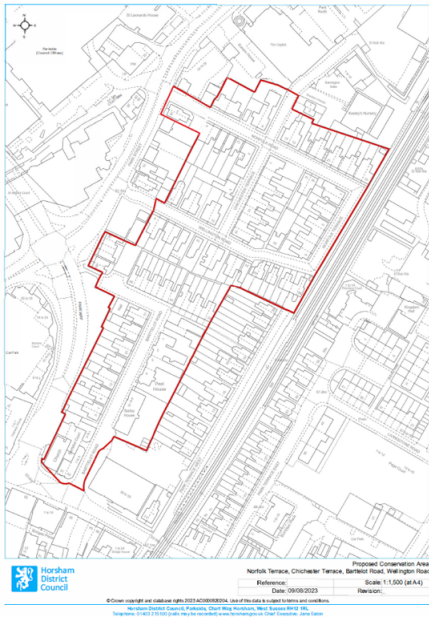
Introduction continued

Park Terrace Gardens is located to the north east of the historic core of Horsham which evolved from the area surrounding Saint Mary's Church.

Our assessment has been informed by current guidance and in partnership with interested parties.

The map on the following page illustrate the proposed Conservation Area boundary. This appraisal identifies Park Terrace Gardens as having one continuous Conservation Area comprising a single character area.

Map of proposed conservation area.



Building phases map within and surrounding the Conservation Area.



- Pre 1878
- Pre 1898
- Pre 1932
- Post 1960

Part I: Appraisal

Origins and development of Park Terrace Gardens

The name of Horsham may have derived from Horsa Ham – a settlement where horses were kept, but may also equally derive from the name of the Anglo Saxon chieftain who owned land in the area.

Archaeological evidence suggests that the fertile coastal planes of what was to become Sussex were the first to be settled. The land of the weald was then used for seasonal grazing. As the population grew and the forests of the weald were cleared, clusters of dwellings grew at river crossings and meetings of trackways.

Horsham grew from its position at a crossing of the Arun. The church grew close to the crossing and drew its congregation from scattered farmsteads which slowly expanded to form the market and administration centre which was to become Horsham.

The parish church of St Mary's is first documented in 1230. It is likely that the town was founded by William de Braose (the Lord of the Rape of Bramber within which Horsham was located). Trades within the town were first recorded in around 1230. In 1295 Horsham was first recorded as a borough.

A tannery was established on the southern edge of the town by the river in the fifteenth century.

The Bishopric to the west of the historic core was in separate ownership from the town as it lay within the control of the Archbishop of Canterbury.

The assizes were held within the town and also the county and borough courts. The natural resources close to the settlement facilitated a boost in the growth of Horsham with the development of the iron industry which peaked between 1550-1650.

Despite the provision of natural resources in terms of timber and iron ore, the Sussex clay made travel within the winter months particularly difficult. This often led to characteristically curving trackways which sought to utilise the driest route between settlements.

The eighteenth and nineteenth century led to a period of lesser growth with a proposed canal link between Horsham and the Wey and Arun Canal not being brought forward. The road network was improved with the turnpiking of Worthing Road in 1764, followed by further roads culminating in a western bypass of the A24 in the 1960s and the northern bypass in the 1980s.

The town's common land was enclosed in 1812, with development expanding from the core of Carfax, Causeway, Denne Road and East and West Street onto the common land. The railway provided a further boost to the area with its arrival in 1848, and the consequent construction of Victorian terraces and planned estates expanding the town further along the railway line and road network.

The historic maps indicate that the land which was to become the Conservation Area was originally farmland to the east of Park Street. The introduction of the Arun Valley/Horsham to Brighton Railway line opened in 1848 led to population growth with an increase in higher density development expanding from the historic core and encompassing the area around the railway station.

The opening of the railway assisted in the dissemination of materials and ideas across the county. This is particularly important within the proposed Conservation Area where materials such as slate could be used, creating a form which was no longer purely reliant on traditional local materials such as timber, Horsham stone slate or local bricks.

Many of the houses within the Conservation Area were built by Charles Rowland and his family building business. He is buried within Hills Cemetery.

Part I: Appraisal

Due to the location of Horsham and its proximity to London and good rail links the town of Horsham and its wider area grew in population, which continues into the present day. As part of the wider planning history of Horsham in 1965 West Sussex County Council published plans for the comprehensive redevelopment of Horsham Town Centre. If these plans had been implemented the area of the proposed Conservation Area would have been redeveloped. A Public Inquiry was undertaken into the proposed scheme which determined that the extent of the redevelopment area was amended. Modifications were made to the statutory Town Map which zoned land east of North Street and the Carfax as an 'Area of Indecision.'

