

Warnham Conservation Area Appraisal and Management Plan



Horsham
District
Council



September 2020





Contents

Introduction	2
Appraisal I	
Origins and development of Warnham	7
Underlying geology	11
Relationship of Conservation Area to its surroundings	
- Landscape setting	11
- Topography	12
- Existing landscape character	13
- Conservation Area setting	13
- Landscape fringe	13
- Open spaces and public rights of way	19
Boundary review	2
Character assessment	
- Buildings and materials	20
Character areas	21
- Views	35
Negative elements	40
Appraisal II	
Management plan	42
Appendix	
Gazetteer of listed buildings and locally listed buildings	58
Landscape sensitivity criteria	68
Glossary of terms	69
Map of amended Conservation Area	77

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
- to 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 provides a comprehensive appraisal of the Warnham Conservation Area. It seeks to define and record the special architectural and historic interest of the 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.

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 a material consideration in 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).

However, other sections also contain policies relevant to Conservation Areas, for example chapter 5 concerns economic development and includes policy concerning shop fronts and advertisements (policy 14).

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

Warnham

Warnham village is located approximately 2 miles north west of Horsham, situated in the central low weald. Warnham village sites within a hollow in the landscape surrounded by a mixed agricultural and wooded landscape. The A24 runs to the north and east of the village with Broadbridge Heath to the south. The roads entering the village are rural in appearance with the primary route ways through the parish running roughly south west to north east.

The appraisal

This appraisal offers an opportunity to re-assess the Warnham Conservation Area and to evaluate and record its special interest. 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.

Undertaking this appraisal offers the opportunity to draw out the key elements of the 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 new development within the Conservation Area, help to those considering investment in the area and be informative for the local community, planners and developers alike. This document is divided into two parts:

Part I: The character appraisal highlights what is architecturally and historically important about the Warnham Conservation Area, identifies any problems within it and assesses whether its boundary is still appropriate. 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 Warnham Conservation Area are identified in detail in Part I (Appraisal) but can also be summarised as follows:

- The historic origins and development of the village through the medieval, post-medieval and Georgian 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.
- There is a clear contrast between the historic core of the settlement and the countryside delineated by the Conservation Area boundary.

Boundary review

The Warnham Conservation Area was designated in November 1976. After 40 years without change these boundaries have been reviewed, as directed by the Planning (Listed Buildings and Conservation Areas) Act 1990. Over the previous 40 years, the guidance concerning the assessment of heritage significance and the value ascribed to late 19th and early 20th century architecture has evolved, and it is important that design is properly informed by an appreciation of prevailing character and setting sensitivity.

This review has drawn the following conclusions:

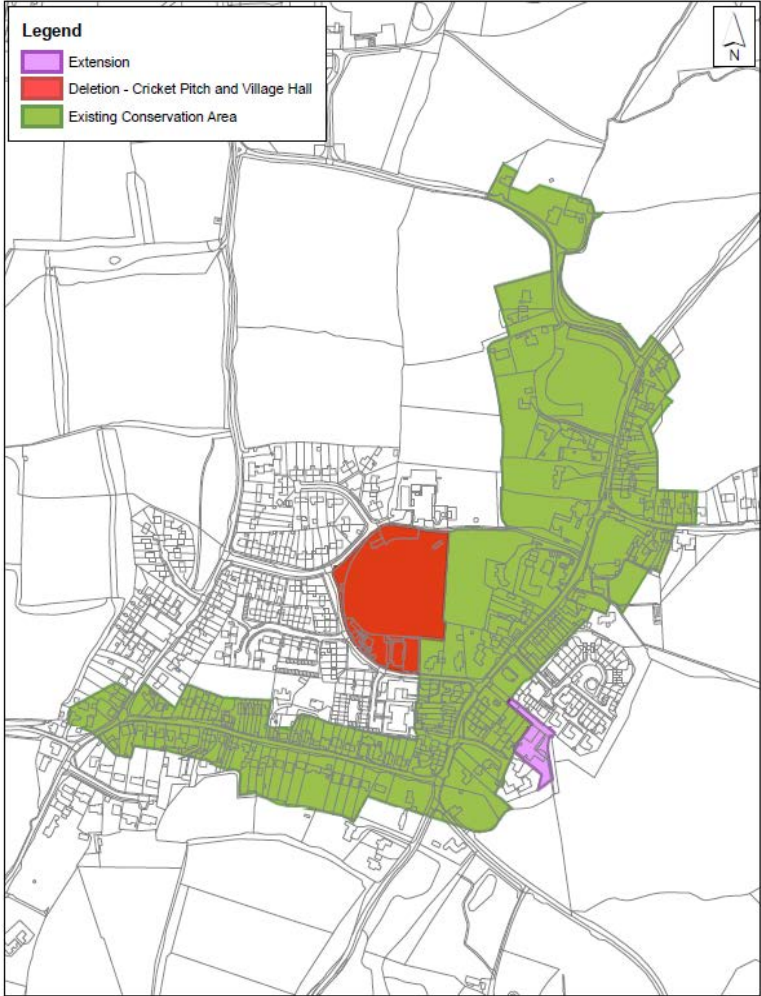
The Conservation Area boundary should remain as drawn, with a small area to be removed from the Conservation Area including the cricket ground and Village Hall, and the extension of the Conservation Area to include the buildings within Warnham Court Farm. Since the last appraisal the village has been extended including new development within the Conservation Area to the west of the Vicarage. It is considered that the changes to this part of the Conservation Area have resulted in a change to the historical interest of the space. Consideration has therefore been given as to whether this change impacts on the specific character of the Conservation Area. It has been concluded that in terms of the specific criteria for the designation of the Conservation Area the cricket ground and village hall, although important community facilities do not contribute to the historic interest or the architectural quality that is identified in the residual Conservation Area. It is however suggested that the Conservation Area is extended to include the Victorian Warnham Court Farm buildings as they represent the remaining part of Warnham Court Farm, which played a role in the historic development of the settlement.

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

The following map illustrates the historic Conservation Area boundary and areas where this boundary has been amended. This appraisal identifies Warnham as having one continuous Conservation Area comprising three differing character areas.

Introduction continued

Map of amended conservation area.



Horsham District Council
 Parkside, Chart Way, Horsham
 West Sussex RH12 1RL

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Proposed Extension and Deletion to Warnham Conservation Area	
Reference No :	
Date: 24/10/2019	Scale : 1:5,000 (at A4)
Drawing No :	Revisions :

Part I: Appraisal

Origins and development of Warnham

Folklore suggests that the origin of the place name of Warnham could refer to a place where feral stallions roamed the forest. The land that was to become Warnham may have begun as a clearing within the forest used for the pasturing of swine. This outlying community of a larger physically separate manor grew during the twelfth century utilising its roadside position within the valley and its access to water.

Historical evidence suggests that there would have been a number of farmsteads by the twelfth century, initiating the origins of today's historic core. It is probable that there was a church in Warnham by 1204 which has been extended and altered (most notably in 1847 by Sir Arthur Blomfield in 1885-6) to result in the grade 1 listed building it is today.

Friday Street may have been an independent settlement centred around the Greets Inn with a trackway through to Warnham, although this is re-considered within the Buildings of Warnham publication¹. The pattern of development indicates that there was open land between Friday Street and Church Street until the 1840s.

In 1755 Parliament was petitioned to improve the road from Horsham via Warnham and Dorking to Epsom. Richard Budgens' map of 1724 shows the route from Horsham going up Bell Road and turning right, up School Hill, and then continuing northwards on what is now the A 24. One result of the 1755 Act on the village was the construction of affluent 'polite' houses along School Hill reflecting the importance of this improved route.

Warnham Park plays an important role in the context of the village with the parkland established for Warnham Court in 1829, and its famous herd of red deer following by 1851. Warnham Court Farm was established in the centre of the village prior to 1870, which led to further development along Church Street. A major change occurred within the environment of the village with the introduction of the railway in 1867, the provision of a station at Warnham to the east of the village and the associated creation of Station Road, and the cluster of Victorian terraces close to the station built for the workers in the brickworks.

Development of the area to the east of Tilletts Lane was accelerated by population growth in the 20th century, initially through the construction of local authority housing in the 1920s and 1930s. Further infill development has since taken place with the redevelopment of part of the Warnham Court Gas Works in the early 2000s and the development of the area of the Glebe currently being completed.

