

Henfield Conservation Area Appraisal and Management Plan



January 2018



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1. Background

What does Conservation Area designation mean?

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

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

- from time to time, determine which parts of their area are 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.
- proposals shall be submitted for consideration to a public meeting in the area to which they relate. The local planning authority shall have regard to any views concerning the proposals expressed by persons attending the meeting.
- in the exercise, with respect to any buildings or other land in a Conservation Area, of any functions..., special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

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

What is a Conservation Area appraisal?

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

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

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

Purpose of this document

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

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

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

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

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

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

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

It is anticipated that following Cabinet on 20 July 2017, a four week public consultation will be held in September 2017 on the proposed alterations to the existing Conservation Area boundaries. Following the public consultation exercise, a report summarising the responses will be prepared and presented to Cabinet in October/November 2017. This will include a proposal to adopt the Conservation Area Appraisals and Management Plans as guidance for planning officers and to assist in the determination of planning applications in the relevant settlements.

2. Introduction

Context

Henfield is a large village located in the Sussex Low Weald, 2½ miles to the north of the scarp slope of the South Downs. It is spread out over a ridge of Lower Greensand rock and Folkestone sandstone. The River Adur, which at this point is still tidal, flows 2 km/1¼ miles to the west. The original, Old English form of the name of the village was probably hēan felde meaning 'high open land' or 'open land characterised by rocks'. This is taken to have referred to the ridge on which it is situated. The southern side of Henfield is known as Nep , and was an outlying hamlet until absorbed into the village by its expansion in the 19th and 20th centuries.

In origin, Henfield is a linear settlement strung out along a north-south route, now the A281. This may have originated as an Anglo-Saxon drove road – in the autumn, livestock would be taken along it from villages on the Downs or near the coast to forage in the woodland of the then-densely forested Weald. This route forks on the south side of the village: the A281 continues in a south-easterly direction to Brighton, while the A2037 branches off to join the A283 outside Upper Beeding, from where it continues to Shoreham.

However, there is also clear evidence for an east-west route that intersects with the north-south road in the centre of the village at a staggered crossroads. This formerly ran from Hurstpierpoint to Ashurst along the greensand ridge, crossing the Adur to the west of Henfield. Although it is first recorded in 1469, its alignment close to St Peter's Church, an Anglo-Saxon foundation, suggests it may be a lot older

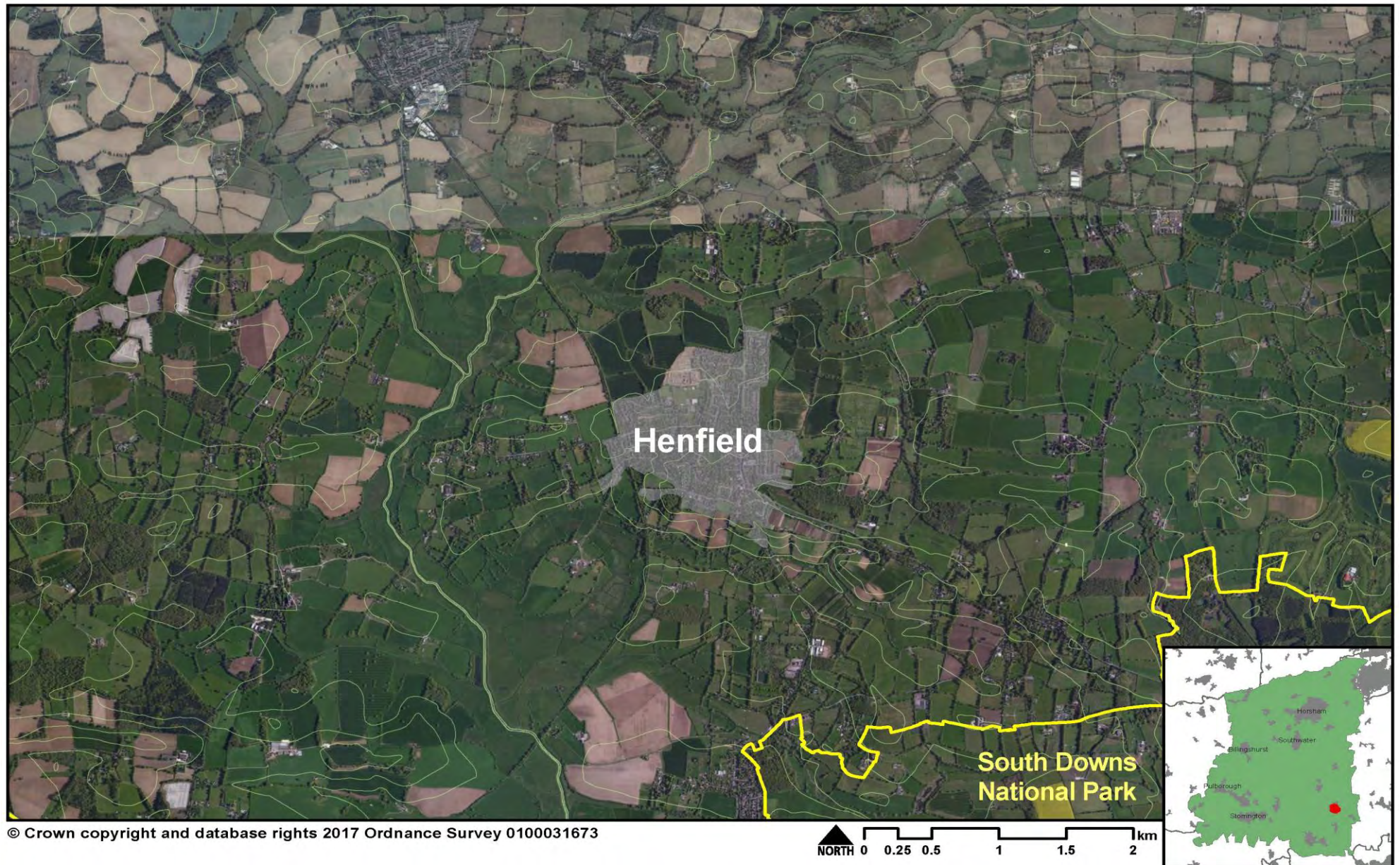
Formerly the Adur estuary extended this far north, forming a large tidal inlet. However, owing to a combination of factors – land reclamation, the management of drainage from surrounding land and the erection of tidal walls on the coast – by the 14th century it had silted up and been turned into pasture. It became an area of water meadows located to the southwest of the settlement, known locally as 'The Brooks'.

Summary of special interest

The special interest of the Henfield Conservation Area derives from the following key features:

- The streetplan reflects its evolution from a dispersed Saxon village centred on a minster to a medieval linear settlement strung out along the High Street, with an outlying hamlet at Nep . All of these had coalesced by the 19th century into a single large, loosely planned village with a thriving commercial heart but still with a semi-rural character.
- There is a high concentration of nationally listed buildings in the Conservation Area - 60 in total, with three listed at Grade II* - exemplifying a wide range of building types and architectural styles. Several have good group value.
- There are numerous unlisted buildings that make a positive contribution to local character.
- The buildings within the Conservation Area utilise local building materials in a wide range of distinctive vernacular and historic construction techniques.
- There are two large green spaces (the former tanyard and Rothery Field) within the Conservation Area, which are important public amenities and vital elements in the setting of individual buildings or groups of buildings. Vegetation – in the form of mature trees, bushes and shrubs, and verdant borders – is a vital component of much of the Conservation Area. In the Tanyard character area, the urban grain is largely dissolved by it.