This notification remained extant until the Town Map was replaced by a new Local Plan in 1983. Its retention for such a period of time was linked to the development of Crawley Town Centre as there was concern that the commercial redevelopment of Horsham would undermine Crawley's expansion.

Part I: Appraisal continued

Park Terrace Garden's evolution through historic maps



Surveyed 1870/71 - Following the construction of the railway line and the mainline station to the north of the historic core, properties began to be constructed along the railway line with Park Terrace West and a small number of dwellings in Park Terrace Gardens shown on the 1870/71 map. Part of the proposed conservation area was open space with Perry Place located in the north western corner.



Surveyed 1875/76 - During this time little development has been undertaken within the proposed conservation area.



Surveyed 1896 - By this date the roads and properties within Norfolk Road, Norfolk Terrace, Chichester Terrace and Wellington Road have been constructed and taken a similar form to today. To the north west of the conservation area the land remains open.



Revised 1912 - The plan form remains similar to 1896 with some tree planting indicated along the railway line.



1932/33 - The land to the north of the proposed conservation area is occupied by a club (Royal British Legion).



Revised 1938 - The land to the north of the proposed conservation area has begun to be infilled with larger scale development.



The layout of the conservation area was impacted by the changes to the road network with Park Street being realigned and the demolition of St Marks Church (apart from the spire). The properties at 50 - 60 Park Street (within the proposed Conservation Area) and within what is now Park Place are all that remains of the former route of Park Street to its junction with East Street.

Reproduced with the permission of the National Library of Scotland: <https://maps.nls.uk/index.html>

Part I: Appraisal continued

Underlying geology

Horsham is located within the wooded clay vales of the Sussex Weald. The River Arun runs to the south of the town close to St Mary's Church. The bedrock is predominantly upper Tunbridge Wells sand formation, formed approximately 140 to 100 million years ago in the Early Cretaceous period. This underlying geology which includes outcrops of mudstone which has provided a characteristic local building material, called Horsham Stone used as stone slates in roofing and flooring.

The wider locality contains a number of examples of buildings constructed from vernacular materials. However due to the improved highway network and the use of the railways the majority of the buildings within the Conservation Area were constructed with a greater variety of materials reflecting social fashions on a national rather than local scale.

Topography and Hydrology

The land within the Conservation Area is predominantly flat although it does rise to the north and east. There are no hydrological features within the Conservation Area although Horsham is located on the River Arun, which runs approximately 0.3 mile to the south west and has had an impact on the development and character of the area. Its source is a series of streams in the St Leonard's Forest area, to the east of Horsham.

Movement and Connectivity

Park Street which becomes North Street is located on the western edge of the Conservation Area, and is a busy road with both vehicular and pedestrian traffic linking the town centre with Hurst Road, the railway station and the north of the town. On the southern edge of the Conservation Area is Park Way and East Street, again busy vehicular routes providing links into the town centre and to the east connections to Brighton. The bustle of the roads creates a notable change in relative tranquility between the edge and centre of the Conservation Area. A one way vehicular system operates within the Conservation Area with ingress via Wellington Road, and egress via Norfolk Road.



Photograph above shows the boundary of the Conservation Area and the rail way line looking north along Norfolk Terrace

To the east of the Conservation Area is the railway which has had a notable impact on the modern plan form of the town, enabling easy access to London and the south coast. The railway line is screened by mature trees softening the edge of the Conservation Area.

Within the Conservation Area the roads are quieter and residential in nature with on street parking and double yellow lines. The parking narrows the width of the street reinforcing its urban character. There are pavements on either side of the roadways with often small front garden spaces separating the public and private space.

Part I: Appraisal continued

Conservation Area Setting

It is clear in the Conservation Area Appraisal Guidance from Historic England Advice Note 1 (second addition) that heritage assets can gain significance from their relationship with their setting and appraisals should identify how the townscape that the area is located within contributes to its special interest.

The importance of the setting of a conservation area lies in what it contributes to the significance of the conservation area and to the ability to appreciate that significance.

As part of the conservation area appraisal it is considered that the Park Street setting or fringe of the conservation area should be recognised, and its significance evaluated due to the way it interacts with the wider conservation area. This is particularly important in this location due to the nature of the changes made to the area, and the way it has evolved including changes to the broader road network.

Park Street adjoins the conservation area and represents a sensitive transition between the identified qualities of the conservation area and its wider setting. Park Street shares many of the characteristics of the conservation area particularly in terms of the scale, form, and grain of the buildings whilst also providing a visual history of the changes this part of the town has undertaken, and remains a gateway into the town centre.