1. <http://www.warnhamsociety.org.uk/History/BuildingsofWarnham-Web.pdf> p.47

Part I: Appraisal continued

Warnham's evolution through historic maps



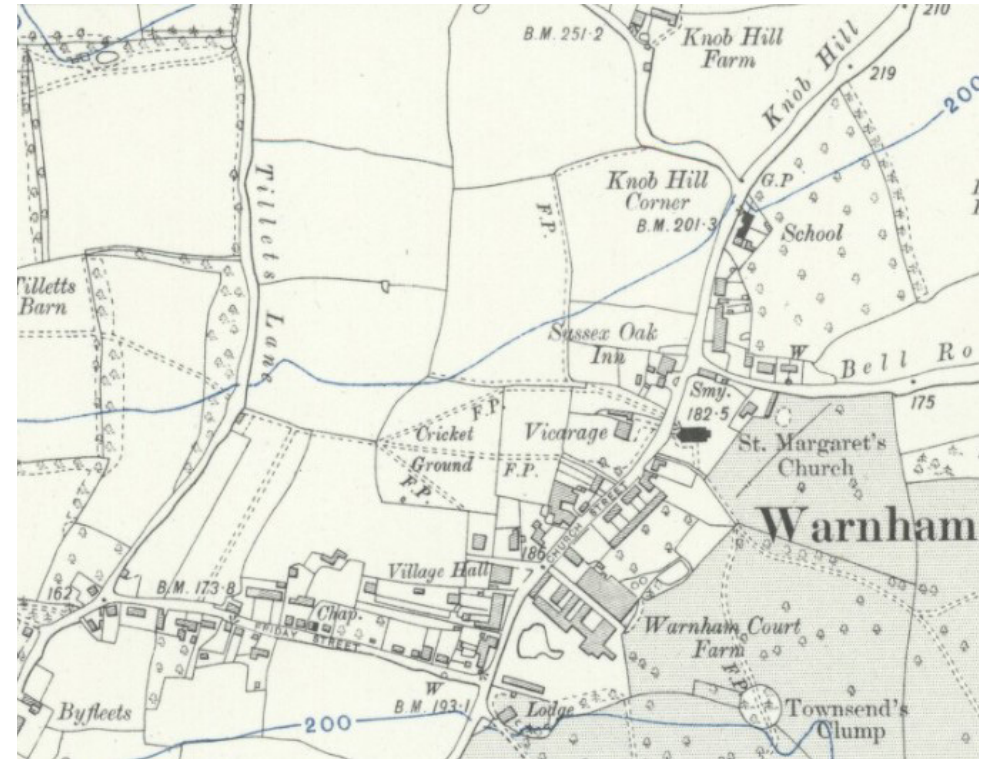
The 1874 map shows a distinct pattern along Friday Street with development located on the southern side of the street, with open fields beyond. The street pattern then changes with buildings along the northern side of Friday Street, with the density increasing at the junction with Church Street. Much of the current development on the eastern side of School Hill has been established by this time. The village follows the main access routes of Friday Street, Church Street and School Hill, with little development along Bell Lane. The Smithy is clearly visible at the edge of the graveyard at the junction of Bell Road, School Hill and Church Street. The Warnham Court Farm buildings encompass an area of land to the east of Church Street.



The 1880 map shows a similar form to the earlier map with limited infill with the Sussex Oak Vicarage and Church forming a core at the junction of Bell Road, Church Street and School Hill. A noticeable feature within Church Street is the setting back of the houses from the road to enable occupiers to have front gardens. The exceptions to this were Cokelers (also known as the Society of Dependents), a religious sect established in the 19th century who built shops on their front gardens, one in front of Glebe End, the other in front of numbers 50/52 Church Street.



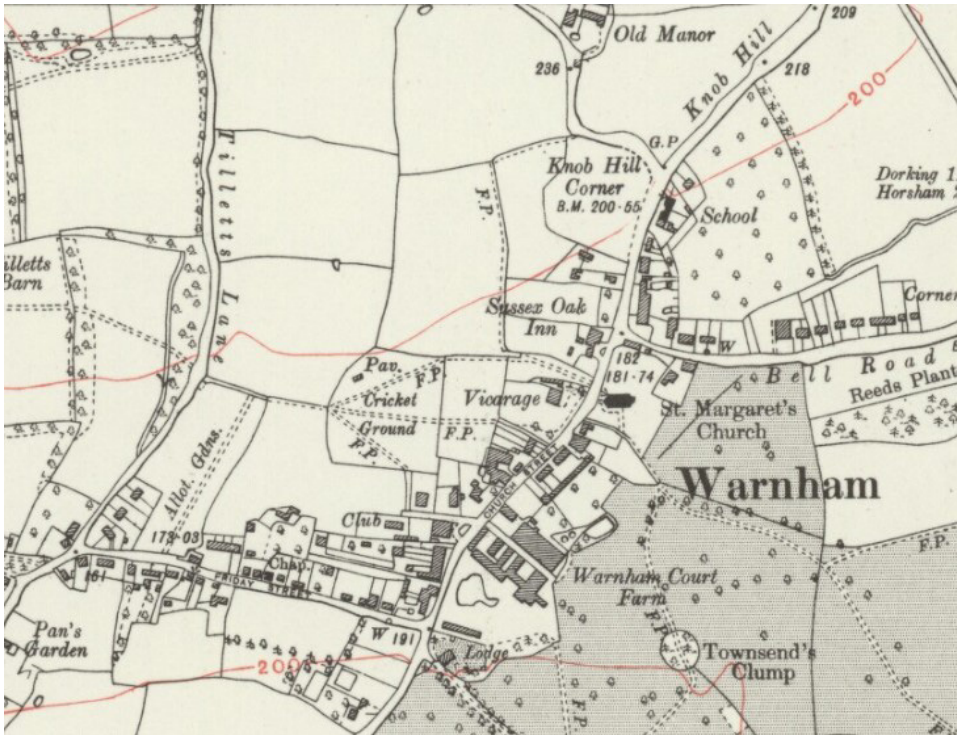
By 1898 the village hall had been constructed and the three houses of The Red House, Holland House and Tanners. The access to these properties became Hollands Way in the mid-twentieth century.



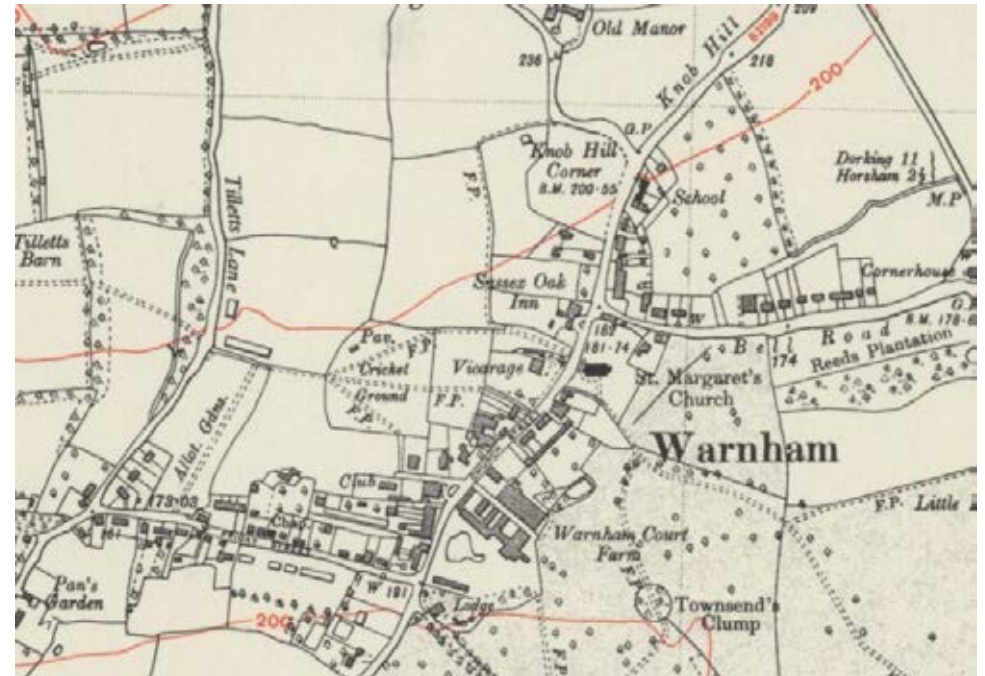
By 1913 development was extending along the northern side of Bell Road with the construction of 3, 5, 7, 9 and 11 Bell Road on the instructions of Henry Harben.

Part I: Appraisal continued

Warnham's evolution through historic maps continued



By 1935 development had commenced on the eastern side of Tilletts Lane at its junction with Friday Street. Further development had also taken place on the northern side of Bell Road.



The 1949 map shows further development along Tilletts Lane and some infill development of the southern side of Friday Street.

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Part I: Appraisal continued

Underlying geology

Warnham is set on a relatively flat platform between two hills. The underlying geology is predominantly Weald clay, although within it are outcrops of Horsham Stone and river gravels from the waterways dissecting the parish. Horsham Stone is a calcareous, flaggy sandstone which occurs naturally in the Wealden clay and is used as a roofing material, and for flooring.

The Weald clay also provided a ready supply of material for brick making. The bricks have a warm orange colour, although the bricks from Warnham brickworks (set up in the north of the parish west of Warnham station by 1896) have a more purple hue.

The geology of the area also facilitated the growth of woods and forests, with a predominance of oak and ash. The oak forests would have provided a ready supply of materials for the traditional timber framing used in the oldest houses in the village.

Relationship of Conservation Area to its surroundings

Landscape setting

Typically the landscape around Warnham comprises of enclosed arable assarts, intersected by roads, set within a matrix of hedgerows, copses and woodland, some ancient. This is complemented by farmhouses to give it distinctive rural character.

The field pattern varies from medium to large on a west and easterly direction to become smaller and more irregular to the north and south of the village, as a result of the surrounding topography.

Fields are predominantly used for mixed farming and wet pasture and the landscape character is more intimate to the north west with stronger field boundaries and small blocks of woodland.

The settlement itself is nested largely within the valley and this is clearly appreciated when walking the public footpaths to the west and east of the village but also along Knob Hill/Threestile corner.

The northern part of the Conservation Area is more dispersed and mostly surrounded by fields and countryside whilst the southern part has a much more tight knit and urban setting.

From the few rights of way and public viewpoints, when visible, the boundary of the Conservation Area is generally formed by mature trees and strong hedges with glimpses of rooftops.

The position of the village and sloping nature of the surrounding land is also highlighted from the many views available from within the Conservation Area out towards the countryside and strong wooded skylines.



View from public footpath WAR/1577/1 across the graveyard looking north east and views between houses to the south east



View looking south across the village from Knob Hill

Approaches to the village from the south and north west have a wooded character of sunken rural lanes as opposed to the much more open character of the north east and east approaches. Overall, the area has a strong rural character notwithstanding some road and aircraft noise.

Topography

Warnham is located within the West Sussex Central Low Weald Northern Vales landscape character area to the south of the village and Low Weald Hills to the north, both characterised by undulating landform albeit to the south this is much gentler.

The village itself sits in a gently sloping hollow bounded by steep slopes to the south of Bailing Hill and to the north, Knob Hill. The Conservation Area stretches mostly off two main streets, Friday Street and Church Street but also a section of Knob Hill.

