

London Road Conservation Area Appraisal and Management Plan



Horsham
District
Council



March 2022

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

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

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Introduction

What does Conservation Area designation mean?

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

Proposals within a Conservation Area become subject to policies outlined in section 16 of the National Planning Policy Framework (NPPF), as well as local planning policies outlined in the Horsham District Council Planning Framework. The duties for Horsham District Council, set out in Section 69-72 of the Act are:

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

In response to these statutory requirements, this document provides a comprehensive appraisal of the London Road 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.

Introduction continued

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

Purpose of this document

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

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

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

Policy background

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

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

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

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



<p>Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL</p> <p><small>Reproduced by permission of Ordnance Survey map on behalf of HM SO. © Crown copyright and database rights (2021). Ordnance Survey Licence: 100023885</small></p>		<p>Aerial photograph of London Road Conservation Area showing its proximity to Horsham Town Centre Conservation Area.</p>	
Reference No :	Date : 03/03/2022	Scale : 1:2,000 (at A3)	
Drawing No :	Drawn :	Checked :	Revisions :

Aerial photograph of London Road Conservation Area designated in August 1984 showing its proximity to Horsham Town Centre and its Conservation Area. Both conservation areas are outlined in red.

Introduction continued

London Road

The existing London Road Conservation Area is set within the built up area boundary of Horsham town.

The current Conservation Area is small in size and covers as its name suggests London Road, from its junction with Albion Way to Springfield Road. The road layout of this particular part of Horsham was significantly altered by the construction of the inner by-pass in the late 1980's. This has therefore resulted in London Road becoming less directly connected with the retail centre of the town. London Road has however continued to contain a number of mixed uses. The road itself provides a convenient access route from the north of the town to the north east (Brighton Road).

The appraisal

This appraisal offers an opportunity to re-assess the London Road 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 London Road 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 London Road Conservation Area are identified in detail in Part I (Appraisal) but can also be summarised as follows:

- 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.
- The variation of uses reflect the mixed commercial and residential history of the area.

Introduction continued

Boundary review

The London Road Conservation Area was designated in 1984. After 30 years without change these boundaries have been reviewed, as directed by the Planning (Listed Buildings and Conservation Areas) Act 1990. Since 1984 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 should be extended to include the West Point building, and extended to include Park Lodge up to the boundary with Horsham Park.

Our assessment has been informed by current guidance and in partnership with interested parties. The review of the historic Conservation Area boundaries has led to the inclusion of these additional buildings to enable proper consideration of these developments in the future, to ensure that local character is preserved or enhanced.

The following map illustrates the historic Conservation Area boundary and areas where this boundary has been extended to bring additional historic properties into the London Road Conservation Area. This appraisal identifies London Road as having one continuous Conservation Area comprising a single character area.



Map of amended Conservation Area.



Part I: Appraisal

Origins and development of London Road

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

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

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

The parish church of St Mary's is first documented in 1230. It is likely that the town was founded by William de Braose (the Lord of the Rape of Bramber within which Horsham was located). Trades within the town were first recorded in around 1230. A tannery was established on the southern edge of the town by the river in the fifteenth century.

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

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

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

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

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

The London Road Conservation Area is currently separated from the historic core of the town centre by the inner bypass of Albion Way. Prior to the construction of the bypass London Road would have formed an integral part of the town's road network linking the market of the Carfax with the road to Warnham and Dorking (and London). The development that remains today appears to have been consolidated in the eighteenth century as the wealth of the town increased.

Part I: Appraisal continued

London Road's evolution through historic maps



1844 Tithe Map

The tithe map of 1844 sets out a clear pattern of development with buildings running almost continuously through from Carfax along London Road to the north west.



Surveyed 1870/71

The layout of London Road remains similar in form to the earlier tithe map, although outside of the Conservation Area Horsham Park has been established to the north, and the railway constructed to the east.



Surveyed 1875/6

Part I: Appraisal continued

London Road's evolution through historic maps continued



Surveyed 1896

The influence of the railway can clearly be seen by 1896 with the infilling of residential terraces to the east and west of the railway line. The church has also been constructed by this time at the southern end of London Road.



1938

A smithy in London Road was still working in 1978 (<https://www.british-history.ac.uk/vch/sussex/vol6/pt2/pp166-180>).

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

Part I: Appraisal continued

London Road's evolution through historic maps continued



Ordnance Survey 1980's showing development infilling to the south up to the railway line.



The greatest physical change in the historic mapping of the Conservation Area, was the provision of the inner ring road. This effectively severed the link between the Carfax and London Road.

Underlying geology

Horsham is located within the wooded clay vales of the Sussex Weald. The River Arun runs to the south of the town close to St Mary's Church. The bedrock is of Weald Clay Formation, formed approximately 126 to 134 million years ago in the Cretaceous period. This underlying geology has provided a characteristic local building material, called Horsham Stone, as well as Carstone or Ironstone.

Horsham Stone is used as a roofing material and for flooring. The Weald clay has also provided a rich deposit for brick making, with the wooded vales providing sources of timber framing for building. The wider locality contains a number of examples of buildings constructed from traditional, local materials. Within the Conservation Area are a variety of vernacular and polite building styles.

Topography and Hydrology

The Conservation Area is predominantly flat although the land rises to the south at the junction with Albion Way. There are no hydrological features within the Conservation Area although Horsham is located on the River Arun, which runs approximately 0.7 km to the south and has had an impact on the historic development and character of the area. Its source is a series of streams in the St Leonard's Forest area, to the east of Horsham.