Map 1: Henfield context



Boundary Review

At the time of its original designation in 1973, the boundaries of the Henfield Conservation Area were generously drawn. They encompassed the extent of the village as it was in c. 1900, including large rear plots and several fields. But in the intervening period there has been a substantial amount of infill development, in many cases radically altering the balance between new construction and features with special interest. After 40 years without change, the boundaries have been reviewed, as directed by the Planning (Listed Buildings and Conservation Areas) Act, 1990. This review has drawn the following conclusions:

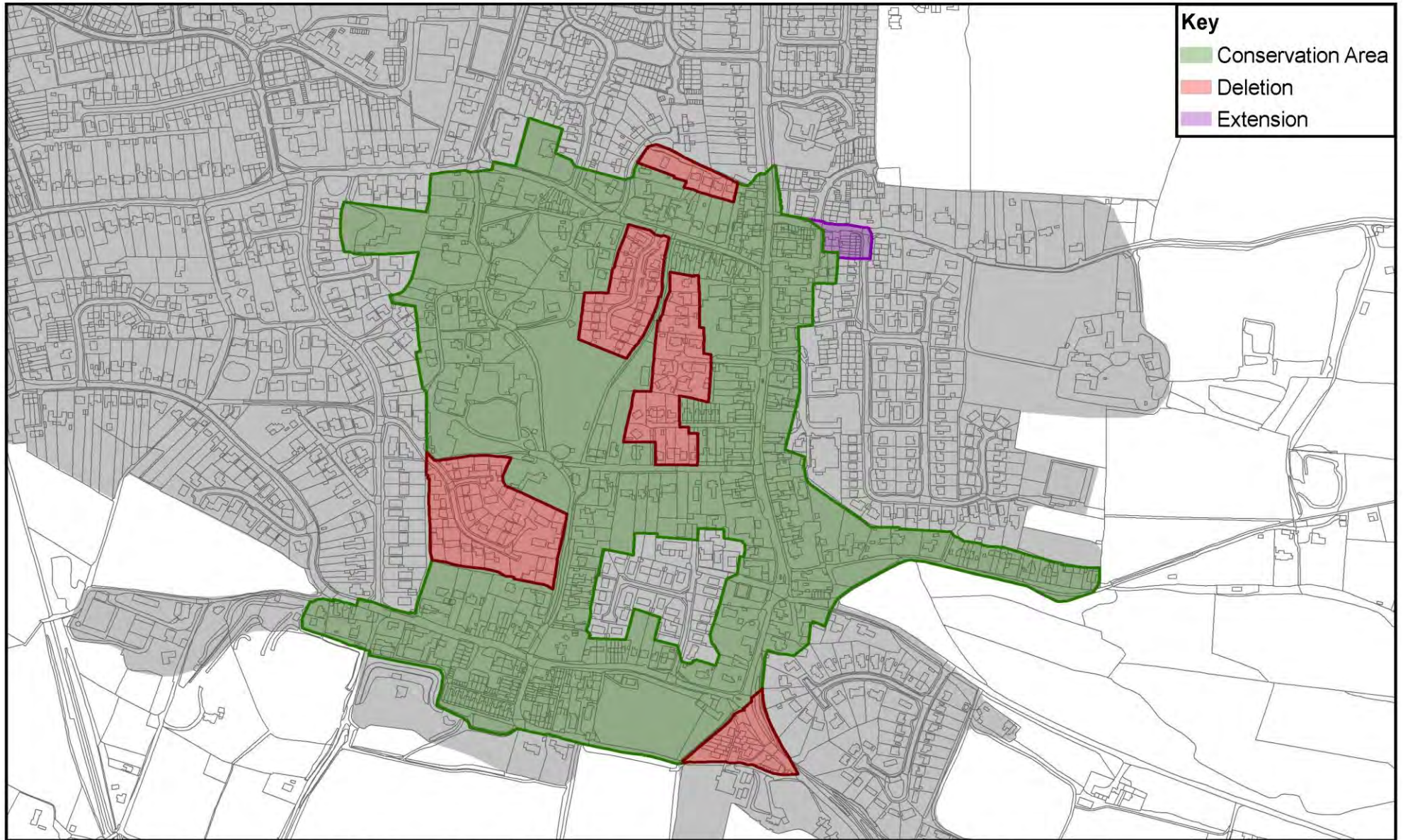
- Over the previous 40 years, the guidance concerning the assessment of heritage significance and the value ascribed to 19th century architecture has evolved. In the case of Eastern Terrace, a building has been identified just beyond the historic boundary of the Conservation Area which is judged to make a positive contribution to its distinctiveness and would benefit from being included within a revised boundary.
- A field bounded by Lovers' Walk, the garden of Potwell, Blackgate Lane, the rear gardens of the buildings along the north side of Nep Town Road was built over with a development of detached houses fringing a cul-de-sac called The Hooks. This lacks special interest and makes at best a neutral contribution to neighbouring heritage assets. It should therefore be excluded from the conservation area and the boundary redrawn accordingly.
- Chestnut Way, at the time of the original designation a small development of bungalows fronting both sides of a cul-de-sac opening off Church Street, has been extended and encroached on the former tanyard. This lacks special interest and makes at best a neutral contribution to neighbouring heritage assets. It should therefore be excluded from the Conservation Area.
- At the time of the original designation, Craggits Lane was a country lane leading off Church Street into the tanyard area. Subsequently, however, its setting was lost to the west through the completion and extension of Chestnut Way. On the east side, infill development appeared between the two existing properties, Maycroft and Craggits,

and a small new development called Bishop's Close was built between it and the backlands of the High Street. This now forms a continuous area of modern housing together with a number of properties at the east end of Park Road (Nos. 9-13) and on the north side of Cagefoot Lane (Millers, Nos. 4-5, Acacia). These properties were extant at the time of the original designation and were included in it. While, taken individually, for the most part their contribution is neutral, they are now perceived differently because of the negative impact of infill development in their setting. This area lacks special interest and therefore should be excluded from the Conservation Area. However, despite these changes, Craggits Lane itself, the scout hut site and the footpath skirting Deeryvore on Cagefoot Lane to the east retain their semi-rural character and so should remain within it.

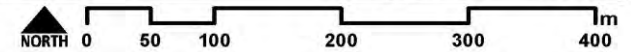
- Since the original designation, a triangular-shaped piece of land bounded by King James' Lane, Barrow Hill and Rothery Field has been built over with a residential development called Springhills. This lacks special interest and makes at best a neutral contribution to neighbouring heritage assets. It should therefore be excluded from the Conservation Area.
- The north boundary of the conservation area was drawn around the rear boundary of the plots of four properties on the north side of Church Street (East Martyns, Martyn Croft, Rosemary and Tessier) and of Durris, located on the eastern side of Martyn Close. Since designation, the rear plots of the first three properties have been subdivided and a private road called The Laurels has been built to provide access to four new houses here. These buildings detract from local character and should be excluded.

The following map illustrates the proposed revisions to the boundaries of the Henfield Conservation Area.