Contours form a clear limit to the Conservation Area's southern boundary and properties along Friday Street at approximately 60m AOD.

At the opposite end, and to the northern part of the CA, the contours reach over 70m Above Ordnance Datum (AOD) with Old Manor (Grade II listed) and Knob Cottage sitting the most prominent.

Part I: Appraisal continued

Existing landscape character

There are several existing Landscape Character Assessments that cover the landscape adjacent to Warnham 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:

- undulating wooded ridges;
- predominantly irregular, medium scale field pattern of arable farmland, with smaller areas of pasture
- strong pattern of shaws and hedgerows but also isolated woodland
- semi enclosed, mostly rural unspoilt character, with fragmented hedgerow field pattern
- large area of historic parkland to the south, with prominent tree clumps in grassland, extensive boundary treebelts
- occasional long views to and from the ridges
- recreational value associated with the network of public rights of way and recreational green spaces including the village green, church grounds and cricket ground.

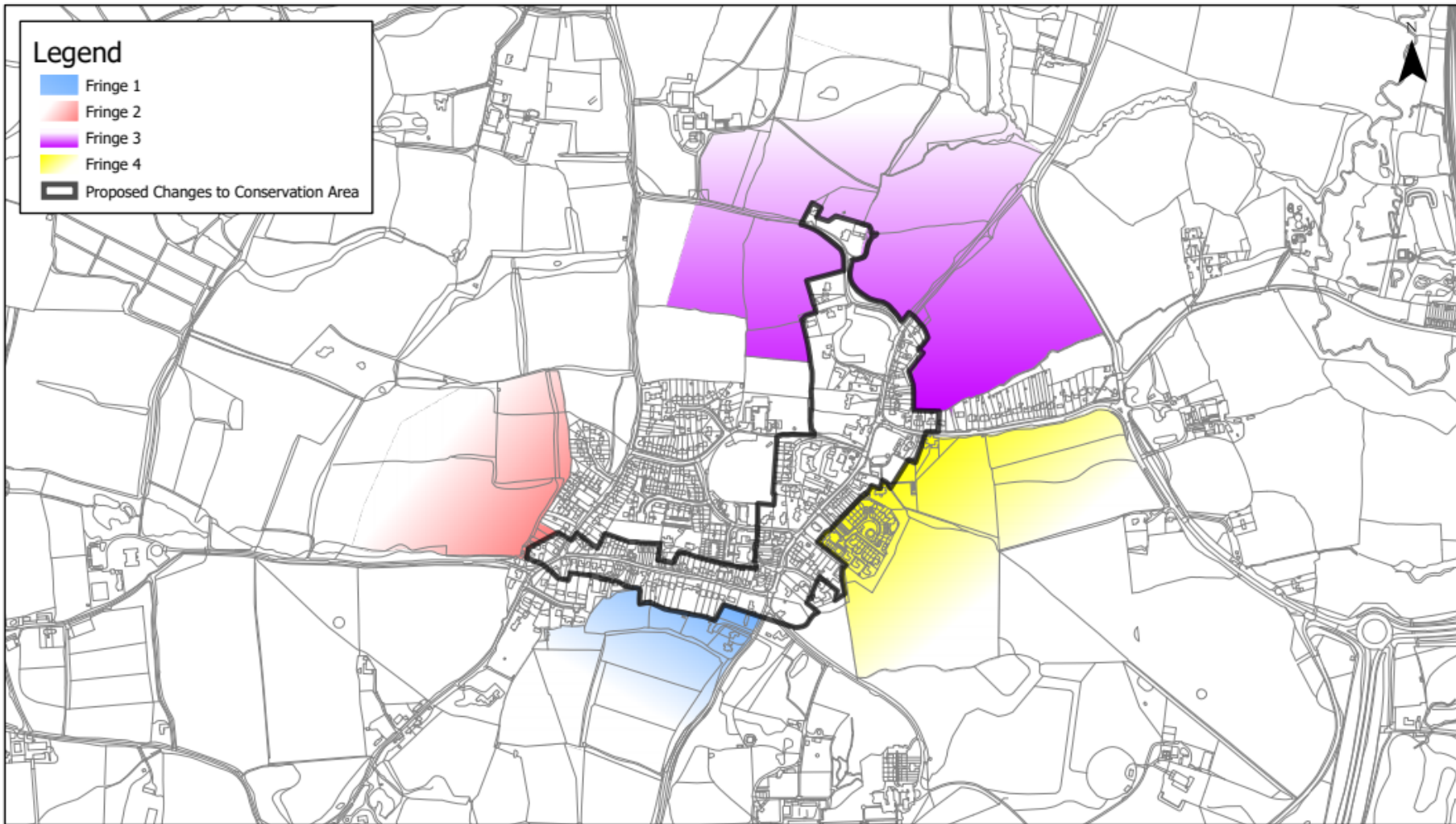
Conservation Area setting

The character of the Conservation Area is influenced by the landscape and development that surrounds it.

The close proximity of the rural fields and wider countryside contributes to the setting of the Conservation Area and the listed buildings, which can be viewed as part of the historical development of this small rural village. The intimate village settlement with its tight urban grain is set against the closely related rural hinterland and this provides a pleasing contrast.

Where the Conservation Area abuts the surrounding countryside, the character of the landscape fringes is defined below.

The fringe area has been identified through the variation in characteristics of the land adjacent to the Conservation Area. Using typical criteria included in Appendix 2, the sensitivity of the landscape fringe to change associated with development has been evaluated, through consideration of the associated key characteristics.



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 West Sussex RH12 1RL.

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Warnham Amended Conservation Area: Landscape Fringe Map			
Reference No :		Date : 12/06/2020	Scale : 1:10,000 (at A4)
Drawing No :	Drawn :	Checked :	Revisions :

Landscape fringe 1

- Although the settlement edge is exposed and only minor softening provided by rear garden's vegetation, the built edge is still considered well integrated by virtue of its siting.
- Attractive, wooded skyline with visible built form but this does not break the skyline.
- A locally enclosed landscape that becomes more open further from the settlement edge and past the strong belt of trees at the top of the immediate field.
- Generally undulating topography, gently rising away from the settlement.

- Irregular small scale fieldscape immediately adjacent to the Conservation Area boundary, probably medieval period.
- Landscape of moderate to low tranquillity, characterised by levels of intrusion.
- Attractive glimpsed views towards the wider countryside from Friday Street.

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



Warnham landscape fringe 1 looking south

Part I: Appraisal continued



Warnham landscape fringe 2, viewed from the public footpath 1446_1 looking south east. Some properties along Friday Street are visible through the gaps in the vegetation.

Landscape fringe 2

- Well integrated built edge, set back behind and softened by trees and hedgerows associated with the adjacent field and rear gardens.
- The landform is undulating, steeply rising from the bottom of the field and corner of the Conservation Area towards north. This provides a distinctive strong topographic feature that would be susceptible to change associated with development.
- Large arable field with a few remaining hedgerow trees reflecting some erosion to the historic pattern.
- Wider skylines are well vegetated and would be susceptible to change arising from development.
- A medium scale landscape pattern, enclosed by strong mature tree belts to the south but becoming gradually more open as the topography rises.
- Although there is some loss of hedgerow, the historic pattern is still recognised.
- Mostly tranquil.
- Public footpaths including one bridleway cross this fringe.
- Views towards the Conservation Area and Friday Street from PROW 1428 although this is more perceptible in winter. Views of the western tip of the Conservation Area are also available from 1446_1.
- This fringe makes some contribution to the landscape setting of the Conservation Area and village.

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



*Warnham landscape fringe 3,
looking north east*

Landscape fringe 3

- Attractive, well integrated Conservation Area edge, abutting open green land and generally softened by tree belts and hedgerows with the exception of residential gardens to the east where this is scarce in places.
- The fieldscape and relationship with the Conservation Area has seen some erosion but remains broadly intact and makes a significant contribution to the setting.
- There are no public footpaths available on this fringe however there is most likely poor intervisibility between the fields and the historic core owing to topography;

- The field pattern is large, irregular and open.
- Landscape is tranquil with some level of intrusion associated with traffic and aircraft noise.
- Views out of the Conservation Area towards the fringe are available throughout through the gaps on hedgerows or houses along School Hill.
- This fringe plays a key role in the rural setting of the Conservation Area.

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

Part I: Appraisal continued

Landscape fringe 4

- Generally well integrated Conservation Area edge, abutting open green land.
- The fieldscape immediately adjacent and relationship with the Conservation Area has seen some erosion, particularly to the south of the fringe but remains mostly intact to the north and makes a significant contribution to the setting.
- Intervisibility with the historic core and glimpsed views of the church tower.
- Skyline is characterised by its undeveloped and wooded character. Some localised intrusion by development seen through intervening vegetation although this does not breach the skyline.
- The field pattern is irregular and intimate with strong hedgerow boundaries.
- There is moderate tranquillity with urban, traffic and aircraft noise intrusion.
- Public views out of the Conservation Area towards the countryside from public footpath 1577 from Church Street which runs adjacent to St Margaret's Church grounds and churchyard.
- This fringe plays a key role in the rural setting of the Conservation Area.

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



Warnham landscape fringe 4, the Church Tower is just about visible through the trees. This will be more prominent in winter.

Open spaces and public rights of way

The village green and St Margaret's Church grounds are the only sizeable green spaces within the Conservation Area and play a key role in retaining the semi-rural transition of the northern part of the Conservation Area and its wider setting.

Otherwise, open spaces are generally small green verges and front gardens which overall give the Conservation Area a leafy, verdant character.

These spaces provide a positive setting to listed buildings and help to retain the rural and quirky character of the historic village core, but equally help to provide visual links with the surrounding countryside.