Numbers 62 to 76 (evens) Park Street retain the characteristics of the conservation area but have been diluted to some extent, which has therefore led to their exclusion from the conservation area at this time. However the properties in Park Street do retain sufficient character to enable an appreciation of the role they play in addressing both the entrance to the conservation area and reflecting traditional building forms. Due to the nature of this part of Park Street, and the less sensitive development that has been undertaken to the north and east this urban fringe has a high sensitivity to change. This sensitivity to change is particularly underlined as the boundary of the conservation area has been tightly drawn to ensure that the area justifies its status because of its special architectural or historic interest. Development within this identified setting of the conservation area should ensure that they consider the special character of the conservation area and seek to enhance or better reveal its significance.



Part I: Appraisal continued

Land use and open space

The Park Terrace Gardens Conservation Area is predominantly residential, however the properties facing onto Park Street (which adjoins the boundary of the Conservation Area) and East Street contain commercial uses, whilst in East Street there is the Christian Life Centre Church, and commercial uses within Barttelot Road.

There is no public open space within the Conservation Area although it is close to Horsham Park to the north west.



Commercial properties within Park Street that adjoin the conservation area



Commercial properties within Barttelot Road

Christian Life Centre Church and blind shop within East Street



There is one protected tree within the Conservation Area - it is a sycamore and sited at 4 -10 Barttelot Road (photograph above).

Part I: Appraisal continued

Heritage Assets

Within the proposed Conservation Area there are 7 locally listed buildings (non-designated heritage assets).

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.



Buildings shown in yellow listed buildings and pink hatched areas locally listed buildings



Images 3 - 1 - 4 Peel House and Bailey House, Bartelot Road "Former police station buildings. Peel House is two storey with four gables fronting the road, and central porch and door. West Sussex County shield carved in stone between ground and first floor. Brick with stone dressings and a slate roof. Bailey House built to similar designs, however of a smaller street front with two gables. In use as a police station between 1894 and 1973. Now used as offices. Gates to rear yard display the Centenary 1994 police badge. Built 1884." Image 1 - Christian Life Church East Street "Previously the Pentecostal church and originally the Primitive Methodist church. Brick built, with 3 bays, the central one over the door below. Decorative terracotta panels with pediments and finials. Plaster decorative panels. c.1891." Image 2 - 51 and 53 East Street "51 East Street is a 2 and a half storey Victorian brick building, with projecting bay window at first floor and a quality traditional shop front at ground floor. It forms a group with number 53, of which the most prominent feature is the corner tower at first and second floor. c.1890" Text taken from the 2011 Horsham Town Local List.

Part I: Appraisal continued

Views and Urban Streetscape

The Park Terrace Gardens Conservation Area is located within an urban area.

The primary viewpoints are considered to be the at the entrance points along the routeways through the Conservation Area. There are also views from within the Conservation Area towards St Marks Church Tower a local landmark.

The Appraisal by its nature is unable to highlight every view into and out of the Conservation Area. Consequently the views chosen are considered to be representative of the experience and character of the Conservation Area.

The views help to inform and appreciate the understanding of how the Conservation Area has evolved within its landscape. Paragraph 13 of Historic England's Good Advice In Planning Note 3 (Second Edition) " The Setting of Heritage Assets" also indicates that although views may be identified by local planning policies and guidance, this does not mean that additional views or other elements or attributes of setting do not merit consideration. Be necessity each view provides a pointer to the key features in the landscape and their association with the Conservation Area.



Photograph from Wellington Road showing the spire of St Marks in the background.

Part I: Appraisal continued

Character Area

The proposed Conservation Area has a single continuous character area identified as the Park Terrace Gardens Character Area.

The Park Terrace Gardens Conservation Area includes properties within within Norfolk Road, Norfolk Terrace, Chichester Terrace, Wellington Road, Park Street, Park Terrace West, East Street and Barttelot Road.

Unusually for Conservation Areas within the District, the majority of the properties within the character area were constructed at a time when there are contemporary records, and maps.

Although outside of the proposed Conservation Area the early seventeenth century timber framed grade 2 listed buildings of 33 and 34 North Street, and the earlier buildings of 26 – 30 North Street and 97 Park Street are within its wider setting. It is considered that the listed buildings are particularly sensitive to further changes to their wider setting as it has already been compromised by modern, large scale office developments. At present there remains an appreciation of the narrative of the towns growth along historic routeways due to the presence of the listed buildings and Victorian properties extending towards the historic core.