Map 2: Henfield Conservation Area boundary



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3. Historic development summary

- The first documentary reference to the area dates from 770, when Osmund, king of Sussex, granted an estate to thegn Warbald and his wife Titburh to endow St Peter's Church. However, there is no evidence that at this date the Church was surrounded by a village. This implies that the Anglo-Saxon settlement was dispersed and the Church probably functioned as a minster, i.e. a mother church serving a large area, from which daughter parishes only later evolved.
- By the time of the Domesday Book, the Church formed part of Stretham/Henfield Manor, which had passed to the bishops of Selsey (from 1075 Chichester). The bishops' manor was located on a site outside the modern village right on the banks of the Adur. The rectory became a prebend in c. 1219, and a vicarage was created around the same time.
- The bishops' manor was abandoned by the mid-14th century, probably because of flooding, and rebuilt on a new site. A second manor, called Moustow, is recorded from 1327 and probably was located on the east side of the High Street.
- A market was granted in 1234, but there are no documentary references to shops, trade guilds or urban professions from this time, suggesting that it did not bring about much growth. The local economy was based largely on agriculture, mainly arable farming in areas of cleared woodland, although also livestock to a limited degree.
- St Peter's Church was rebuilt in the 13th century and enlarged in the 15th, when the north chapel and tower were built. A number of timber-framed houses from before 1500 survive in the village, including the George Inn.
- A period of growth began in the 16th century, when the first references to shopkeepers and a wider range of trades and industries appear. There was significant brewing activity, although the largest industry seems to have been tanning, which continued until 1840. Bricks were made and sand and sandstone were extracted. There are thirty surviving buildings in Henfield dating from the 16th and 17th centuries, all of them timber-framed. They probably originated as outlying farms, however, and only later were absorbed into the growing village.
- During the 18th century some older buildings were refronted in brick or with tile-hanging, but there was little new construction. However, when Brighton rose to prominence as a bathing resort, travellers began passing through the village and the White Hart and George Inns catered to the coaching trade. The route in from Horsham was turnpiked in 1771, and the road out of Henfield to Brighton was turnpiked in 1777.
- A national school was established in 1812. In the early decades of the 19th century there was modest growth and scattered terraces of cottages began to appear. Henfield became popular with people seeking a country retreat, including Nathaniel Woodard (1811-1891), founder of Lancing College, who lived at Martyns on Church Street.
- The growth of Henfield was given a renewed stimulus by the arrival of the railway in 1861, when a station opened serving a new line from Horsham to Shoreham on a site some distance to the west of the centre. Although the railways sent the coaching trade into terminal decline, with Horsham and Brighton now only 30-40 minutes' travel away, Henfield began to attract commuters.
- A steam mill was built near the station, and villas and terraced houses began to go up here and elsewhere. The fertile sandy soil was good for cultivation and market gardens were established to replace those that had been lost to Brighton's expansion.
- Population growth accelerated in the 20th century, initially through the construction of local authority housing in the 1920s and 1930s, followed by commercial development. There was a substantial amount of new construction in the centre on High Street, Church Street and Furners Lane. But since these areas had never been densely built up, it could proceed through infill construction on vacant plots rather than the demolition and redevelopment.
- Although the station closed in 1966, Henfield continued to expand, becoming an important commercial centre for the surrounding area.



High Street, looking north.



Historic view from Church Street towards The Cat House and St. Peter's Church.

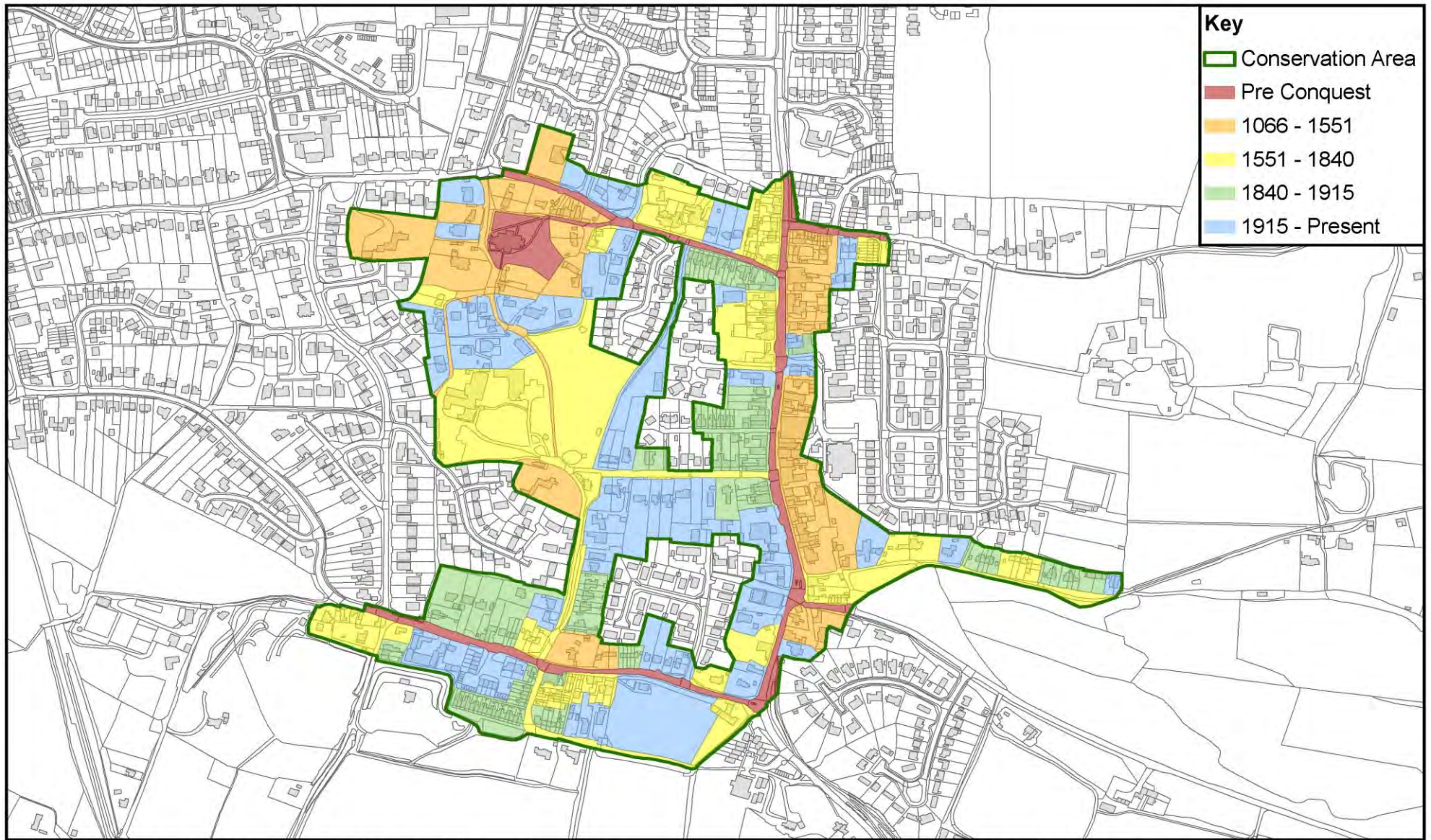


High Street, looking south towards Golden Square

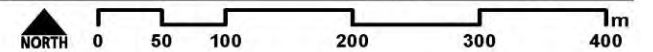


Tanyard, looking south towards Seven Chimneys.

Map 3: Henfield historic phasing map.