Open spaces outside the Conservation Area such as the cricket ground, playing field or fields abutting it are also important in maintaining both visual links between the surrounding landscape and village centre, as well as contributing to the Conservation Area setting.

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:

- large undeveloped front gardens (predominantly within Church Street)
- low level boundary timber picket fences
- variety of house designs, two storey or lower
- predominant use of natural materials
- traditional detailing
- inconspicuous or subservient extensions
- green features and mature tree planting.



4 – 6 School Hill – the Historic England listing describes the properties as; “C16 timber-framed cottages, ground floor plastered, first floor roughcast but oversailing on moulded bressumer and brackets. Gable to each cottage. Horsham slab roof. Casement windows. Gabled wooden porches. Two storeys. Three windows.”

Within the Conservation Area there are a variety of building materials and building types which add a diversity of style which are unified by the scale of development and the use of local/natural materials. As noted in the brief history of Warnham above, the village has evolved slowly and consequently the buildings can be grouped into three main styles – medieval, Georgian and Victorian.

The oldest buildings within the village are timber framed, principally small in scale and either single storey with accommodation within the roof space or two storey. The buildings are often gabled, with a traditional pitch with Horsham Stone or a handmade clay tile. Generally the windows are small with wooden casements. The buildings are detached or terraced. As Warnham became more prosperous fashion and ideas of status evolved and many humble timber framed buildings within the Conservation Area were refaced in brick, hanging tile or rendered, as can be seen at 4 - 6 School Hill.

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

Part I: Appraisal continued



Lavender Cottage, School Hill - dated 1752. The Historic England listing describes the properties as "Two storeys. Seven windows. Red brick and grey headers alternately. Dentilled eaves cornice. Tiled roof. Glazing bars intact. Doorways with pilasters and flat hoods. Circular date-stone in centre of first floor."



The old Vicarage (Farebrothers) designed by W. J. Green and finished in 1873. The property has now been converted into flats.

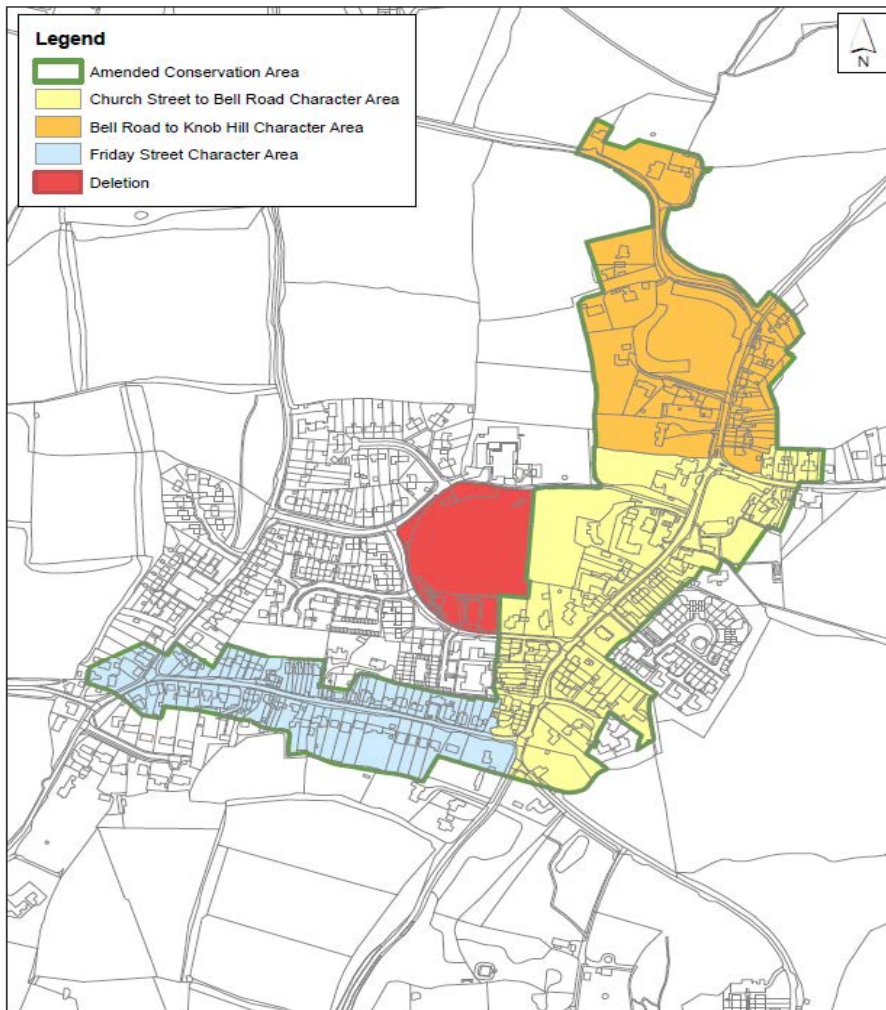
The Victorian houses are distinctive with gable roofs of tile or slate, decorated with plain and patterned bargeboards. Many have simple porches, again with bargeboards, and attractive bay windows.

Character areas

The historic core of Warnham as illustrated by the Conservation Area boundary has a tightly formed Conservation Area with a linear pattern along Friday Street, with the Conservation Area widening within Church Street to include the open spaces of the churchyard and the village green. The general air within the Conservation Area is informal, in places even intimate. There is an absence of grand gestures and big vistas.

The Conservation Area can be separated into three character areas, one formed along what may have been the historically independent group of properties along Friday Street, the junction of Friday Street to Bell Road, and finally the junction of Bell Road to Knob Cottage.

Map showing each character area



Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL		Character Areas for Warnham Conservation Area Appraisal	
Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2019). Ordnance Survey Licence 100023885		Reference No :	
		Date: 24/10/2019	Scale : 1:5,000 (at A4)
		Drawing No :	Revisions :

Part I: Appraisal continued

Character area - Friday Street

The modern village of Warnham is entered from the south west as Byfleets Lane becomes Friday Street. The road curves into the settlement leaving the rural sporadic development of Byfleets Lane for the regular built form of Friday Street. Friday Street remains narrow, reflecting its rural past, but infill development has been undertaken on either side of the road, with the houses predominantly facing onto the road, with narrower and more regular plot sizes.

The development of Friday Street has been undertaken in an ad hoc manner, with houses of different ages and designs whose disparity consolidates the charm of its appearance. Many of the properties exhibit good quality materials and design features which enrich this part of the Conservation Area.

On first entering the Conservation Area the houses are set behind mature hedgerow planting and are accessed from The Forge. The dwellings are two storey, modern detached houses (constructed in the early 90s) with modern materials and proportions. Due to their orientation the properties themselves have a limited impact on the streetscape although their boundary treatment does provide a soft, and leafy appearance to the Conservation Area, providing a transition between the rural lane to the south and the more dense residential development at the junction with Tilletts Lane and Friday Street.

At the junction of Tilletts Lane and Friday Street are a pair of semi-detached houses positioned at an angle. Although built in the interwar period these dwellings and their front gardens form a verdant introduction to the Conservation Area.



Junction of Tilletts Lane and Friday Street looking north east with the properties at the junction forming a soft introduction to the conservation area

Friday Street is a relatively straight, narrow road with a footpath on its northern side and small green verges on the southern side. On the southern side of the road the majority of the houses are detached with plot sizes becoming steadily more rectangular as the road moves eastwards towards its junction with Church Street. The houses on the southern side of the road are at a higher level than the houses on the northern side so appear to have a more dominating appearance.



Houses on the southern side of Friday Street at a higher level



Houses within Friday Street showing the soft boundary treatment, and low boundary walls (below)



The boundaries to the front of the properties consist of either green hedging or low brick walls. The height of the hedging ranges from low to a higher level, framing views to the properties behind. Hedging also forms the boundaries between properties creating a softened green appearance to this part of the Conservation Area.



Part I: Appraisal continued

The properties on the northern side of the lane, while mixed in age and character, are denser in form with a predominance of terraces and semi-detached properties. The only detached properties on this side of The Street is the modern property of 76A Friday Street, a modern infill and Bay Cottage, 38 Friday Street, a grade 2 listed early timber framed building with a Horsham stone slate roof.

The properties on the southern side of Friday Street have a similarity of building line. Those on the northern side of Friday Street do not have the same consistency therefore creating a perception of the street becoming more open and then enclosed, adding interest. This can be seen from 66-76 Friday Street, where the properties are set back, and then the road narrows again from 58 – 64 as the terrace of early nineteenth cottages are set closer to the road, and then the streetscape opens up again from 44 – 56 where the front gardens are of a larger length. The street pattern then becomes more consistent with the properties being close to the road with small front gardens until the pattern breaks with the court development of St Margaret's.



Properties set close to the road frontage on the northern side, whilst set back on the southern side of Friday Street

The properties within this part of the character area have a domestic scale with the majority being two storey, with some accommodation within the roof space. There are limited instances of dormer windows within the front elevation. The roofing materials range from traditional Horsham Stone slates to slate on the Victorian dwellings and clay roof tiles. The predominant brick is a warm red colour

with examples of some render, painted brick, pebble dash and hanging tile, and a limited example of timber cladding at first floor. The more modern properties on the road commonly have a greater mix in brick colour with some darker brown hues. The darker, brown modern bricks do not reflect the same warmth or sense of place as the traditional bricks.

Within the character area stretcher bond forms the majority of the brickwork. However, there are examples of Flemish bond such as 36, 38 Friday Street with 6 - 8 Friday Street providing an example of Flemish bond, with burnt headers and a decorative string course, with rubbed and gauged arches above the sliding sash windows at ground floor. As with the use of traditional bricks the use of traditional brick bonds adds to the depth and interest of the Conservation Area and its appropriate use would be encouraged.

The character area has a variety of chimney forms which break up the roofscape and adds distinctiveness to the Conservation Area. Indeed it is noticeable when the chimneys are absent such as St Margaret's Court and 30 – 34 Church Street.