Part I: Appraisal continued

Movement and Connectivity

London Road is the only vehicular route in the Conservation Area. London Road is open to two way traffic, accessing onto Albion Way to the south, and North Parade/Springfield Road to the north. There are footpaths on each side of the road with on street parking.

To the west and accessed from London Road is a car park which is outside of the Conservation Area. London Road itself provides a through route to the southern part of the town linking to North Street and Brighton Road. The road appears to have a steady level of traffic with some queueing at peak times to access onto Albion Way. An underpass and pedestrian crossing enable foot travellers to cross into the principal shopping area.

Due to the number of different activities undertaken within the Conservation Area, London Road is well used by pedestrians accessing the nursery, doctors or church with later in the evening visitors frequenting the restaurants and take away within the Conservation Area.



Pedestrian crossing and entrance to the underpass connecting London Road to the town centre and principal shopping area

Part I: Appraisal continued

Land use and open space

London Road contains a mixture of different land uses including residential, restaurants and take away, a nursery, doctors surgery, Methodist Church, offices and a retail lighting unit. This adds a sense of vibrancy and activity to the streetscene which reinforces a key characteristic of the Conservation Area.

Open space is limited within the Conservation Area itself although the boundary of the Conservation Area abuts Horsham Park. Horsham Park is a large public open space used for recreation, sport and open air events.

A small number of properties within the Conservation Area have front gardens which compliment the character of the area.

The proposed Conservation Area extension to the north would include an area of garden space which provides a transition between the more urban centre of the Conservation Area and its position abutting Horsham Park. The Park plays a key role in the setting of the Conservation Area with glimpse views through the buildings on the eastern side of the road.



Front gardens on the eastern side of London Road



Horsham Park is located to the east of the Conservation Area creating a clear distinction between the urban form of London Road and the openness of the park.

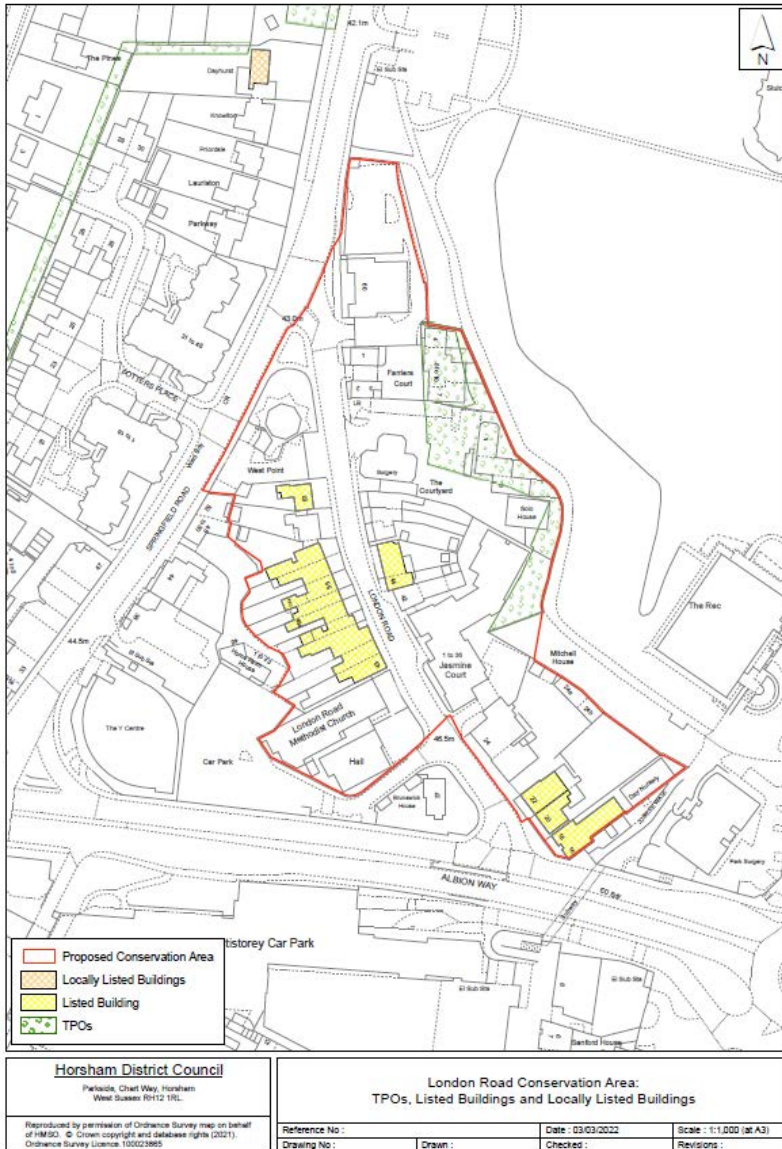


The trees within Horsham Park can be viewed from within the Conservation Area

Part I: Appraisal continued

Heritage Assets

Within the Conservation Area are 15 formally designated listed buildings which range from vernacular timber framed eighteenth century cottages to the polite terrace of Brunswick Place. The National Heritage List for England description of these buildings is included in Appendix 1.