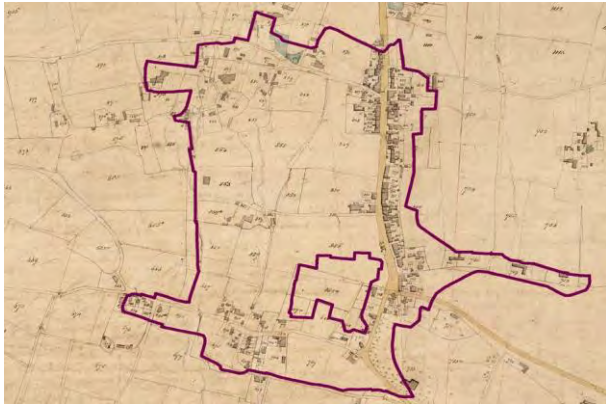


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Henfield's evolution

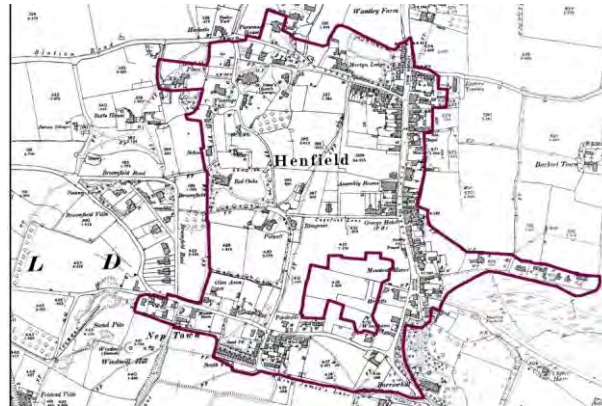
Mid 19th century



Henfield tithe map, 1840s

- By the mid 19th century, Henfield had barely expanded beyond the bounds of the early modern settlement. Buildings are concentrated on the High Street and around Nep .
- St Peter's Church stands to the west of the centre and is separated from it by open fields. It does not stand entirely alone, however, since there are numerous larger houses and farms scattered around it, including Henfield Place, Potwell, Elmgrove and Red Oaks.
- Henfield Common is located to the southwest of the centre, with Brighton Road forming its southern boundary. A handful of houses overlooks it to the north.

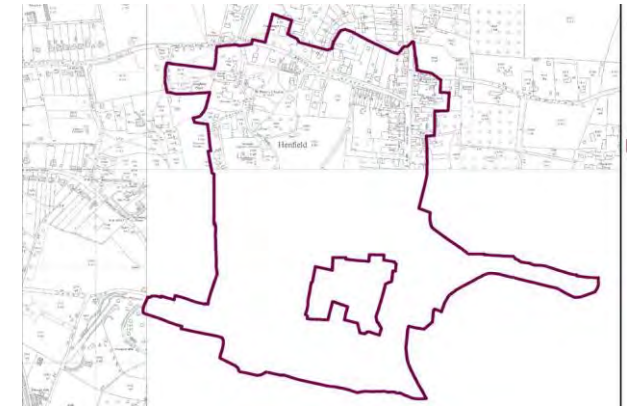
End of the 19th century



2nd edition Ordnance Survey map, 1896

- Housing has starting to spread west along Church Street, although at this date on the southern side only, and it stops some distance short of St Peter's Church.
- More houses have been built on the north side of Henfield Common and Assembly Rooms have appeared on a site to the north of the George. The west side of the High Street, which up to this point had been largely empty, is starting to get built up.
- Nep has started to expand with terrace houses fronting King James's Lane. A Mission Room has gone up near the junction with Windmill Lane and a group of semi-detached houses has been built on the west side of Broomfield Road.

Mid 20th century



4th edition Ordnance Survey map, 1940s

- Housing is starting to spread west from the outlying settlement around the station along Station Road, but it is still separated from St Peter's Church and Henfield Place by open fields.
- Housing is also spreading west along Lower Station Road and Dropping Holms towards Nep , and there is now a continuous, albeit uneven ribbon of development between the station and the High Street.
- Henfield is also starting to spread north and houses have appeared to the north of where the boundary of the Conservation Area now runs on the west side of the High Street opposite Wantley Farm.

4. Landscape setting

The north, south and east edges of the Conservation Area have been encompassed by development associated with the expansion of the village, much of which took place between 1930 and mid-1960s. More recent development has taken place on the eastern and western edges and the far north extents of the village. The southern edge of the Conservation Area abuts the surrounding countryside. The eastern arm of the Conservation Area also extends into the surrounding countryside along the northern edge of Henfield Common and there is good landscape east of the settlement. A large, open, green space forms the centre of the Conservation Area. This has been surrounded by built form over time, with modern infill development between older properties including Potwell and Elmgrove, which has altered the relationship between them and the open space.

Topography

Henfield is located within the landscape of the footslopes of the Adur Valley. The River Adur meanders through the valley floor to the west of Henfield. The landform around Henfield is gently undulating. Steeper slopes associated with river tributaries characterise the southern settlement fringe. There is little topographical variation through the settlement itself, ranging from approximately 20m AOD at the northern extents to 35m AOD on the southern ridgeline.

The Conservation Area forms the central, more plateaued landform within the wider, more suburban village setting. The highest density of development within the Conservation Area is mostly located along the High Street on lower lying landform.

The southern fringe is the most prominent landform associated with and defining the extents of the Conservation Area. The flat topography of Henfield Common characterises the eastern fringe of the Conservation Area, enclosed by gently rising landform to the north and south.

Existing landscape character

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

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

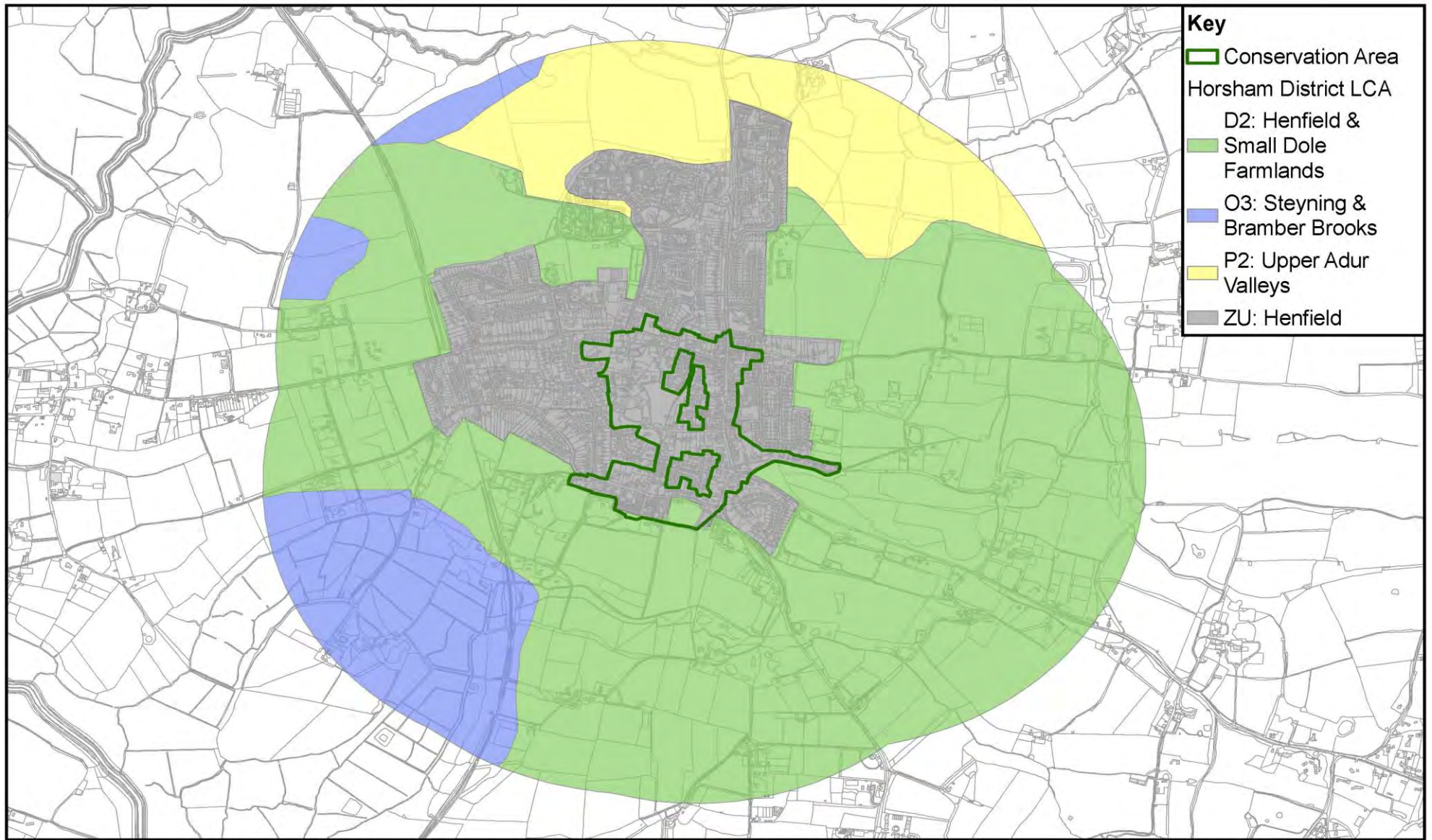
These identify the key characteristics and sensitivities of the landscape at varying scales. Key character considerations:

- Undulating ridges and vales, drained by the River Adur
- Low ridges and narrow valleys
- Steep visually prominent ridge at Henfield
- Historic commons and orchards around Henfield
- Network of country lanes and underhill lanes
- Pocket of woodland
- Occasional long views to and from the ridges
- Varied, small to large size regular and irregular field patterns
- Fields are intersected by hedgerows and some areas of woodland
- Area of common land are historic features
- Generally rural character with some hard settlement edges.

Conservation Area setting

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

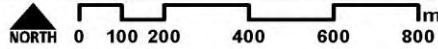
Map 4: Henfield existing landscape character map.



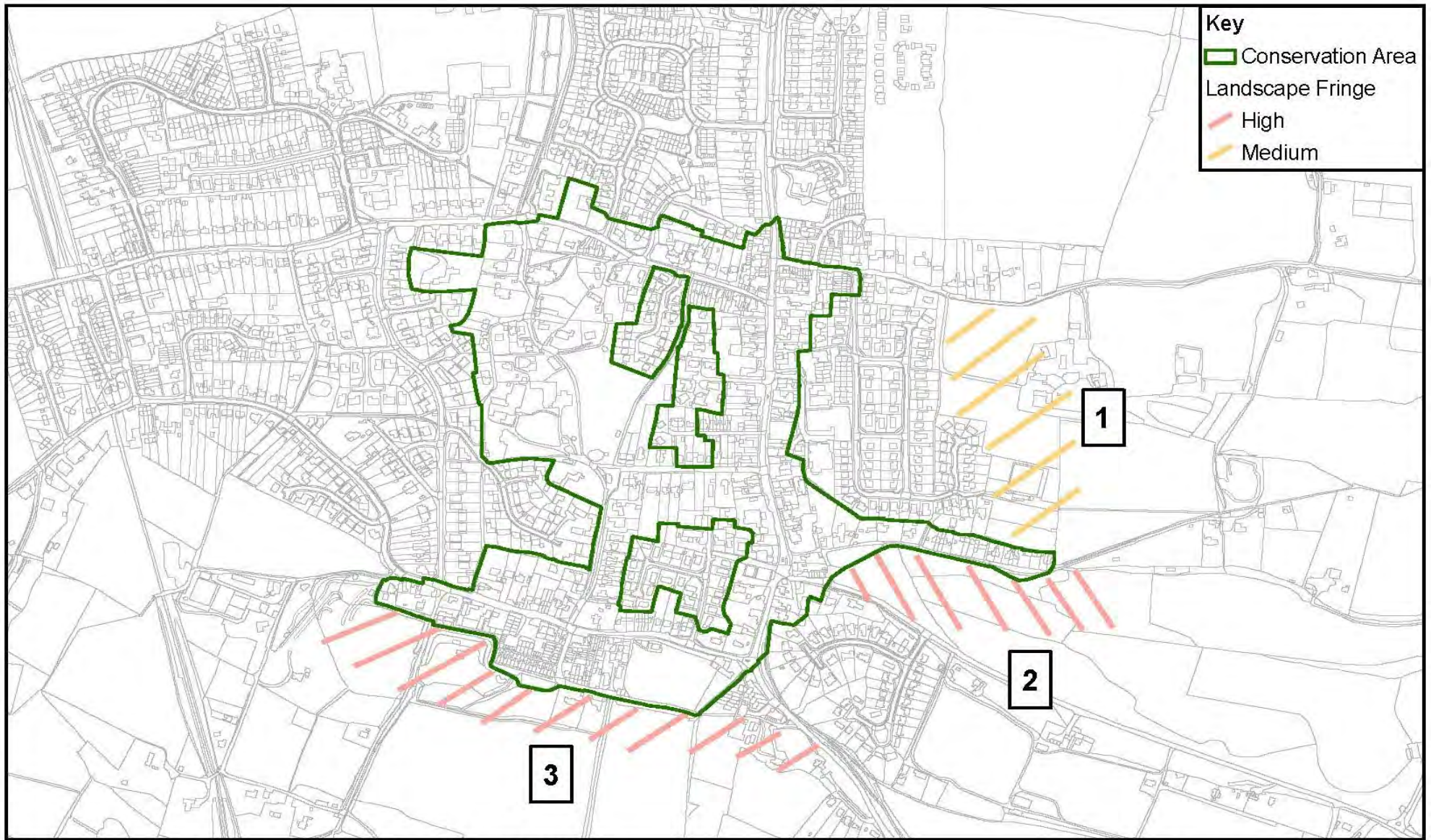
Key

-  Conservation Area
- Horsham District LCA**
-  D2: Henfield & Small Dole Farmlands
-  O3: Steyning & Bramber Brooks
-  P2: Upper Adur Valleys
-  ZU: Henfield

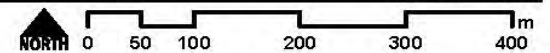
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Map 5: Henfield landscape fringe sensitivity map.



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Landscape Fringe 1

- Partly exposed Conservation Area edge associated with properties on Henfield Common North;
- More recent development extending north is generally better integrated by boundary vegetation;
- Gently undulating topography across the low ridge that extends east from this fringe;
- Skylines are generally contained and characterised by hedgerow and woodland vegetation;
- A predominantly small scale, intimate landscape pattern;
- Some evidence of the historic landscape, resulting in an intricate pattern of fields and vegetation in places;
- Some erosion of the historic landscape from modern development pressures that have extended the settlement edge to the east;
- A generally peaceful landscape with few intrusions;
- Enclosed visual character due to small scale fields and vegetation boundaries;
- Mature trees are a feature of the fringe landscape and buffer views of built form;
- Outlying properties occasionally stand out in contrast to the small scale fields.

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



Henfield landscape fringe 1, viewed from the east.

Landscape Fringe 2

- The properties overlooking the common define the settlement fringe, as viewed when approaching the village along the A281;
- Henfield Common contains scattered trees in proximity to the settlement edge, becoming wooded farther east;
- Flat landform across the common, gently rising to low ridges to the north and south;
- The built form defines the skyline of the landscape fringe;
- Wider skylines are vegetated in character;
- A locally open landscape, that becomes enclosed by vegetation farther from the settlement edge;
- Properties facing onto the common contribute to an intimate character on this fringe;
- A relatively simple landscape that has experienced little alteration over time and displays a degree of intactness;
- A generally tranquil, recreational landscape with some intrusion from the A281;
- Open views available across the common, although contained by woodland to the local edge setting;
- The properties along Henfield Common North are a defining feature of the fringe.