Two examples of Flemish brick bond with burnt headers (36 Friday Street and 6 Friday Street)



Photographs of various roofscapes with chimneys on Friday Street

Part I: Appraisal continued



60 – 66 Church Street, set back from the road frontage with attractive front gardens



Chewton and Little Hammers have an exposed timber frame

Character area - Church Street - Friday Street to Bell Road

The Conservation Area as a whole commences at its southern extent to the south of Lodge Cottage, which forms the access to Warnham Court. Lodge Cottage and the wider Warnham Park is designated as a historic park/garden.

The second character area commences at Church Street and is formed of a mixture of housing plots and styles. The pattern of development is dense with terraced properties with linear narrow plots on the western side of Church Street up to the junction with Hollands Way.

At the corner with Friday Street the terrace of dwellings are set back from the road with attractive front gardens creating a pleasing soft green space, with a notable lack of car parking and a predominance of planting over hard standing. This corner of the Conservation Area has an echo of the traditional English country cottage albeit with attached rather than detached buildings.

This pattern of development continues with the front gardens becoming a thread which ties the differing ages and designs of the building into a cohesive group. A brief interruption in this pattern appears at number 58 and 52 Church Street. These properties are located closer to the road and appear to be a small cluster of buildings, the frontage of which have been altered to provide a shop frontage. To the rear of the properties are a number of former service buildings with the access forming a gap in an otherwise continuous frontage.



A lack of appropriate detailing and understanding of the architectural features have resulted in the terrace having an incongruous appearance



Holland House built in an arts and crafts style between 1880 and 1898, designed by the London architects Batterbury and Huxley

At the junction of Hollands Way is a modern infill development of three terraced properties which are staggered to follow the curve of the road. Whilst the properties have sought to reflect the pattern of the historic core, the front projection of the end terrace, and the use of dark hanging tile, at first floor, lack of chimneys and limited delineation between the dwellings has resulted in the buildings having a negative impact on the street scene. The prominence of the blank gable with a decorative diamond hanging tile feature is an incongruous addition which does not reflect the historic detailing of the older properties.

Whilst the properties on the western side of the road form a cohesive group the dwellings to the east are more modern in appearance with larger more regular plots. Numbers 4 and 5 Farm Close, although facing onto Church Street, have long front gardens with mature planting to the boundary. These properties in themselves therefore have a limited visual impact on the street scene, however their green boundaries give a sense of softness which ties into the openness of the front gardens of the terrace of properties from 35 – 27 Church Street.

At the junction of Hollands Way there are a pair of detached dwellings built in the late nineteenth century in an arts and crafts style (Holland House, and The Red House). The dwellings each have a dominant appearance with steeply pitching roofs, accommodation within the roof space and the use of timber studding.

Part I: Appraisal continued



Detailing in terrace from 7 – 21 Church Street, with chimney details, porches and front gardens



Juxtaposition of the Victorian former rectory (Farebrothers) and the infill development within its grounds

On the opposite side of Church Street, reflecting the more spacious plots of The Red House, is Warnham Court Farmhouse. Facing directly onto Church Street, its gardens are the remaining evidence of its origin as a farmhouse. Its associated farm buildings have been demolished and replaced with the modern higher density development of Wyvern Place.

To the south of Warnham Court Farmhouse is a narrow private drive which leads to the Victorian workshops which were previously part of the gasworks constructed to power Warnham Court. These buildings are to be included within the Conservation Area as they form an integral part of the history of the development of the village.

Further along Church Street is a terrace of two storey brick terraces with shared porches and clay tile roofs. The decorative headers above the ground floor windows and chimney stack arch feature to the end of each row add symmetry and interest to an otherwise indistinct group within the Conservation Area. The retention of the picket fences enclosing the front gardens and timber sliding sash windows also helps to retain the group interest of the buildings.

In comparison to the regular appearance of 7 - 21(odd) Church Street the western side of Church Street has a more asymmetrical presence with the detached timber framed property of Cobblers set with a small front garden, whilst 6 – 10 (even) Church Street have a wider frontage set further back from the street frontage. The properties within the terrace are also individual with a cat slide roof and dormer to 10 Church Street, and number 8 a three light bay to first and ground floor. The pattern of development then changes again within the site of the Old Vicarage (now Farebrothers) where the original dwelling is set behind mature planting with a large area of hardstanding and vehicle parking to the front. To the rear is a modern development of retirement homes whose layout and design do not reflect the traditional appearance of the Conservation Area.



3, 5 and 7 Bell Road built in a vernacular revival style with Horsham Stone roofs and close studding to the first floor, and a symmetrical form

At the junction of Bell Road, School Hill and Church Street the churchyard forms a green space, counterbalanced by the parking area and hardstanding of the Royal Oak.

Unusually within the district the parish church does not have a prominent visual position within the streetscene. The church sits comfortably in harmony with its surroundings rather than appearing as a dominating feature.

The open nature of the area behind the war memorial allows longer views to the east, with views over countryside from the graveyard.

As previously noted a feature of the Conservation Area as a whole is the setting back of properties from their front boundaries. The Old Forge (2 Bell Road) abuts Bell Road which is uncommon within the Conservation Area whilst April and Bell Cottage are set back at right angles to Bell Road and appear to fit into land that was formally part of the churchyard.

Bell Road as a whole has a linear form with development on its northern side whilst the southern side has views over open fields at the boundary of 20 Bell Road. The properties within the Conservation Area consist of terraces and semi-detached properties built in a vernacular revival style with Horsham Stone roofs and close studding to the first floor, and a symmetrical form (3, 5 and 7 Bell Road), and hanging tile to the gables, and clay tile roofs (9 and 11 Bell Road).

Part I: Appraisal continued

The properties each have front gardens, echoing the properties within Church Street. However, there does appear to be pressure to provide car parking which is lessening the attractive appearance of the properties frontage.

This character area has a variety of building styles ranging from medieval timber framed buildings (Cobbetts) to modern infill. The key elements of this character are the quality of the materials and detailing, the pattern of development, the scale of development of two storey or less with accommodation within the roof space, the predominance of front gardens, low oak paling fences and its variation of chimneys. The modern infill has had varying success in reflecting the character of the area.



Properties set back from Bell Road, with front gardens and soft boundary treatments with the white building being the Old Forge at the junction of Church Street and Bell Road. Note the provision of chimneys adding interest to the streetscene



The Old Forge which is an unusual example within the village of a building abutting the roadway



Property with Horsham Stone roof, attractive chimney, decorative eaves cornice, timber casement windows and traditional rainwater goods



The Sussex Oak, with visible timber frame to the stables, and the timber frame of the oldest part of the public house clad in tile hanging, and weatherboard with brick infill. The buildings are roofed in clay tiles, slate and Horsham Stone slabs, with varying size chimney.

Character area - Bell Road to Knob Hill

The properties within this character area have a pleasing mixture of more formal and informal vernacular buildings, in a linear form on the eastern side. The open space of the village green and larger plots on the western side of School Hill open up views and create a sense that the road is moving towards the edge of the village and the countryside beyond. At the corner of Bell Road and School Hill the garden area of 2 School Hill forms a green pause, prior to the development rising up School Hill. The properties are set back from the road, with low fencing enclosing the attractive front gardens with pedestrian pathways to the front door and parking on street. The properties present a range of styles and sizes in a terrace. Although the dwellings are attached the differing roof forms, materials and style of properties create almost a visual timeline of building form.

The front gardens lessen in depth to the north, but retain the continuation of the low fencing/brick walling and planting. Although the buildings on the eastern side have a denser plan form, in the gaps between the properties are views to the open countryside beyond, highlighting the lack of infill development behind and tying the settlement into its rural surrounds.

Close to the northern edge of the Conservation Area is the Old School constructed in 1878 by Sir Arthur Blomfield now converted into dwellings. The school is on a raised grass bank with a low brick wall and railings, and space to either side. The lack of subdivision to the front space and careful retention of features has enabled the school to remain recognisable, therefore retaining its historic association with the village.