46 London Road timber framed cottage



16 - 20 London Road - polite rendered buildings with sash windows



Georgian terrace of Brunswick Place

Part I: Appraisal continued

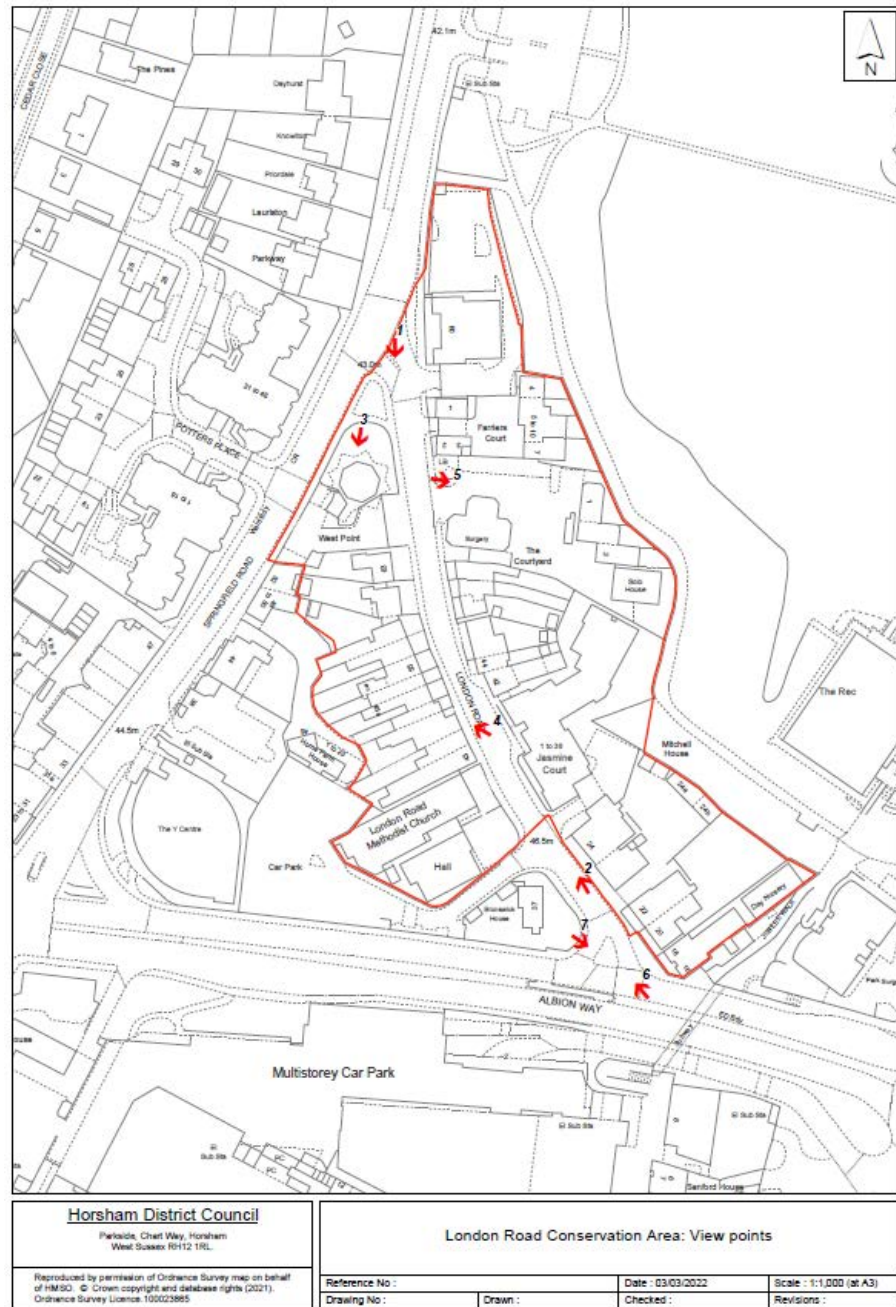
Views and Urban Streetscape

The London Road Conservation Area is located within an urban area. The primary viewpoints are identified on the adjoining map with the photographic image on the following page. The primary viewpoints are located at the northern and southern ends of London Road (**Image 1 and 2**). The dominating structures within the streetscene is the curved terrace of Brunswick Place and the feature building of West Point at the junction with Springfield Road (**Image 3 and 4**). From within the Conservation Area there are glimpse views to Horsham Park providing a green soft edge to the east (**Image 5**).

Due to the changes to the road layout views into the Conservation Area from the historic core of the town centre are overshadowed by traffic and its associated street furniture (**Image 6**). The landmark features of the towers of St Marys and St Marks which assist in the navigation of the town are screened from the Conservation Area, with only the tower of St Marks visible at the junction of London Road and Albion Way (**Image 7**).

The views identified are all from public viewpoints and were specifically chosen following site visits as being representative of the visual relationship between the Conservation Area and its surroundings. The Appraisal by its nature is unable to highlight every view into and out of the Conservation Area. Consequently, the views chosen are considered to be representative of the experience and character of the Conservation Area.

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



Map of London Road showing location of viewpoints with the red arrow indicating direction of images on the following page.

Part I: Appraisal continued

Paragraph 013 Planning Policy Guidance – Historic Environment is clear that the contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting.