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



Landscape Fringe 3

- A partly integrated built edge generally set back behind groups of mature vegetation;
- Properties on South View Terrace stand out on the top of the ridgeline, overlooking the valley;
- The contours form a clear and defensible limit to the Conservation Area within this fringe;
- The ridgeline defines the settlement edge, although has been breached by some localised, more recent development south of King James' Lane;
- Skylines are predominantly well vegetated, occasionally broken by built form;
- The rising landform of the South Downs characterises the long distance views to the south;
- An intimate landscape character established by the small scale field pattern and mature boundary vegetation;
- An intricate landscape created by sunken lanes and vegetation transecting the gently undulating, sloping landform;
- Moderately complex landscape by virtue of the variety of features associated with the historic landscape pattern;
- Tranquil landscape with few intrusions;
- A large number of footpaths cross the landscape of this fringe, linking between Henfield Common and the Downs Link recreational route;
- Expansive views are associated with this fringe, particularly to the south;
- The properties on South View Terrace are prominent and an important feature associated with this edge.

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



Henfield landscape fringe 3, viewed from the west.

Open Spaces

There is only a small number of open spaces within the Henfield Conservation Area. The Tanyard field is the central green space, from which public rights of way link along narrow lanes north to the Churchyard, and beyond to the cemetery outside of the Conservation Area, and south to Rothery playing field on the southern edge of the Conservation Area.

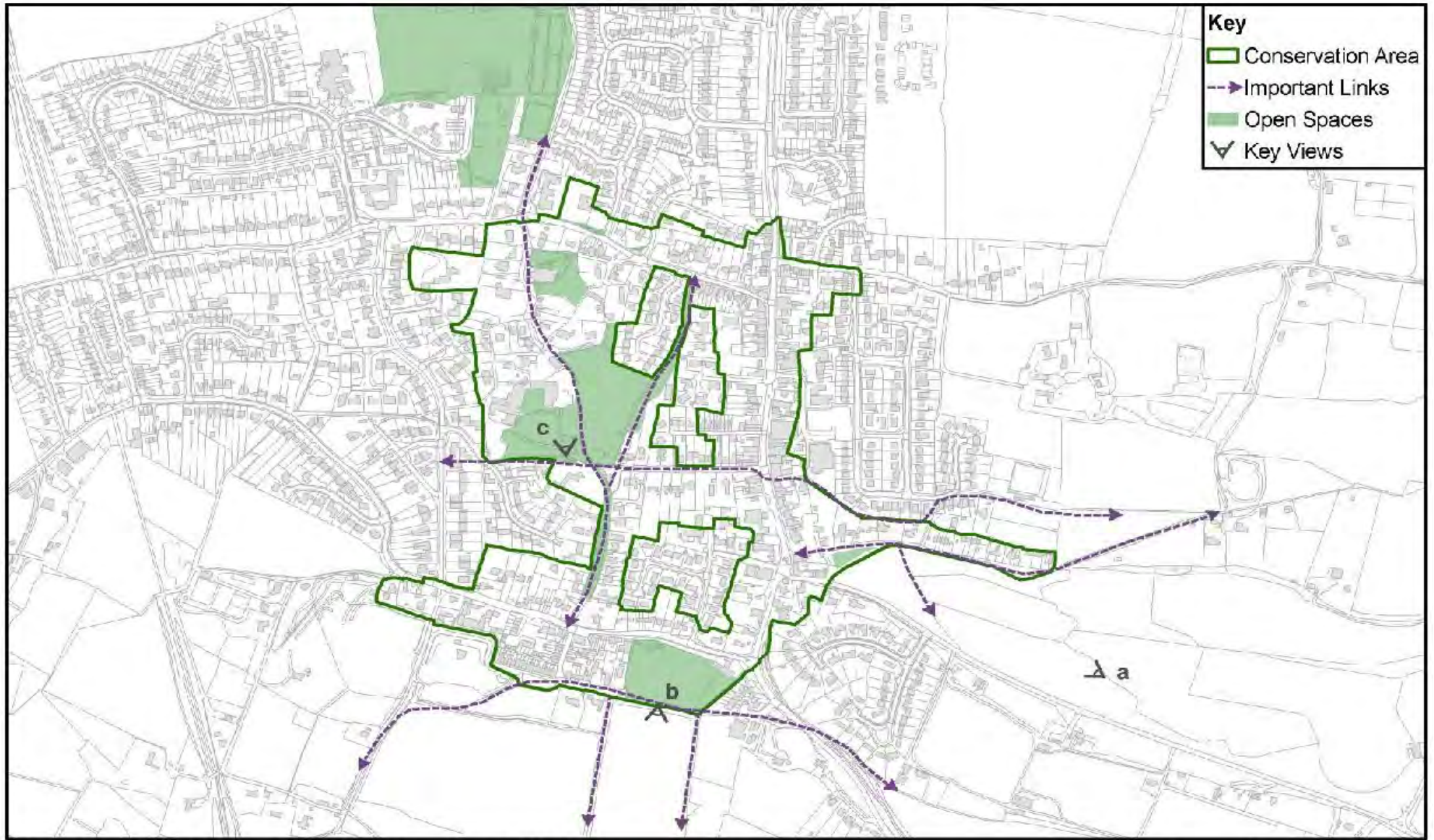
There is a large number of public footpaths that link through the Conservation Area, from the surrounding countryside and culminating at the Tanyard open space. Whilst there is limited inter visibility between open spaces and village landmarks, the spaces are physically well connected and form an important cultural feature of the settlement, with historic links.

The cemetery, the space in front of South View Terrace and Henfield Common, to the north, south and east of the Conservation Area respectively, are key open spaces that are associated with the Conservation Area due to overlooking properties and footpath links through. These spaces contribute to the setting of the Conservation Area fringe.

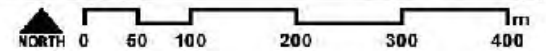
The links between the key open spaces within the Conservation Area, such as the Tanyard and Rothery playing field should be conserved as part of the settlements heritage and to provide physical associations between the few open spaces in the Conservation Area.

A number of open spaces throughout Henfield should be considered as Local Green Spaces, although these are yet to be formally designated. The relevant open spaces are the Tanyard, Rothery playing field, Henfield Common and space in front of South View Terrace on the periphery of the Conservation Area. Furthermore, where relevant, the links between these open spaces should be conserved as part of the settlement's heritage and to provide physical associations between the few open spaces in the Conservation Area.

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



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Vantage Points

The Conservation Area is generally well contained by the wider settlement area to the north and west boundaries and abuts the countryside on the south and east edges. There are vantage points within the surrounding countryside from which features associated with the Conservation Area edge are visible.

An important vantage point is located close to the pond to the south of Tanyard field, looking north across Tanyard field. From this point, the historic rural character of the village is easily appreciated, despite being encompassed by development.

a: There are open views across the western part of the common, towards the properties that form the Conservation Area edge. The built form characterises views from the A281 and footpaths on the common, and defines the entrance to the settlement from the east. This is an important historic edge associated with the common land that is characteristic of Henfield.



b: Long distance, open views are experienced from the public routes on the ridgeline that defines the southern extent of the settlement. These views are experienced from the path in front of properties on South View Terrace and from the bridleway adjacent to Rothery playing field. The views are of the sloping, local valley landscape in the foreground with the rising landform of the South Downs visible in the long distance and defining the skyline.