View looking south from 2 – 16 School Hill



The former school built in 1878 by Sir Arthur Blomfield

Part I: Appraisal continued

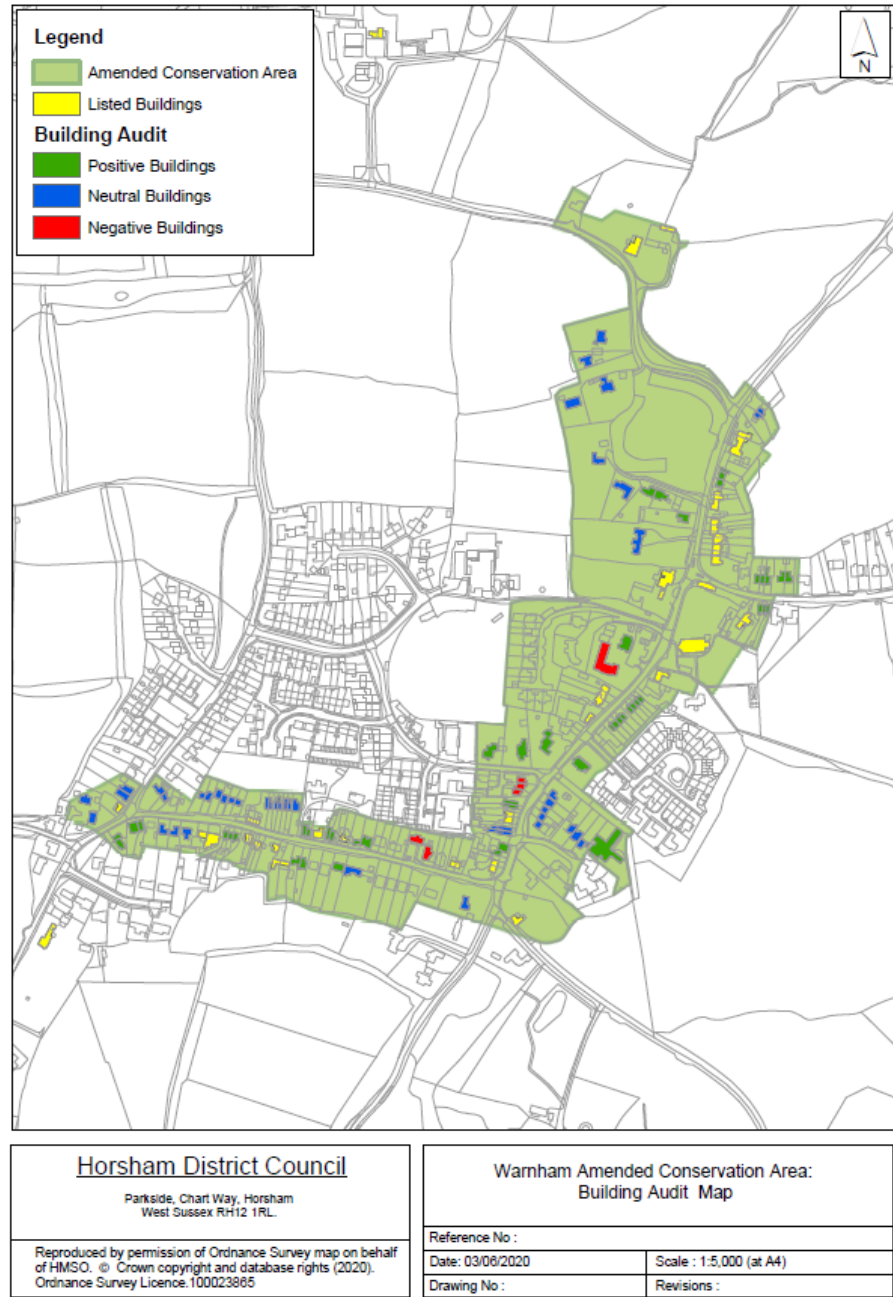


Property to the southern boundary of the village green, with picket timber fence, Horsham Stone slab roof and distinctive chimneys

The last properties within the Conservation Area are a pair of two storey cottages built in the first part of the twentieth century, with countryside beyond. The road entering the village from the north west forms the boundary to the Conservation Area with individual properties accessed from Knob Hill. The properties on the southern side of Knob Hill are set back from the road with mature planting to the boundary. Old Manor and Knob Cottage on the northern side of the road are located in a raised position with open views to the north.

The village green on the western side of School Hill was donated to the parish in 1933 by Captain CE Lewis. The village green is set above the road and rises up to the north west. On the southern boundary of the green is a group of twentieth century houses constructed with traditional materials such as hanging tile to the first floor and Horsham Stone roofs. The properties are set within larger plots with gaps between the boundaries so whilst enclosing the village green do so in such a way that the green appears more spacious with a visual setting of trees and planting. The boundary treatment of oak picket fencing and hedges reflect and continue the thread of development in the wider Conservation Area.

This character area has a variety of building styles ranging from medieval timber framed buildings to early twentieth century infill. The key elements of this character area are the quality of the materials and detailing with decorative brick bonds (Flemish and English bond), the pattern of development, the scale of development of two storey or less with accommodation within the roof space, the predominance of front gardens, low oak paling fences and its variation of chimneys.





Views from the public footpath 1428 towards south east. From here, glimpsed views of Friday Street's rooftops are available against the rural hinterland.

Views

The Conservation Area is not readily seen from longer views due to its position in a hollow between the surrounding hills. The surrounding landscape is heavily treed and verdant, and this further conceals the settlement in its wider setting. The predominant views towards the Conservation Area are of rooftops set within a soft, green frame, sheltering and enclosing the conservation area. Its appearance is well integrated and naturally sits within the landscape becoming only perceptible to the more observant. However there is a vantage point from public footpath 1428. Features such as chimneys, and clay and slate tiled roofs associated with the Conservation Area edge, are visible.

Part I: Appraisal continued



From within the Conservation Area itself there are a number of views between dwellings of the countryside beyond. These views reinforce the perception of the historic core nestled within its sylvan setting.



Top left and right views from within the conservation area between dwellings looking north from Bell Road.

Bottom left provides an example of views from Friday Street looking north west, bottom right indicates views from School Hill looking east.



A key building within the Conservation Area is the parish church. Due to the morphological position of Warnham set within a hollow the church does not appear as a predominant feature in the wider landscape. Views of the church within the Conservation Area emerge unexpectedly providing a point of reference. These views are particularly sensitive and due to their rarity should be preserved.

Top left and right views from within the conservation area of the parish church from Bell Road.



Bottom left views of the church from the new development at the Glebe looking east, bottom right views of the church from the public footpath 1577/1 looking north west.

Part I: Appraisal continued

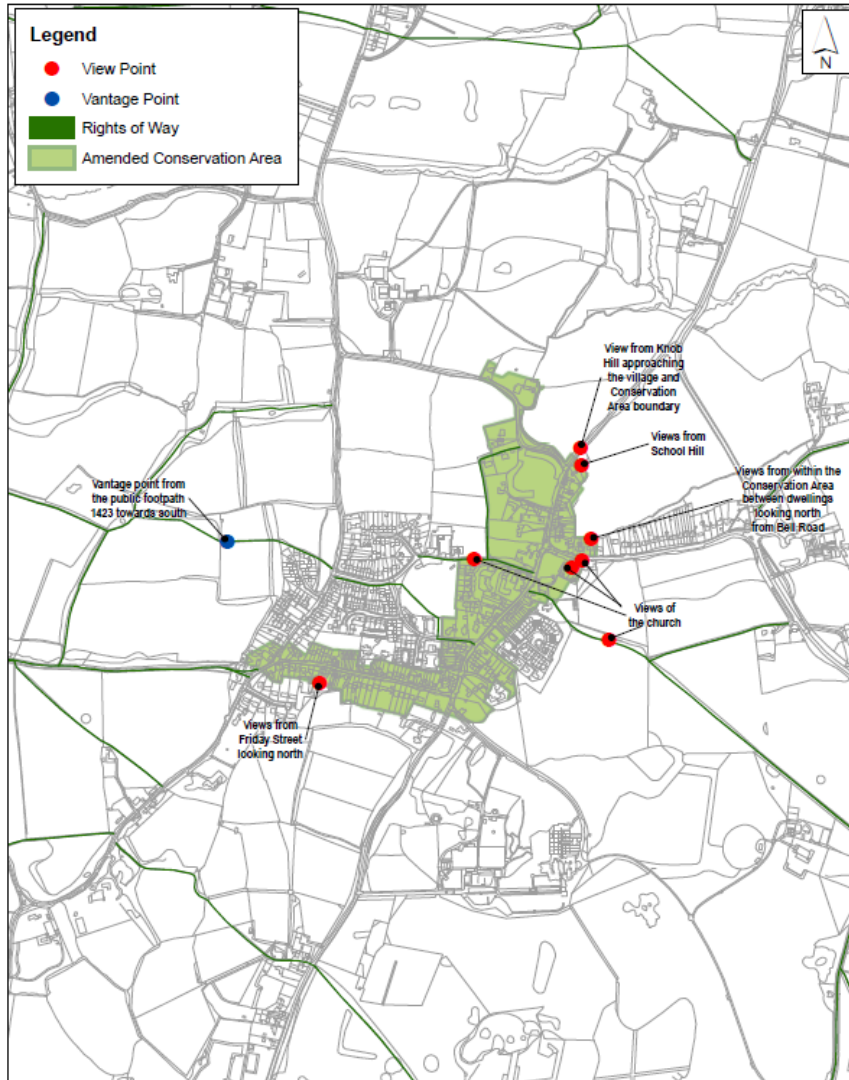


View from Knob Hill approaching the village and Conservation Area boundary with the village green and roofscapes clearly visible.

The entrance to the village (and Conservation Area) from the north (Knob Hill) enables a view of the village green and the properties within School Hill. At this point the village opens up and the views show the transition between the rural lanes leading into the village and more defined development within the historic core.

It should be appreciated that the views identified in this document whilst comprehensive, do not seek to encompass all views into and out of the Conservation Area.

Warnham Views Map



Horsham District Council
 Parkside, Chart Way, Horsham
 West Sussex RH12 1RL

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**Warnham Amended Conservation Area:
 Views Map**

Reference No :	
Date: 04/08/2020	Scale : 1:10,000 (at A4)
Drawing No :	Revisions : 10/06/2020

Part I: Appraisal continued



Negative elements

The Conservation Area designated in 1976 included numerous statutorily listed buildings, designated at the time of the first survey in 1955. These only increased in number as the result of a resurvey in 1980. The Conservation Area also included green areas that were either public open spaces or the gardens of residential properties. All these factors have helped to resist pressures for change. Today the Warnham Conservation Area appears well maintained and prosperous. However, there are features that detract from this impression. Inappropriate repair work on historic buildings (such as relaying Horsham slab roofs with mortared joints and repointing masonry in cement rather than lime mortar) detracts from their appearance and can also cause damage to historic fabric.

Indeed, the use of non-traditional materials and techniques has a cumulative effect on the wider Conservation Area. Principally, this is the replacement of sash and casement windows with plastic windows.

Other general features that detract from the appearance of the Conservation Area include prominent TV aerials and satellite dishes mounted on chimneys and wire runs across street elevations.



Wirescape within the Conservation Area



The position of satellite dishes need to be carefully considered and should be inconspicuous locations either set within a roof valley, on outbuildings or placed so that they do not detract from the historic character of the area.