Image 1 highlights the view through the Conservation Area from the north looking south. **Image 2** encompasses the view south to north through the Conservation Area. **Image 3** shows the West Point Building which forms a distinctive focal point. **Image 4** shows the gap views through to the eastern boundary of the Conservation Area with the tree planting in Horsham Park providing a soft background to the urban form of the Conservation Area. **Image 5** highlights the curve of the terrace of polite properties of Brunswick Place. **Image 6** view of the Conservation Area from the pedestrian access from the historic core. **Image 7** shows the juxtaposition of the southern edge of the Conservation Area and the views to the landmark of St Marks church tower.

Part I: Appraisal continued

Character Area

London Road is considered to have a single character area, which is influenced predominantly by two differing styles of building.

The western side of the road is more formal and polite. This is most apparent in the terrace of buildings known as Brunswick Place. The properties are classical in form with Doric columns, and are three storey in height (**Image 8 and 9**). The external envelope of the buildings are stuccoed, with traditional sliding sash timber windows. The elegance of the buildings continues with 2, two storey detached properties (61 and 63 London Road **Image 10 and 11**), again with timber sliding sash windows.

The plot sizes are regular and narrow with the buildings set back from the pavement following the curve of the road. Where retained the main entrances of the buildings are to the front, and form a focal point to the buildings. Unfortunately a number of buildings have been altered with single storey flat roofed extensions to the front for commercial uses (**Image 8**).

At either end of the proposed conservation area are two individually designed buildings – to the south is the Methodist Church which is traditional in style (**Image 13**), and to the north is the Westpoint building which has an unusual geometric cantilevered form, four storey in height (**Image 12**). The Westpoint building is slightly separated visually from the more domestically scaled buildings of 61 and 63 London Road. This enables the building to form a focal point especially as it is located at the junction of London Road and Springfield Road.



Part I: Appraisal continued

The eastern side of the road has a greater variation of building ages and styles than the west. At its southern end are a small group of classical style buildings, with 16 and 18 London Road constructed as two houses but designed as one symmetrical composition. The building has a pediment to the front, and shallow hood mould over the sash windows. The elegance of the classical frontage continues in the attached properties of 20 and 22 London Road (Image 14). At the southern end of London Road the buildings are two storey in height with rectangular plots. The area to the rear of 20 and 22 London Road has been converted into car parking. Between the two storey buildings of 22 London Road and Old House is a gap which enables views to the trees within Horsham Park and access to the modern backland development to the rear (Image 15).



The Old House is a three storey property with distinctive sliding sash bay windows, and decorative quoins. It is attached to a single storey property occupied by a restaurant with a rendered front and decorative end chimney stack. Set to the rear of the property is a two storey flat roofed extension which links to a pitched roof, and tile hung entrance way with floorspace above the access to the car park to the rear.

Jasmine House is a development constructed in the 1980s which fronts onto London Road and extends to the rear of 42 - 46 London Road (Image 16). Jasmine House is constructed in brick with some hanging tile, and gable window details. Attached to Jasmine House is the two storey property of 42 London Road constructed in yellow brick with a flat roof. The property is in commercial use with display windows and associated signage (Image 17).



To the north of 42 London Road are the vernacularly scaled properties of 44 - 48 London Road. The properties have clay tile roofs, with 44 and 46 (listed Grade 2) having flat roofed hoods over the front doors, some casement and sash windows, horizontal timber cladding at first floor, with Flemish brick bond, and burnt headers at ground floor (Image 18).



Part I: Appraisal continued

Properties 48 - 52 London Road form a terrace of two storey dwellings with a clay tile roof and bulls nose hanging tile to the first floor. The dwellings have a mixture of original timber framed sash windows and modern plastic imitation sash windows (**Image 19**). The building form then evolves to encompass the modern development of The Courtyard which includes a doctors surgery (**Image 20**).

To the north of the surgery is Farriers Croft which fronts onto London Road with an interpretation of an entrance lodge with two dwellings framing an archway which enables access to the town houses to the rear of the site (**Image 21 and 22**). The properties at three storey with a painted ground floor elevation, modern sash windows, and flat segmental red brick arches above the first floor windows. 60 London Road is a two storey modern property with two projecting gables, at the junction of London Road with North Parade (**Image 23**).

60 London Road forms the last property within the extended conservation area with the proposed boundary encompassing the car park to the boundary with Horsham Park.

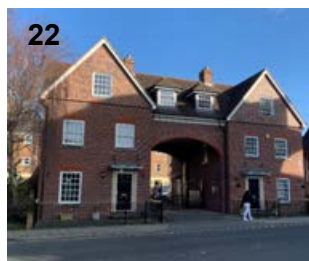
Character Assessment

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:

- small front gardens
- predominance of sash windows
- low level boundary treatment
- variety of building designs and uses
- traditional detailing
- green setting of Horsham Park

Within the Conservation Area there are a variety of building materials and building types which add a diversity of style which are unified by their position fronting onto London Road and the use of good quality materials.



The oldest buildings within the conservation area are timber framed, principally small in scale and two storey. Brunswick Place constructed in the 1820's is a distinctive Georgian terrace. It is fronted with fluted Corinthian pilasters, and steps down from south to north following the fall in ground level. The properties elegance and polite form contrasts with the more domestic form of 44 - 52 London Road.

Part I: Appraisal continued

Materials

The predominant building material within the Conservation Area is a red brick, with the older properties often having visible brick work on the side elevations and stucco or render to the front elevation. The render is coloured in shades of white and cream/yellow.