The plot sizes for the properties within the character area are regular, and mostly rectangular in form. The majority of the dwellings are two storey in height with some accommodation within the roofspace.



Norfolk Road

Norfolk Road is situated in the northern sector of the Conservation Area and is occupied by terraced and semi detached properties set back subtly from the pavement with low brick walls or metal railings defining the public and private space. The building line is consistent except for 3 - 5 Norfolk Road where the central section of the building is set forward.

The position of 78 Park Street and 2 Norfolk Road, at the entrance to the Conservation Area are particularly sensitive to change. The existing buildings are attractive in form and use materials that are consistent with this part of Horsham Town.

The decorative features of 78 Park Street and 2 Norfolk Road are good examples of late Victorian architecture. The property also addresses its corner location through bay windows to Park Street/ North Street and a gable and central door onto Norfolk Road.



Map showing building density within and adjoining the Conservation Area

Photographs showing the grade 2 listed building of 26 - 30 (evens) North Street and 78 Park Street behind and the frontage of 2 Norfolk Road fronting onto the street.

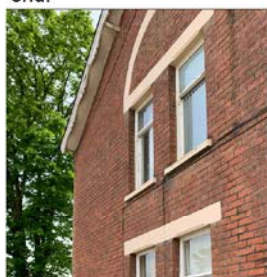
Part I: Appraisal continued

The properties within Norfolk Road are either terraced or semidetached, with a brick or render finish. There are some remnants of the original ridge detailing and although many roofs have been replaced the slate roof has been retained in some instances.

The roof form is typically pitched with gable ends with only the properties of 3 and 5 Norfolk Road having a hipped roof. Within the street facing roofscape of Norfolk Road there are some roof lights, with only two pitched roof dormers. The properties have bay windows, either with a parapet, or a slate or clay tile roof, with some double bays adding interest to the streetscene. There are decorative bargeboards to the gable ends, and a scalloped pelmet under the eaves which is reflected in some of the bay windows.

Detailing of the bay windows vary with some plain mullions, whilst others have decorative capitals. The windows themselves are predominantly sliding sashes, with a single glazing bar and horn detailing. Front doors are recessed other than those of 3 and 5 Norfolk Road which have a simple hood above the door.

The brick fronted properties are have rubbed brick arches, dentil course detailing, colored brick decorations and in some instances a decorative keystone feature to the windows, and stone decorative pediments. The corner properties of Chichester Terrace and Norfolk Terrace at their junction with Norfolk Road have been designed to address both street frontages. 1 Chichester Terrace is particularly interesting as it has yellow brick fronting Chichester Terrace and red brick with yellow brick detailing and windows to its side gable end.



Part I: Appraisal continued

Norfolk Terrace

Norfolk Terrace is the most tranquil part of the Conservation Area with a line of trees providing respite from the railway line. The properties are similar in style and form. Numbers 1 - 4 are semi detached, and numbers 5 - 9 form a terrace. Each property has a small front garden enclosed by a low brick wall. In some instance the decorative tile paths have been retained. The properties are constructed in a red brick, and some original slate roofs with ridge detailing remain. Each property has a pitched roof bay window also originally roofed in slate. Decorative coloured glass bay windows are a feature of the terrace, with some original doors with hand painted glass panels remaining. Each property has stone lintels above the first floor windows, and to the entrance doorways a decorative stone pediment and capitols. The pediments to 7 and 8 Norfolk Terrace has been left unpainted and are dated 1896. A curved pediment, two storey porch and decorative bargeboards to the gable end of number 9 provide continuity into Wellington Road.



Part I: Appraisal continued

Chichester Terrace

Chichester Terrace runs north/ south through the conservation area between Norfolk Road and Wellington Road. Chichester Terrace is formed with a terrace of properties to its eastern side and a single detached property to the west. Unlike the properties within the wider conservation area the eastern terrace is constructed of a yellow brick with red brick detailing. It would be suggested that 1 and 3 Chichester Terrace were constructed separately to the remaining terrace as there is a clear seam between the properties and the layout of the properties differ with a window between the front doors which are themselves simply presented as a brick arch with no decorative capitals or pediment.

Chichester Terrace is characterised by a mix of either stone (with a decorative key stone) lintel or brick detailing with timber sliding sashes. The bay windows to the ground floor have a mix of details with decorative mullions whilst others are plain plaster. The doors are set back with decorative pediments in brick adorned with foliage detailing. A brick dentil course under the eaves also adds interest.

The properties are set closer to the road (on the eastern side) without the defined boundary walls to the front prevalent in the wider conservation area. The front roofslopes are interrupted by a box style dormer with some rooflights.