Good management of the streetscape is essential to maintain the sense of place. It is spoilt by the use of street furniture of a type marketed as suitable for Conservation Areas, but in fact are 'off the peg' and poorly designed. This is evident in features such as litter bins and salt containers, which draw excessive attention to themselves.

Signage and other features associated with road traffic need to be more carefully managed in places such as road markings. The constant stream of cars down Church Street and Friday Street strongly detracts from the Conservation Area, as do the numerous parked cars.



Parked cars along Church Street

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'.

Buildings at Risk

There are no buildings on the Buildings at Risk Register in the conservation area. It is important to ensure that any listed buildings that fall into disrepair are identified early so that Horsham District Council can work with the owners to find appropriate solutions and bring the building into productive use. Whilst the main responsibility falls with the owner, it is advantageous that others interested in the built heritage of Warnham 'keep an eye' on the historic fabric and report anything of concern.

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 Warnham 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.
- Extensions.
- Retention of chimneys.
- 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.
- Surface materials.
- Wirescape.
- Opportunities for enhancement.

Historic built environment

Loss of traditional built and architectural features

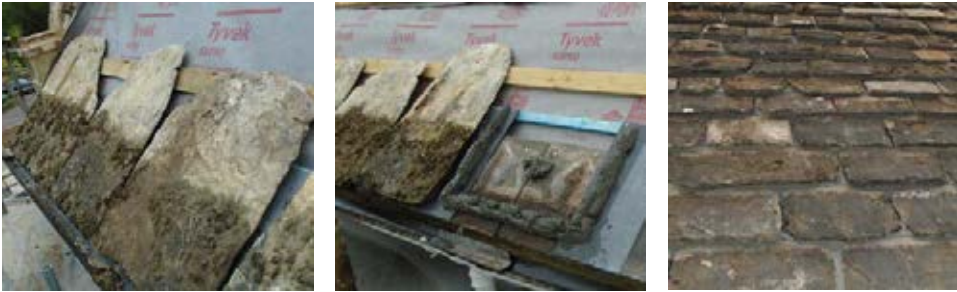
Architectural features set out in the appraisal, such as traditional windows, Horsham Stone slate roof covering and so on, should be preserved due to the significant contribution they make to the character and appearance of the buildings and the Conservation Area.

Horsham Stone roofs are a distinctive traditional feature of the locality with the stone quarried locally. The mortar on a Horsham Stone roof should be subordinate to the stone and the roof laid in diminishing courses. Prior to the relaying or repair of a Horsham Stone roof it is suggested that advice is sought from the District Council, and appropriate guidance considered such as that produced by Historic England <https://historicengland.org.uk/images-books/publications/horsham-stone-roofs/> and the Stone Roofing Association <http://www.stoneroof.org.uk/Horsham%20guide%20v2.pdf>.



Horsham Stone slate roof

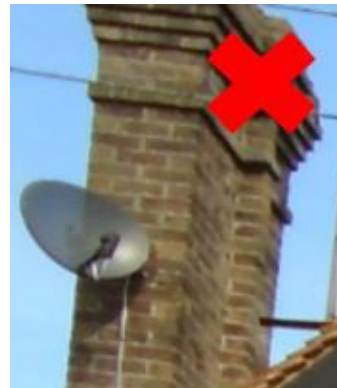
Part II: Management Plan continued



Laying of Horsham Stone slate roof with shadow slates and inconspicuous mortar



Traditional Horsham Stone slates on main roof with imitation slate to extension which do not have the same appearance as the original



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.

Boundary enclosures

The use of low timber paling fences is common within the Conservation Area, although there are instances of low brick walls or hedgerow planting. Retention of these fences and walls and increased use of trees and hedgerow as a 'soft' boundary treatment is considered preferable to higher, harsher enclosures such as panel fencing, high brick walls or security gates. In some cases, installing traditionally detailed brick walls and railings may be appropriate.



Photographs of positive and negative boundary treatments within the Conservation Area



Part II: Management Plan continued



Photographs of various positive and negative front gardens and drives within the Conservation 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. A key characteristic of the buildings in the Conservation Area are their front gardens enclosed by low timber fences or brick walls, hedges or railings. The loss of front gardens to parking detracts from their historic setting and should be 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 Warnham have been altered and lost features. Proposed enhancements to make a building look grander than it ever was should be resisted. There are several buildings on the Church Street, Friday Street, Bell Road and School Hill where reinstating traditional features would improve their appearance. The following enhancement works should be encouraged as part of any future development:

- Reinstating boundaries that have been removed to their original height and footprint.
- Ensure that new boundaries are built from quality materials, paying full attention to timber detailing, 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

Warnham Conservation Area retains several well designed and well maintained traditional shopfronts and the retention of these is encouraged. 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.



Example of a well proportioned extension taking its design inspiration from the original dwelling

Extensions

Modern extensions should not dominate or compete with 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

Within the Conservation Area porches are simple and functional and do not dominate the frontage of the properties. Proposals for porches should consider the style of the host property whilst also taking inspiration from the context of the surrounding area.



Where porches are present within the Conservation Area they are simple in form complementing the appearance of the host building.





Flemish bond with dark grey burnt headers alternate header and stretchers



English bond with alternate rows of headers and stretchers



Decorative headers above the windows



Changes in colour of the brickwork adds interest as does appropriately detailed quoin details and string courses



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



Modern stretcher bond

Part II: Management Plan continued



Hanging clay tile – club and fishtail decorative bands



Bullnose hanging tile



Dentill eaves cornice

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. A further traditional feature within Warnham is the use of hanging clay tile, in various patterns to break up blank elevations. Within the Conservation Area there are also a number of examples of decorated timber eaves cornices.



Retention of chimneys

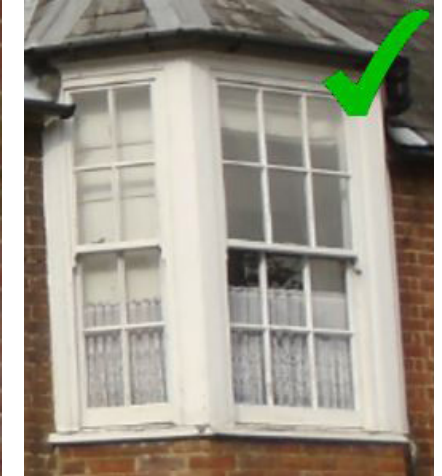
The removal or loss of chimneys within the Conservation Area impacts on the character of the Conservation Area as a whole. The presence of chimneys break up the roofscape and add interest to the streetscene. Chimneys can also inform our understanding of the plan form of a historic building and can provide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

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, 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.



Examples of appropriate and inappropriate windows within the Conservation Area

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/>.

Historic glass should be retained as its construction methods may no longer exist and its appearance creates reflections and distortions which add to the visual appreciation of the building and its historic character.



Photograph of a window with historic glass which creates a distinctive reflection and distortion

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 metal rooflight is preferred. In most cases, the dormer or rooflight should align with the window below.



Part II: Management Plan continued

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, or timber weatherboarding. Painting natural brickwork and stonework is discouraged. If 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 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

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 such as local bricks, clay hanging tiles, traditional roofing materials (clay roof tiles, natural slate, Horsham Stone), use of traditional brick bonds and timber windows and doors.

Setting and views

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

Key threats:

- Erosion of front boundaries in the Conservation Area.
- Loss of traditional joinery details in windows and doors, as properties are improved both visually and for thermal upgrading.
- Loss of traditional roof coverings, chimneys and chimneypots on unlisted properties when the roof is replaced. Machine made clay tiles, imported slates and similar though 'natural' materials look different to what is there now.
- Erosion of green spaces and loss of prominent trees and bushes in the Conservation Area.
- Proliferation of wires and telegraph poles.
- Street signage and road painting.

Part II: Management Plan continued

The environment and public realm

Trees

The presence of trees make 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 apply as those for contravening a Tree Preservation Order and a person who cuts down a tree in a Conservation Area without first giving notice is liable, if convicted in the Magistrates Court, to a fine. A person who carries out damaging work in a way that is not likely to destroy the tree is also liable to a fine.

Public realm

Street furniture

There needs to be a consistent style to help create a cohesive identity for the Conservation Area. The presence of excessive or redundant street furniture causes street clutter and is visually unattractive. The rationalisation of street furniture such as street nameplates (a simple design of black letters on a white background), lamp posts, seating and the provision of a standard 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.
- Any redundant street furniture such as signage should be removed.

Opportunities for enhancement





There are sites within the Conservation Area where works could be undertaken to enhance the Conservation Area as a whole. These include the removal of redundant aerials and the rationalisation of the wirescape throughout the village.

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

Appendix

Gazetteer of listed buildings

Image	Name	Grade	Description
	Newmans Cottage	2	Formerly 2 cottages, now one. Dated 1776. Two storeys. Three windows. Sandstone and red brick. Tiled roof. Casement windows with diamond-shaped panes. Doorway with flat hood on brackets.
	49 Friday Street	2	C18. Two storeys. Two windows. Sandstone. Tiled roof. Casement windows.
	The Greets Inn	2	Probably C17 timber-framed building, refaced with roughcast on ground floor and with imitation painted timbering above. Hipped tiled roof. Sash windows with glazing bars on ground floor, casement windows above.
	37 – 39 Friday Street	2	Early C19. Two storeys. Two windows. Painted brick. Tiled roof. Glazing bars intact. Included for group value.

Image	Name	Grade	Description
	33 Friday Street	2	Formerly 2 cottages. C18. Two storeys. Two windows. Painted brick. Hipped slate roof. Windows altered. Included for group value.
	Apple Tree Cottage (29 Friday Street)	2	Early C19. Two storeys. Two windows. Painted stone. Tiled roof. Casement windows. Included for group value.
	Bank and Rose Cottage	2	C17 or earlier. Timber-framed building with plaster infilling and curved braces, ground floor rebuilt in red brick. Tiled roof. Casement windows. Two storeys. Three windows.
	58, 60 and 64 Friday Street	2	Formerly 4 cottages, now 3. Early C19. Two storeys. Four windows. Red brick, first floor of south half weather-boarded. Hipped tiled roof. Some casement windows, some sash windows.