Within the Conservation Area there is a single occurrence of horizontal weatherboarding (44-46 London Road). Tile hanging has been used in the modern development of Jasmine Court and also in the vernacular properties of 48-52 London Road.

The conservation area has a mixture of roofing forms with pitched roofs of clay tile and slate, gable ends and parapet walls.

Windows

Within the conservation area the prevailing window style is sash windows. The modern development of Jasmine Court and the Courtyard have modern casements, whilst Farriers Court has a modern interpretation of traditional timber sashes.

Front Boundary Treatments

The dominating feature of the Conservation Area excluding the buildings is the road. The movement of vehicles creates noise and fumes and detracts from the experience of pedestrians, making the road less welcoming. The parking of cars on either side of the road also detract from an appreciation of the buildings which abut the pavement.

The front gardens to the properties on the eastern side of the road form an important space. The gardens soften the junction of building and pavement reinforcing the understanding that the road has a mixed use with a residential element.

Within the Conservation Area are various forms of boundary treatment defining the public and private space. The use of low level timber picket fencing to the vernacular dwellings contributes to their sense of space, whilst the metal railings to the Georgian properties reflect the elegance of the buildings. The loss of boundary treatments and the provision of parking to the front of properties detracts from the Conservation Area, diluting the buildings architectural and historic appreciation.



Part I: Appraisal continued

Chimneys

A key characteristic of the Conservation Area is the presence of chimneys which provide interest and break up the roofscape of the Conservation Area. The lack of chimneys on the modern properties within the conservation area are noticeable although chimneys do form part of the overall design for 1 - 3 Farriers Court and 60 London Road.

Building Heights

Due to the urban nature of the Conservation Area the heights of the buildings range from two to three storey. The exception being 24 London Road whose single storey height provides an element of separation between the modern development of Jasmine Court and the elegant frontages of The Old House and 16 London Road.

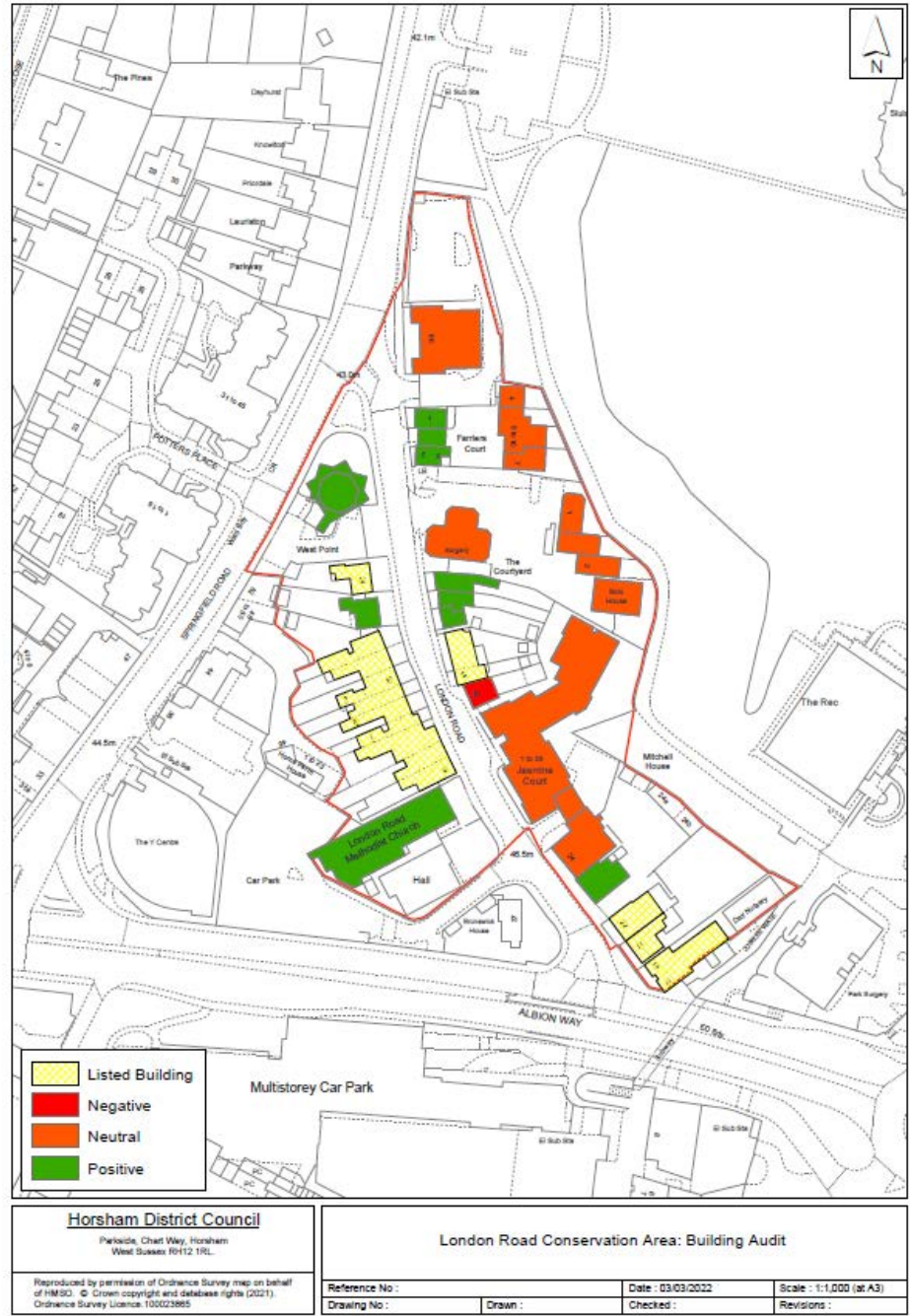
Uses

London Road contains a number of different uses including residential, religious, restaurant, doctors surgery and nursery. These uses each add a different dimension to the use of the space, including levels of activity and footfall. The different uses create an active Conservation Area although this does place pressure on parking and the need for deliveries.