The western side of the street is enclosed by Norfolk House which wraps around from Norfolk Road, and the detached property of 4 Chichester Terrace which has a lean to porch, a double height bay windows, keystone details, ridge details, finials and decorative bargeboards. Boundary walling/railings forms the front boundary of the properties.



Part I: Appraisal continued

Wellington Road

The properties within Wellington Road are predominantly semi detached with a single terrace and two detached properties. At the eastern end of the road the properties of 29 - 36 Park Terrace West back onto Wellington Road. The properties in this location are softened by the presence of mature trees within the roadside verge.

The predominant building material within the street is red brick with numbers 20, 22 and 24 being of a simple design with a lean to roof to the front bay window with a decorative pediment and plain lintels to the doorway and first floor windows. Wellington Road has some variation in decorative forms with decorative bargeboards, hanging tile, and stone and brick lintels. Within the street there are examples of decorated entablature, as well as a decorative stringcourse and stucco quoins.



Barttelot Road

Barttelot Road was named after Sir Walter Barttelot MP who served as MP for West Sussex from 1860 - 1885, and later for Horsham.

Barttelot Road forms a L shape and would originally have linked through from East Street to Park Street. The access through to Park Street was blocked as part of the wider changes to the town centre layout in the late 1980's.

Barttelot Terrace is situated at the northern end of the road and forms two rows of terraced dwellings. Numbers 34 to 48 (evens) differ from those of 22 - 32 (evens) Barttelot Road as they have a gable above the double bay window, however the arched doorways with decorative key stone, decorative and coloured brick work and fishtail hanging tiles.

The semi detached properties on the western side of Barttelot Road are more highly decorated and were built with small, shed style dormer originally with slate cheeks to match the original slate roofs. Each property has decorative lintels above the first floor, sliding sash windows, decorative ground floor bay windows with pilasters, and decorative capitols and similar decoration to the front doors. A number of properties retain the decorative tiled front path, and low brick walls to the small front gardens. Originally the properties would have had railings to the front which were removed as part of the war effort. Some of the properties have been painted obscuring the red brick beneath.

At the southern end of the road is the group of properties known as Barttelot Court. Fronting onto Barttelot Road the property has red brick elevations with some decorative brick work and ridge details. To the rear the buildings look over Park Way and are at a higher level than the road. The structures are weatherboarded and are of a different form to the wider conservation area, addressing the wider streetscene rather than the more domestic scale of the properties within Barttelot Road which are more inward looking.

The properties on the eastern side of Barttelot Road although decorative are more formal in form, and reflect their civic uses. Although the former weights and measures building differs in respect of its flat roof, its red brick, its stone arch and quoins ties in with the wider former police buildings of Peel House.

1 - 4 Peel House project into the streetscene with four gables fronting the road. The ridge and finial details with stone dressings, including the gates with the police insignia maintain an understanding of the buildings former use as a police station between 1894 and 1973.

Bailey House is a two storey property with a mansard roof which provides accommodation in the roofspace. The red brick of the building provides some continuity with the surrounding properties but the lack of vertical emphasis, detailing and window design introduces an element of inconsistency into the streetscene.



Part I: Appraisal continued

North Street, Park Street and East Street

The western boundary of the Conservation Area runs to the rear of 62 to 76 (evens) Part Street. This part of Park Street forms an important setting to the Conservation Area. The properties have mixed uses with shopfronts creating a more active frontage. Whilst 78 Park Street (within the Conservation Area) and 68 Park Street have decorative gables, brick work, and a double frontage to Norfolk Road and Wellington Road respectively the properties of 76 to 72 are plainer in form with large display windows. Number 70 contains some features of the adjoining conservation area with rusticated stone blocks, bay window with keystone feature, segmented arch pediment and stone quoins.

The lower scale of the properties compared to the modern development to the north and their proximity to the road in this part of Park Street feels more enclosed than North Street. At present there remains an appreciation of the narrative of the towns growth along historic routeways due to the presence of the listed buildings and Victorian properties extending towards the historic core.

The wider locality as a whole has a dense built form, however at the junction of Wellington Road and Park Street is an area of open space used as a storage area for car/vehicle hire. Within the Conservation Area the terrace and semi detached properties of 50-60 (evens) Park Street then continue the built form with double bay windows, plain stone lintels, and pitched roof dormers. The houses are set at a higher level than the road.

The changes to the road layout have led to the rear boundary to the dwellings in Barttelot Road being constructed in brick with a grassed verge between it and the road.