Gazetteer of listed buildings continued









Image	Name	Grade	Description
	Oak Beams (38 Friday Street)	2	C16 or earlier timber-framed building, now fronted with red brick on ground floor and with fishscale tiles above but the timbering still visible at the back. Half-hipped gable. Horsham slab roof. Massive sandstone chimney breast with brick stack on north wall. Two storeys. Two windows.
	30 and 32 Friday Street	2	C18. Two storeys. Two windows. Ground floor red brick and grey headers, above weather-boarding. Tiled roof. Casement windows.
	6 and 8 Friday Street	2	C18. Two storeys. Four windows. Red brick and grey headers. Stringcourse. Hipped roof of Horsham slabs. Glazing bars intact.
	62, 64 and 66 Church Street	2	C18. Two storeys. Five windows. No 62 is faced with roughcast and has a half-hipped gable with attic window. Nos 64 and 66 painted brick. Tiled roof. Glazing bars intact. Wooden porches that to No 62 with a curved pediment, and doors of 6 moulded panels.

Image	Name	Grade	Description
	Lodge Cottage	2	(Formerly listed as The North-West Lodge of Warnham Court BAILING HILL, previously listed as The North-West Lodge of Warnham Court School). Late C19, perhaps designed by Sir Arthur Blomfield in 1866. L-shaped building of one storey and two windows. Stone. Slate roof. Casement windows. Scalloped gabled ends. Elaborate gabled porch in the angle of the L.
	42 and 44 Church Street	2	Formerly 3 cottages, now 2. C18. Two storeys. Three windows. Red brick, first floor of north end weather-boarded. Casement windows. Two modern bays on ground floor, probably once shops.
	Cobblers	2	C16 timber-framed building with the timbering and curved braces exposed on the first floor at the back but refronted with brick on the ground floor and plastered above. Sprocket eaves. Horsham slab roof. Casement windows. C19 gabled portion built out in front to north-east, formerly a shop.
	6, 8 and 10 Church Street	2	One building. C16 timber-framed building with the timbering exposed at the back and side but refaced with roughcast. Two storeys. Four windows. Dentilled eaves cornice. Horsham slab roof. Two C18 doorways with thin fluted pilasters and flat hoods on brackets. No 8 has a 3-light bay on both floors with sash windows and glazing bars intact. Otherwise casement windows.

Gazetteer of listed buildings continued









Image	Name	Grade	Description
	Stables adjoining no.2	2	C17 timber-framed building on a stone base with painted brick infilling, first floor faced with weather-boarding. Tiled roof. Two storeys. Two windows.
	The Sussex Oak Inn	2	The front portion is L-shaped. The oldest part is the south wing, which is probably C17. Ground floor painted brick, above faced with weather-boarding. Horsham slab roof. Casement windows. Two storeys. One window. The main part of north-east wing is early C19. Two storeys. Three windows. Painted brick. Eaves cornice. Slate roof. Glazing bars intact. Later C19 wing behind to north-west.
	Church Croft	2	Early C19. Two storeys. Three windows. Stuccoed. Eaves cornice. Hipped tiled roof. Glazing bars intact. Trellised wooden porch containing doorway with narrow rectangular fanlight.
	Parish Church of St Margaret	1	Chancel with north and south chapels, tower at west end of south chapel, nave with north and south chapel aisles and west porch. South aisle C14, tower and south chapel early C16, all restored and the remainder of the church added by Sir Arthur Blomfield in 1885-6. Graded for good medieval tower.

Image	Name	Grade	Description
	The Old Forge	2	C18. Two storeys. Two windows. Faced with weather-boarding. Eaves cornice. Slate roof. Casement windows with small square panes. Doorway with flat hood over. Painted brick chimney breast on east wall. To west is the forge section of one storey and 2 windows in painted brick.
	April Cottage and Bell Cottage		The back portion is a C17 timber-framed building with brick infilling. The front portion is early C19. Two storeys. Four windows. Red brick. Horsham slab roof. Casement windows.
	2 School Hill		Early C19. Two storeys. Three windows. Faced with roughcast. Stringcourse. Eaves cornice. Slate roof. Glazing bars intact. Porch with rustic columns and lead canopy
	4 and 6 School Hill	2	C16 timber-framed cottages, ground floor plastered, first floor roughcast but oversailing on moulded bressumer and brackets. Gable to each cottage. Horsham slab roof. Casement windows. Gabled wooden porches. Two storeys. Three windows.

Gazetteer of listed buildings continued








Image	Name	Grade	Description
	8 and 10 School Hill	2	Probably C17 cottages refaced with Horsham sandstone and tile-hanging. Horsham slab roof. Casement windows. Two storeys. Three windows.
	12, 14 and 15 School Hill	2	Dated 1752. Two storeys. Seven windows. Red brick and grey headers alternately. Dentilled eaves cornice. Tiled roof. Glazing bars intact. Doorways with pilasters and flat hoods. Circular date-stone in centre of first floor. No 12 is possibly later in date than No 14. No 16 is a modern addition in matching style.
	18, 20 and 22 School Hill	2	L-shaped block. C18 exterior to a possibly older building. Two storeys. Five windows. Red brick and grey headers, painted in all but No 22. Tiled roof. Casement windows. Gable to south wing. Modern bay on ground floor of No 20.
	The Former Village School	2	Now disused and empty. 1878. Sir Arthur Blomfield, Architect. One storey. Seven windows. Red brick. Tiled roof. Casement windows. Projection with 2 tile-hung gables at north end and pointed stone doorway. The larger gable has a window of 2 tiers of 4-lights with stone millions and transoms. Towards the south end is a further projection with large gable containing elaborate timbering and window of 3 tiers of 4-lights. Pointed stone doorway to north of this, with bell turret over surmounted by a spire.

Image	Name	Grade	Description
	Barn to the north east of the Old Manor House	2	C18. Faced with weather-boarding. Hipped slate roof.
	The Old Manor House	2	C15 timber-framed house with plaster infilling, first floor partly close-studded, ground floor rebuilt in sandstone. Horsham slab roof. Casement windows. Two storeys. South front has 3 windows and 2 blocked original windows with wooden mullions. East front has a recessed centre with curved braces supporting the eaves and some timbers renewed. Four windows. Later additions to west and north.
	Warnham Court	2 Park and Gardens	A garden of formal terraces and informal wooded pleasure grounds which was laid out from the early 1830s, developed in the mid and late C19 by the landscape designer Edward Milner and his son Henry, and later with a pinetum by Harry J Veitch. Extended with a wild garden in the early C20, the gardens are surrounded by a C19 park.

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
 A photograph of a large, two-story timber-framed house with a steep gabled roof and a prominent chimney. The house is surrounded by lush greenery and a paved driveway.	Red House and Holland House	Constructed between and 1880 – 1898 and designed by the London architects Batterbury and Huxley. Only the Red House and Holland House, together with the Village Hall are in Batterbury and Huxley's drawing in 'The Builder' in 1894.
 A photograph of a two-story farmhouse with a tiled roof and a prominent gable. The house is surrounded by greenery and a paved driveway.	Warnham Court Farmhouse	The north western elevation has decorative hanging tile to the front elevation, and a Horsham stone roof. A plaque proclaims that the house dates from 1547 and was restored in 1888, possibly by C. T. Lucas at the same time that extensive work was being carried out at Warnham Court itself.

Image	Name	Description
	<p>Farebrothers (Old Vicarage)</p>	<p>Red brick with stone dressings, was designed by W. J. Green and finished in 1873.</p>
	<p>3- 7 Bell Road</p>	<p>Arts and crafts style terrace with Horsham Stone roof, external timber framing at first floor and deep set porches built in the 1900's on the instructions of Henry Harben.</p>

Landscape sensitivity criteria

Criterion	High	Medium	Low
Conservation area edge character, mitigation and enhancement potential (including landscape function in relation to gateways, nodes, edge integration/relationship, landmarks etc).	<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>
Topography and skylines	<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>
Landscape scale and pattern (including cultural pattern)	<p>Small scale, intimate and intricate landscape pattern which the legibility would be susceptible to change arising from development.</p> <p>Strong sense of / intact cultural pattern, historic functional relationships and evolution.</p>	<p>Medium scale landscape patterns with some susceptibility to change arising from development.</p> <p>Moderate, perhaps partially eroded, sense of cultural pattern, historic functional relationship and evolution.</p>	<p>Expansive, open landscapes with few features that are susceptible to change arising from development.</p> <p>Eroded, fragmented, weak sense of cultural pattern, historic functional relationships and evolution.</p>
Aesthetic and perceptual quality including landscape experience and tranquillity	<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>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>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>
Views, visual character and intervisibility	<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.

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

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.

Glossary of Terms continued

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.

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).

Glossary of Terms continued

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 locatio, 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.

Glossary of Terms continued

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

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

Planter - a container for holding plants.

Plat - a string course without mouldings.

Plinth - the base of a column or wall.

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

Q

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

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

R

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

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

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

Rubble stone - stonework left rough and unworked.

Rustication - stucco or stone blocks with large angled joints.

S

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

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

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

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

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

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

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

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

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

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

Soffit - the underside of eaves or other projection.

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

Splayed - a bay window with angled sides.

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

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

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

Stile - the vertical sections of a door or window.

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

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

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

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

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

T

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

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

Tetrastyle - a portico with four columns.

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

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

Glossary of Terms continued

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.

Voussoir - 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 amended Conservation Area



Horsham District Council		Warnham Amended Conservation Area	
Parkside, Chart Way, Horsham West Sussex RH12 1RL			
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