Building Audit Map

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

Building Audit Map



Part I: Appraisal continued

Negative elements

The Conservation Area designated in 1984 included numerous statutorily listed buildings, designated at the time of the first survey in 1955. Today the London Road Conservation Area appears generally well maintained however there are some elements that detract from the historic character of the space.

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



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

Other general features that detract from the appearance of the Conservation Area include prominent TV aerials mounted on chimneys.

Good management of the streetscape is essential to maintain the sense of place. It is spoilt by the use of generic street furniture. This is evident in features such as litter bins and street lighting.



The location and design of street furniture needs to be carefully considered. The location of TV aerials also needs to be sensitively positioned to retain the roofscape of the conservation area.



Part I: Appraisal continued



Parking the loss of front gardens and the use of less sensitive surfacing detract from the Conservation Area

Whilst it is acknowledged that the town centre location of London Road has resulted in pressure for parking it is considered that parking meters, signage and other features associated with road traffic need to be more carefully managed within the Conservation Area.

The constant stream of cars along London Road, and the barrier of Albion Way cloud an understanding of the area and its link to the historic core of Horsham. Poor quality concrete or tarmac surfacing is also a problem as well as the loss of front gardens for parking. Empty units are also considered to be a threat to the conservation area, with the associated lack of vitality and possible maintenance concerns.

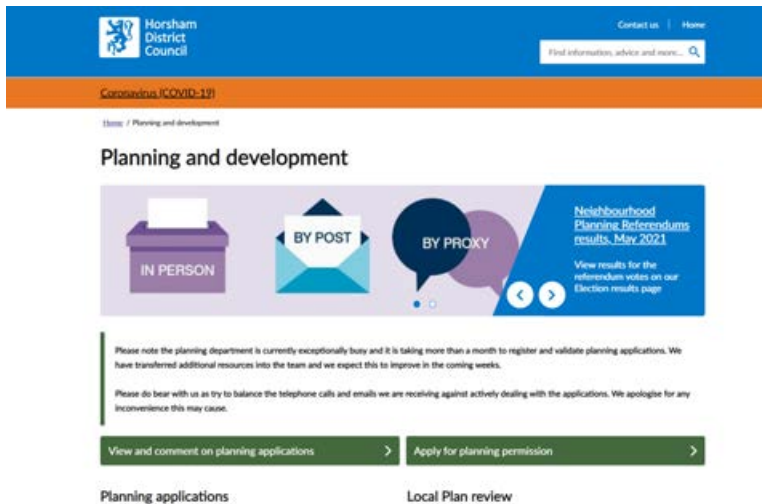


Part II: Management Plan

The need for a Management Plan

It is the role of the Management Plan to take forward the challenges and opportunities identified in the appraisal, and to identify means by which the special interest of the Conservation Area will become self-sustaining into the future. To achieve this requires a partnership between those living, working and carrying out property improvement and development in the Conservation Area and Horsham District Council. All development proposals should preserve or enhance the character and appearance of the Conservation Area in accordance with the Horsham District Planning Framework. In a Conservation Area there are some extra controls over works to buildings, boundaries and trees intended to ensure that the character is not eroded by unintended loss or change and the appearance is not changed in a negative way.

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



Control of development

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

- the demolition of any building or structure if its loss would damage the character or appearance of the Conservation Area.
- development (including extension/alteration) which would be harmful to the setting or character or appearance of the Conservation Area.
- development which would adversely affect or result in the loss of important views, open spaces, tree cover or boundary features within the Conservation Area.

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

Monitoring and compliance

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

Issues

The preparation of the London Road Conservation Area Appraisal has included consultation with stakeholders, specifically Denne Neighbourhood 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.

Part II: Management Plan continued

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.
- 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.
- Opportunities for enhancement.

Historic built environment

Loss of traditional built and architectural features

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



Timber sliding sash windows

Equipment or installations

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

Part II: Management Plan continued

Boundary enclosures

The boundary treatments within the Conservation Area are a mixture of low walls, railings and timber picket fencing as seen below. Retention of these features and increased use of trees and planting as a 'soft' boundary treatments are considered to enhance the historic character of the area.



Examples of positive boundary treatment within the Conservation Area



Part II: Management Plan

continued

Drives, offstreet parking and loss of front gardens

Landscaped gardens to building frontages make an important contribution to the quality of a streetscape. Historically, some buildings in the Conservation Area had front gardens with enclosing brick walls, hedges or railings. The loss of front gardens to parking detracts from their historic setting and should be avoided. 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, offers a more attractive setting for buildings, reduce runoff 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

A number of the listed and unlisted buildings in the London Road Conservation Area have been altered and lost features. Proposed enhancements to make a building look grander than it ever was should be resisted. There are buildings within Brunswick Place where reinstating traditional features would improve their appearance. The following enhancement works should be encouraged as part of any future development:

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



The properties within Brunswick Place have been extended to provide additional commercial space. Whilst the extensions may contribute to the historic narrative of the buildings they do not reflect the original polite appearance of the terrace.