C: This local field is an important historic green space in the centre of the village. There are benches for public enjoyment of the space and footpaths run alongside the field. Modern development has intruded in part, but the rural character prevails and provides a link to the surrounding countryside character. Views are generally enclosed by mature trees and hedgerows along private boundaries. Mature trees through the adjacent development areas provide visual links through the settlement.



5. Townscape and historic environment

Although Henfield is clearly a linear settlement, the main A281 is offset, running close to the eastern boundary of the Conservation Area. Away from the High Street, one is unaware of its presence. Furners Lane, Church Street, Cagefoot Lane, Henfield Common North and Nep Road run off it more or less perpendicularly to the east and west. Although subsidiary as transport routes, they are as important as the High Street within the context of their own character areas, as discussed below. The terrain of the Conservation Area varies in places, but only along the High Street does this have any substantial effect on character. Elsewhere, the rises and dips are modest and of only local significance.

Although on a map the Conservation Area appears large, on the ground this does not translate into an extensive urban area. Construction was only ever concentrated along the High Street and in its immediate vicinity. Even there the building line is not constant, with indents and sidestreets, twittens and yards to break up the continuous frontage. Though shops, pubs and cafes are densely grouped along the High Street, they are confined to this area. The rest of Henfield is residential. Henfield is exclusively low-rise and buildings over two storeys in height are a rarity even here.

Away from the High Street, the density of construction drops still further. This is because historically most of the buildings here either stood completely apart, or formed part of scattered, informal groupings, interspersed with trees and fields. Only gradually did they coalesce into a more or less unified settlement, and then only between the late 19th century and present day through rather haphazard infill development. Despite the ancient origins of many of the houses, they are widely interspersed with more recent buildings, and the highly varied scape juxtaposing the rural and suburban that resulted is a key attribute of the village's character. The general air is informal, in places even intimate. There is an absence of grand gestures and big vistas. Even large houses are set well back from the streets and are easily missed by passers-by.

There is a rich and varied palette of materials. Many of the earlier buildings are timber-framed. In some cases this structure is exposed, with plastered infill or nogging. In others it is hidden, by render, or else behind mathematical tiles or tile hanging. Eastern Terrace on Furners Mead and west elevation of Potwell are slate-hung and the former premises of A. Baigent, builder (now offices), at the south end of the High Street are

weatherboarded, although the sole examples of both. There is plenty of good quality brickwork, sometimes of purple vitrified headers with bright red rubbers for the dressings. Flint is present, but not common, and tends to be used for boundary walls and outbuildings rather than for houses. Many of the roofs of older buildings are hipped or half-hipped. They are usually covered in peg tiles, less frequently in Horsham stone slates, less frequently still in thatch. Several houses have chimneys with zig-zag stacks, probably not of great antiquity, but a distinctive and endearing feature. Windows are a mixture of casements, sashes and horizontal sliding sashes – usually of timber, although sometimes leaded or with iron glazing bars or small-paned, hornless sashes.

Exterior treatments characteristic of the 19th and early 20th centuries are well represented. Earlier buildings are generally finished in stucco, sometimes with imitated quoins or rusticated masonry and other sparingly deployed classicising features. Some buildings from this period sport ornamental features such as latticework porches or iron verandas. Housing and commercial buildings from the latter decades of the century are particularly common and vary a lot in treatment from the relatively plain to the elaborate. Polygonal bay windows are common, as are four-pane sashes. Where it is exposed, brickwork often incorporates dressings and courses of different colours. Numerous buildings have ornamental features, some of them loosely based on the local vernacular, such as bargeboards, areas of tile hanging, decorative glazing bars and false timbering, a notable example being Tipnoak on the corner of the High Street and Nep Town Road. This has a Horsham stone slate roof, but otherwise slate is nearly universal as a roofing material for buildings from this date.

Townscape Photos



High Street, looking south.



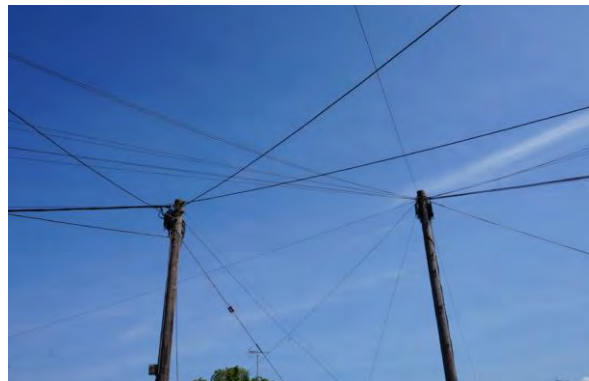
Backland area to the east of the High Street.



Vegetation is a feature of many backland areas.



19th century development along Church Street.



Intrusive wirescape.



St. Peter's Church and surrounding Churchyard.



St. Peter's Churchyard, looking south down Church Lane.