At the junction of Park Way and East Street the Christian Life Centre Church forms an important focal point, which in conjunction with 53 East Street presents a coherent boundary to the conservation area. The use of red brick and terracotta panels and the tower feature of 53 East Street adds interest, and draws the eye along Barttelot Road. The shopfronts to 51 and 53 East Street supports the vibrancy of the streetscene, and reflects the use of East Street as a historic route through to Carfax.



Part I: Appraisal continued

Character Assessment

Building and materials

There are a number of elements which come together to form the unique character of the Conservation Area as a whole. These include:

- unity of building form
- traditional high quality detailing
- predominance of sash windows

Within the Conservation Area the prevalent building form is terraces, and semi detached properties with occasional detached villas unified by the use of good quality materials and detailing.

Materials

The predominant building material within the Conservation Area is a red brick. Traditionally the roofs of the buildings would have been slate, and where this remains this should be retained. The use of clay tile changes the composition and texture of the roof.

The Conservation Area has pitched roofs of clay tile and slate, with some feature gables, with small dormers often built as part of the original design to the front.



Part I: Appraisal continued

Principal Elevations

The principal elevations of the majority of the dwellings in the Conservation Area have a number of decorative features. Within the Conservation Area there are examples of Victorian properties influenced by Gothic and Italianate architecture. There are also buildings with chimney detailing, hanging tile, dentil courses and scalloped pelmets under the eaves which is reflected in some of the bay windows. Decorative brick lintels and keystone features, decorative bay windows and bargeboards are also a feature.

Bay Windows

A characteristic design feature of the Conservation Area are single and two storey bay windows either with a pitched or flat roof. The bay windows take a number of forms and can be seen constructed in decorative brick, classically inspired bay windows with columns, and capital details.

Windows

Within the Conservation Area the prevailing window style is timber sliding sash windows. Within Norfolk Terrace the ground floor windows are ornamented by decorative coloured glass.

Bargeboards

Bargeboards with and without decorative spandrels are common within the Conservation Area with examples of both decorative and plain bargeboards.

Doorways

Within the Conservation Area doors are set back with either a decorative pediment or stone lintel to the doorway. In some cases original tiles, and door furniture remain including painted glass inserts in front doors within Norfolk Terrace.



Part I: Appraisal continued

Front Boundary Treatments

The front gardens and associated brick walls and railings soften the junction of building and pavement reinforcing the refinement of the conservation area.

Within the Conservation Area brick walls create a unifying boundary feature. Open frontages are not a historic feature of the Conservation Area and should be resisted.

Chimneys

A key characteristic of the Conservation Area is the presence of chimneys which provide interest and break up the roofscape.

Building Heights

Due to the urban nature of the Conservation Area the heights of the buildings range from two to two and a half storeys with accommodation carefully assimilated within the roof slope.

Building Audit Map

The Building Audit map on the following page highlights the buildings within the Conservation Area which are locally listed, and also those that are considered to have positive, neutral or negative impact on the character of the Conservation Area.



13 Wellington Road retains pre 1939 cast iron railings. It has been suggested that the railings remain as the house was an ecclesiastical property (The Manse) which meant it was exempt from the war time savage efforts during the Second World War.



Part I: Appraisal continued

Building Audit Map



Part I: Appraisal continued

Negative elements

Today the Conservation Area appears generally well maintained however there are some elements that detract from the special architectural and historic character of the space.

Key threats:

- Loss of traditional joinery details in windows and doors.
- Loss of traditional roofing materials.
- Insensitive extensions, with poor quality materials and lack of understanding of traditional detailing.

The use of non-traditional materials and techniques has a cumulative effect on the wider conservation area. Principally, this is the replacement of timber sash windows, with plastic windows. The sections and proportions of UPVC windows cannot match the delicacy of historic joinery.

Good management of the streetscape is essential to maintain a sense of place, including the placement of telecommunication cabinets and road signage. The traditional streetname plates within the Conservation Area should be retained.



The use of plastic windows do not reflect the character of the Conservation Area, this is particularly evident in the lack of detailing and the changes to opening mechanisms.



Part I: Appraisal continued

Whilst it is acknowledged that the urban location of the Conservation Area has resulted in pressure for parking it is considered that parking signs and other features associated with road traffic need to be carefully managed within the Conservation Area.



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

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

Monitoring and compliance

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

Issues

The following section identifies principal issues to be addressed by this Management Plan.

Part II: Management Plan continued

Historic built environment

- Loss of traditional architectural features.
- Equipment and installations.
- Boundary enclosures.
- Loss of front gardens.
- Enhancement of existing buildings.
- Extensions.
- Window replacement.
- Dormer windows and rooflights.
- Cladding, rendering and the painting of walls.
- Re-pointing of brickwork.
- Demolition.