Extensions

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

Part II: Management Plan continued

Within the Conservation Area, porches vary in style from the simple and functional to the decorative porches of the Georgian period. Proposals for porches should consider the style of the host property whilst also taking inspiration from the context of the surrounding area. The doors within the conservation area are mixed in style with different forms of fanlight ranging from semi circular to modern rectangular designs.



Examples of porches and fan lights within the Conservation Area.



Part II: Management Plan continued

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

Within the conservation area there are many buildings with stucco frontages. Brickwork is often visible to the side and rear elevations.

Flemish bond with dark grey burnt headers alternate header and stretchers. Brick work is often visible in the rear and side elevations, within the conservation area.



Modern stretcher bond



Decorative hoods above windows.



Quoin detailing

Decorative hoods above windows, stone quoins, pilaster and cornice details all add interest to the building and Conservation Area as a whole.

Decorative pilaster and cornice details



Part II: Management Plan continued

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

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



Flat segmental red brick arches



Bull nose clay hanging tile



Differences between modern and traditional weatherboarding

Retention of chimneys

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

Variation of chimneys within the conservation area



Part II: Management Plan continued

Window replacement

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

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

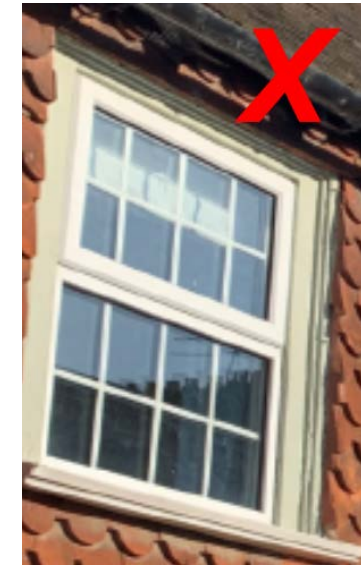
The design of historic windows evolved through the early modern period and so, where repair is not possible, replacement windows should be designed to either replicate the historic windows being replaced or be based upon a period design contemporaneous with the host building. In general, a consistent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



Traditional Windows

Their Care, Repair and Upgrading



Positive and negative windows within the conservation area showing modern and historic sash windows.

Part II: Management Plan continued

Dormer windows and rooflights

Within the conservation area there is only one example of dormer windows in a street facing location. It is considered due to the architectural character of the Conservation Area 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.



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 of 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 of brick or stone walls

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

Part II: Management Plan continued

Demolition

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

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

New development

Opportunities for new development

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

Setting and views

All development affecting the setting of the London Road Conservation Area should demonstrate how the setting and long distance views, into and from the Conservation Area, are preserved and enhanced. The important streetscape views are identified in section 1 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.
- Empty properties.

The environment and public realm

Trees

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

Part II: Management Plan continued

Public realm

Street furniture

There needs to be a consistency of style to help create a cohesive identity for the Conservation Area. The presence of excessive or redundant street furniture causes street clutter and is visually unattractive. The rationalisation of street furniture such as street nameplates (a simple design of black letters on a white background), lamp posts, and litter bins is encouraged. It is suggested that consideration is given to having similar street furniture within the London Road Conservation Area as within Horsham Town Centre. This would result in a consistency of style and reinforce the conservation areas links with the towns historic core. Any redundant street furniture such as signage should be removed.



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. The use of high quality paving materials, together with the layout and jointing detail are key elements of the overall surface appearance. Traditional paving should be added as funding allows.

Opportunities for enhancement

The Council wishes to encourage schemes which preserve or enhance the character and appearance of the Conservation Area. The key objective is to encourage the repair, reinstatement or retention of features which would reinforce the special character of the area. These would include the retention of soft boundary treatments and encouraging pedestrian routes through the conservation area to the town centre.

Parking and traffic density is an issue within the Conservation Area. A partnership between West Sussex County Highways Authority, Horsham District Council and Denne Neighbourhood Council could be considered to instigate schemes that would make vehicles less dominant and pedestrians might feel more comfortable. Any traffic calming measures must be in materials that respect the rural character of the Conservation Area.



Appendix

Gazetteer of listed buildings







Image	Name	Grade	Description
	Brunswick Place	2	1. 1236 (West Side) Nos 43 to 59 (odd) (Brunswick Place) TQ 1730 1/38 II GV 2. Terrace of houses stepped uphill and all set back from the road. About 1820. 3 storeys. 1 window each, except No 47 which has 2. Nos 57 and 59 have a blocked window-space each. Stuccoed. Ground floor rusticated. Fluted Corinthian pilasters from 1st to 2nd floor and from ground floor to 2nd floor at the ends. Cornice and parapet. All sash windows, most glazing bars intact. Several Victorian bay windows on the ground floor and modern shop fronts built out in front of Nos 43 to 49. No 55 has a moulded doorway recessed between a pair of tapered Doric half-columns. Stretched porch to the paired doors of Nos 57 and 59, supported on 2 Doric fluted columns, 2 pilasters and 1 central curved bracket. No 59 also has a few palmettes on stringcourses. Nos 43 to 59 (odd) form a group.
	63 London Road	2	1. 1236 (West Side) No 63 TQ 1730 1/39 20.5.49. II 2. About 1820. 2 storeys. 3 windows. Stuccoed. Centre window bay projects slightly. Pilasters flanking this and at ends. Outer window bays are very slightly curved. Eaves cornice. Slate roof. Stringcourse. Sash windows, glazing bars intact. Round-headed doorway. Semi-circular fanlight. 4-panel door.
	44 and 46 London Road	2	1. 1236 (East Side) Nos 44 & 46 TQ 1730 1/128 II 2. Probably C18 cottages. 2 storeys. 3 windows. Weather-boarded above, brick with grey headers below. Plain tiled roofs. Some sash and some casement windows, glazing bars intact. 2 doors with hoods over supported by curved brackets.




Image	Name	Grade	Description
	22 London Road	2	1. 1236 (East Side) No 22 TQ 1730 1/127 II GV 2. Late C18 or early C19, and altered later. 2 storey and basement. 3 windows. Tar felt on roof. Cornice and parapet. Rusticated quoins and stringcourse. All sash windows, glazing bars missing. Nos 16 to 22 (even) form a small group.
	20 London Road	2	1. 1236 (East Side) No 20 TQ 1730 1/126 II GV 2. Late C18 or early C19. Stuccoed. 2 storeys. 2 windows with one blocked window- space in centre. Slate roof with red ridge-tiles. Stringcourse. All sash windows, glazing bars mostly intact. Narrow hood over door supported by Doric columns. Nos 16 to 22 (even) form a small group.
	16 and 18 London Road	2	1. 1236 (East Side) Nos 16 & 18 TQ 1730 1/41 20.5.49. II GV 2. A pair of small houses built as one composition. 2 storeys. 2 windows and one blocked window-space in the centre. Stuccoed. Pediment with parapet over whole front. Shallow hood-moulds over the windows. All sashes, glazing bars mostly intact. Recessed doorway in centre with low rectangular fanlight having gothic divisions. 6-panel door with central 2 panels removed for glazing. The door of No 16 is at the side in Wickersham Road. Nos 16 to 22 (even) form a small group.

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
	West Point	Cantilevered office building designed by Armstrong Smith Architects granted planning permission in 1973. The architects panel at the time described the building as being of an "imaginative and appropriate design for this particular site."
	London Road Methodist Church	The first Wesleyan Methodist chapel was built in London Road in 1832. The present church, of red brick with stone dressings in a Gothic style, was built on the same site in 1883 by builders Messrs. Potter and Redford. The 1832 foundation stones were cut and re-used as memorial stones, whilst the bricks, tiles and pews from the original building were reused.
	48 - 52 London Road	Terrace of timber framed properties with sliding sash windows and tile hanging to the front. Properties set back from road with small front gardens.

Glossary of Terms

A

Arcade - a row of arches supported by columns.

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

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

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

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

Ashlar - smoothed, even blocks of stone masonry.

B

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

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

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

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

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

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

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

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

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

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

C

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

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

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

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

Cartouche - a carved panel of stone or plaster.

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

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

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

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

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

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

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

Colonnade - a small, slim column, usually arranged in groups. Column - a structural or decorative vertical element, usually circular, supporting or framing the upper parts of a building.

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

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

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

Cornice - a decorative mould applied to parapets and pediments.

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

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

Cupola - a domed structure on the roof.

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

D

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

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

Glossary of Terms continued

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

Doric - a plain column with little decoration.

Dormer window - a window projecting from a roof.

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

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

E

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

Egg and Dart - a moulding pattern of alternating eggshaped and arrowhead shaped pieces.

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

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

F

Faience - a glazed clay tile or block.

Fenestration - the pattern of windows.

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

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

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

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

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

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

G

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

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

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

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

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

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

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

H

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

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

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

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

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

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

I

International - a modern architectural style that eschews decoration and is based on designing buildings in simple cubist forms with no reference to local styles or materials. Characterised by modern building materials, such as concrete, steel and plate glass.

Ionic - a type of column.

Italianate - built in a style derived from Italy.

J

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

K

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

L

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

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

Lesene - a pilaster without a base or capital.

Light - a window with fixed glazing.

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

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

Glossary of Terms continued

M

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

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

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

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

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

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

N

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

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

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

O

Ogee - a moulding shaped with a double curve.

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

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

P

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

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

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

Party-line - the dividing wall between properties.

Paviors - small brick-like paving units.

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

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

Planter - a container for holding plants.

Plat - a string course without mouldings.

Plinth - the base of a column or wall.

Polite - in the context of heritage refers to a form of architecture that reflects classically inspired sensibilities that arose in the eighteenth century.

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

Q

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

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

R

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

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

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

Rubble stone - stonework left rough and unworked.

Rustication - stucco or stone blocks with large angled joints.

S

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

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

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

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

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

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

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

Glossary of Terms continued

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

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

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

Soffit - the underside of eaves or other projection.

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

Splayed - a bay window with angled sides.

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

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

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

Stile - the vertical sections of a door or window.

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

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

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

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

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

T

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

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

Tetrastyle - a portico with four columns.

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

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

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

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

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Transom - a horizontal glazing bar in a window.

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

Tuscan - a plain, unadorned column.

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

U

Unlisted building making a positive contribution to the street scene

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

V

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

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

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

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

W

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

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

Map of proposed changes to the Conservation Area





Horsham
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