New development and environmental improvement

- Opportunities for new development.
- Setting and views.

The environment and public realm

- Trees.
- Public realm;
- Street furniture.
- Opportunities for enhancement.



Historic built environment

Loss of traditional built and architectural features

Architectural features such as traditional windows, should be preserved due to the significant contribution they make to the character and appearance of the buildings and the Conservation Area.



Timber sliding sash windows and satellite dishes with examples in a prominent and less prominent locations

Equipment or installations

The presence of modern types of equipment on or around buildings, such as large aerials or satellite dishes and microgenerators, 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.

Part II: Management Plan continued

Boundary enclosures

The boundary treatments within the Conservation Area are predominantly of red brick, with metal railings as seen below. Retention of these features and increased use of trees and planting as a 'soft' boundary treatments are considered to enhance the historic character of the area.



Examples of positive boundary treatment within the Conservation Area

Part II: Management Plan continued

Loss of front gardens

Historically, many buildings in the Conservation Area had small front gardens with enclosing brick walls. Front garden walls should be retained and where lost should be reinstated where possible.

Enhancement of existing buildings

Proposed enhancements to make a building look grander than it ever was should be resisted. The following enhancement works should be encouraged as part of any future development:

- Reinstatement boundaries where they have been removed to their original location and height.
- Ensure that new boundaries are built from quality materials, paying full attention to materials, brick bonds, lime mortar and coping details.
- New gates should be good quality traditional design.
- Encourage the use of good quality paving, trees or planting where the back yards or gardens are visible from the public domain.
- Removal of unsympathetic features that do not contribute to the special interest of the conservation area.

Extensions

Development should seek to retain views into and out of the Conservation Area. 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.



Part II: Management Plan continued

Brick bonds help to provide interest in a building. Prior to the introduction of cavity wall insulation different types of brick bond were popular. The colours of the brick also added interest with often local bricks being used and in some cases the brickwork was worked to show the affluence and social standing of the building's owner.

Within the Conservation Area the majority of the buildings are constructed in stretcher bond. The quality, colour and texture of new bricks, the way they weather, and the mortar are important considerations in successful extensions.

Stretcher bond with decorative soldier course and window details.



Part II: Management Plan continued

Consideration should therefore be given when seeking to extend a property to assess the existing materials and architectural details. It may be appropriate in some instances to reflect these traditional details or reinterpret them in a modern context such as the use of flat segmental red brick arches to the windows, decorative hanging tile or stucco detailing. All materials should be of a high quality and where necessary reflect traditional techniques.

Hanging tile can be used to break up elevations. Care should be taken that the modern interpretation of the historic materials is appropriate in form, appearance and will weather appropriately.

Retention of chimneys

The removal or loss of chimneys within the Conservation Area impacts on the character of the Conservation Area as a whole. The presence of chimneys break up the roofscape and adds interest to the streetscene. Chimneys can also inform our understanding of the plan form of a historic building and can provide valuable evidence of changes in technology, fashion and wealth.

Variation of chimneys within the conservation area



Part II: Management Plan continued

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, timber 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 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. Further guidance from Historic England can be found at <https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/heag039-traditional-windows-revfeb17/>.



Traditional Windows

Their Care, Repair and Upgrading



Part II: Management Plan continued

Dormer windows and rooflights

Within the conservation area there are examples of dormer windows in a street facing location. In many cases the windows were constructed as part of the original design of the dwelling, and are designed so as to retain the character of the host dwelling. With regards to new dormer windows within the Conservation Area careful consideration should be given to the architectural style of the dwelling, including whether it forms part of a semi detached pair or terrace where the symmetry of the building adds to the appearance of the Conservation Area.

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 metal 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 tile-hanging using local red clay tiles. Painting of natural brickwork is discouraged. If any proposed work involves changing the front elevation of a building, Conservation Area advice from the Local Planning Department at Horsham District Council should be sought.

Repointing of brick walls

Repointing can ruin the appearance of brick 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 set back. 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.



Part II: Management Plan continued

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

These 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 Conservation Area should demonstrate how the setting and long distance views, into and from the Conservation Area, are preserved and enhanced including those that reference the landmark of St Marks spire.



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 Local 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.

Part II: Management Plan continued

Public realm

Street furniture

Careful consideration should be given to the placing of telecommunication cabinets to ensure that they are placed in less sensitive locations. Any redundant street furniture such as signage should be removed.

Opportunities for enhancement

The Council wishes to encourage schemes which preserve or enhance the character and appearance of the Conservation Area. The key objective is to encourage the repair, reinstatement or retention of features which would reinforce the special character of the area.

Parking is an issue within the Conservation Area. A partnership between West Sussex County Highways Authority, Horsham District Council and Denne Neighbourhood Council could be considered to instigate schemes that would make vehicles less dominant and pedestrians might feel more comfortable.

The provision of bin storage should be considered as part of any redevelopment of a site and encouraged to be contemplated for any extensions.




Appendix

Gazetteer of locally listed buildings

What is a locally listed building?

It is a building identified by Horsham District Council as of local historic, architectural or townscape interest. Local listed buildings are non-designated heritage assets as defined within the National Planning Policy Framework. Many local authorities have lists of such buildings and structures. The National Planning Policy Guidance suggests it is helpful

for local planning authorities to keep a local list of non-designated heritage assets and that this list is publically accessible. Historic England advises that local lists play an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment.

Image	Name	Description *
	1 - 4 Peel House and Bailey House, Barttelot Road	Former police station buildings. Peel House is two storey with four gables fronting the road, and central porch and door. West Sussex County shield carved in stone between ground and first floor. Brick with stone dressings and a slate roof. Bailey House built to similar designs, however of a smaller street front with two gables. In use as a police station between 1894 and 1973. Now used as offices. Gates to rear yard display the Centenary 1994 police badge. Built 1884.
	Christian Life Church, East Street	Previously the Pentecostal church and originally the Primitive Methodist church. Brick built, with 3 bays, the central one over the door below. Decorative terracotta panels with pediments and finials. Plaster decorative panels. c.1891.
	51 and 53 East Street	51 East Street is a 2 and a half storey Victorian brick building, with projecting bay window at first floor and a quality traditional shop front at ground floor. It forms a group with number 53, of which the most prominent feature is the corner tower at first and second floor. c.1890

*https://www.horsham.gov.uk/__data/assets/pdf_file/0017/63413/Horsham_Town_Local_List.pdf

Glossary of 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.

Colonnade - 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.

Glossary of Terms continued

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 arrowhead 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.

Glossary of Terms continued

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 subdivision of the window by strong vertical and horizontal members.

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

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

Party-line - the dividing wall between properties.

Paviors - small brick-like paving units.

Pediment - a triangular feature of classical buildings surmounting a portico, but often used on a smaller scale over doors and windows, which are then referred to as pedimented. When the upper sloping sides are curved it is called segmental. It may be 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.

Glossary of Terms continued

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.
69

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.

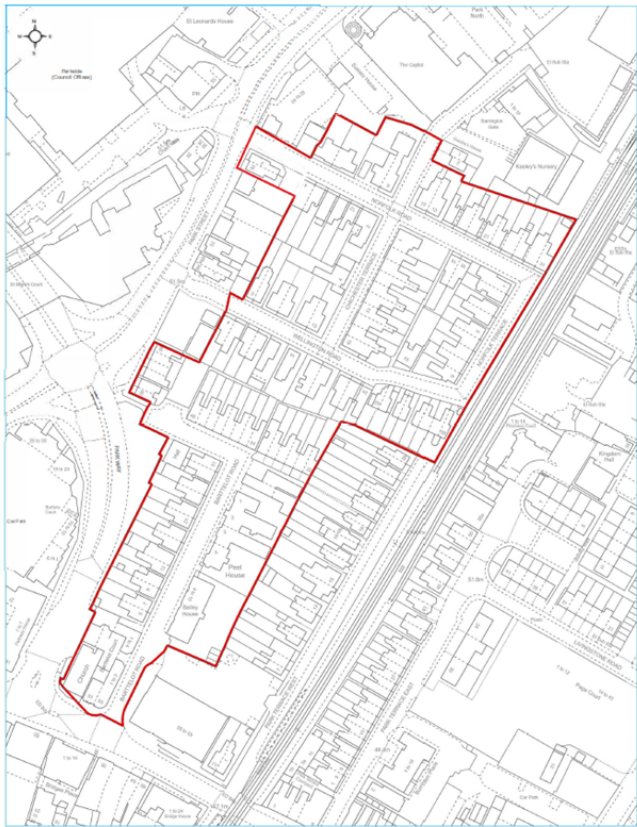
Vousoir - the shaped bricks or stones over a window forming a head or arch.

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.

Map of proposed Conservation Area



Proposed Conservation Area:
Norfolk Terrace, Chichester Terrace, Bartlett Road, Wallington Road

Reference: Scale: 1:1,500 (at A4)

Date: 09/06/2023 Revision:

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