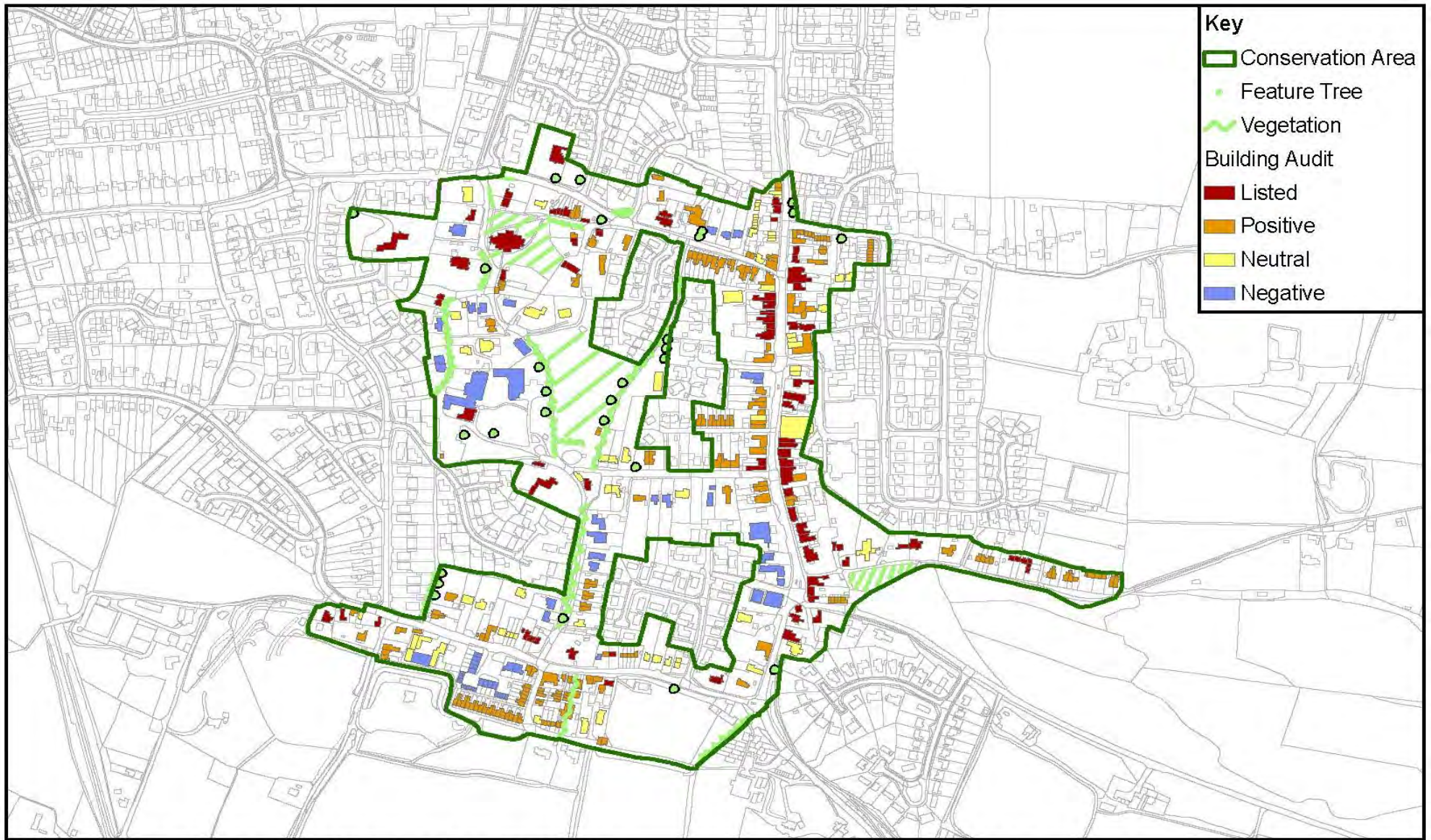


Rothery Field, located close to part of the southern boundary of the Conservation Area.



Historic chimney of a type found throughout Henfield.

Map 7: Henfield Conservation Area building audit map.



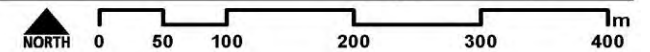
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Map 8: Henfield historic environment map.



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6. Character areas

There are five distinct character areas within the Henfield Conservation Area, which reflect different phases in the evolution of the village, its relation to the main route and other topographical features, the density of construction and changes in patterns of land use.

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

The earliest buildings in the Conservation Area were built of timber frame with plaster panels utilising the plentiful supply of local Wealden oak. Important buildings such as St. Peter's Church were built of stone, but even they had flint used to supplement the stone. Roofs would have been thatched or, for more prestigious properties Horsham Stone would have been used.

Brick and plain clay tiles would not have been widely used until the mid-17th century. This led to the development of increasingly decorative tile-hanging using these plain tiles on battens nailed to the walls.

Flint, both knapped and as nodules is a popular building material and its use goes back to the medieval period. Brick was first used for brick infill and plinths to timber frame buildings and would not have been widely used for the whole walls of buildings until the mid-17th century. Plain clay tiles would also have become common from this period, leading to the development of increasingly decorative tile hanging using plain tiles on battens nailed to walls and even 'Mathematical tiles'.

From the 18th century the classical Georgian style of architecture took over. Brick and flint became the dominant walling materials, though with a few buildings of brick and flint under a render coat. From the early 19th century slate became the most used roof covering.

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

There are not many 20th century buildings of note in the settlement. Not much of the post Second World War housing developments can be said to have taken on any style or materials that are locally distinctive, apart from the use of tile-hanging and red bricks.

Shopfronts in historic buildings on the High Street remarkably still are of traditional appearance and even newer ones are generally sympathetic, although some over-large fascias with big, bright modern lettering have intruded. Other shopfronts retain elements of earlier designs with alterations or are of modern materials in traditional forms.

Other building and architectural features of note are:

- Knapped flint combined with red brick dressings at Red Oaks Lodge and Gull Cottage;
- Exposed timber frame, sometimes with brick infill panels as at Ganders Cottage, Old Tudor Cottage, Pendrells and Wisteria Cottage;
- Horsham stone slate roofs such as on Cedar View, Old Mill House and Parsonage House and St Peter's Church;
- Large brick ridge and gable end chimneys, some with the local characteristic zig-zag design as at Seven Chimneys and Apple Tree Cottage;
- Tile-hanging using plain and scalloped tiles as at the White Hart Hotel, Astons and Southdown House and mathematical tiles on right hand side of the White Hart; and
- A range of vernacular roofs both utilising plain clay tiles and thatch.

Church Street

The centrepiece of this character area is St Peter's Church, a largely medieval building. It is surrounded by detached houses, several of them ancient in origin and some of them quite large. They stand in the middle of large plots of highly varied form, irregularly dispersed. Three of them – Henfield Place, the Vicarage and the Parsonage – have a historical relationship with the church, yet despite their proximity little inter-visibility. This is a result of the layout and also of the prominence of mature trees and other vegetation. One of these large houses, Martyn Lodge, stands on the north side of Church Street, and, unlike the others, it is a prominent feature.

But despite being the main thoroughfare, Church Street gives little away about its surroundings. Most of the historic properties present their rear elevations to it (which in any case are hidden behind fences and hedges), and those that do front it are mostly modern. The road meanders and rises and falls, there are several prominent mature trees and the character varies between rural and suburban, because of the quantity of post-war residential development in the vicinity. Church Terrace extends from an unmade cul-de-sac east of St Peter's, forming a secluded backwater fronted by several cottages. The thatched and painted Cat House stands at its east end on Pinchnose Green and is a landmark and a distinctive accent. It makes a rather disparate group with the early and late Victorian terrace to the west. These front a narrow path enclosed on the opposite side by a tall hedge.

There is a dramatic contrast where Church Terrace joins the Churchyard and several paths fan out, two disappearing into long groves of topiary yew trees, and the whole of the spreading mass of the Church can be seen. The houses along Church Lane, which has the feel of a village street, have the strongest group value with the Church, although only a few can be seen at one time due to the kinks and bends along the street and the large amount of vegetation and mature trees interspersed with the buildings.



Tannery Barn and Church Cottage ensemble.



Red Oak Cottages.



Church Terrace.



St. Peter's Churchyard wall looking towards Apple Tree Cottage.

High Street

This character area is divided into two halves, both fronting a busy transport artery, the A281 Horsham to Brighton Road. From whichever direction one approaches it, it is immediately evident that this is the commercial centre of the village because of the number of shops, banks, pubs and garages. These are evenly distributed along its length, all the way from Furners Lane to Golden Square. There are buildings with a modest landmark role because they are slightly larger and occupy corner plots, like the former Assembly Rooms and Evangelical Free Church, they are not strong enough architecturally to define a focal point.

The character of the High Street is not uniform. At its north end, it feels quite rural because of the modest scale of the cottages and gardens in front of St Anthony's and Redbarn. The remainder is more urban because the buildings mostly stand on the streetline and there are continuous frontages in places. Yet even here there are exceptions, such as Norton House and Rus House, set back behind front gardens. Although there are old buildings embodying features of the Sussex vernacular, they are unevenly distributed and interspersed with much later infill. Some buildings make a very positive contribution, such as the Grade II listed early-19th century range from Jasmine House to the post office, a group which is complemented by the handsome Edwardian premises of Henfield Funeral Services on the corner with Church Street, an important landmark.

But the quality of buildings from this date is not consistent and although some make a positive contribution, others do less so, in many cases

because of unsympathetic recent alterations. There are also several bland late 20th century neo-vernacular developments.

Furners Lane, Church Street and Cagefoot Lane are included in this character area because their architectural character is broadly consistent with the High Street. However, in all cases the character of these streets rapidly becomes more suburban as soon as one moves away from the High Street.



30 *Tile-hung 1 - 8 Easter Terrace.*



Victorian buildings lining the High Street.



Turn of the century commercial buildings on the High Street



High Street, looking north from Cagefoot Lane.

Tanyard

Although not far from the High Street, this character area is a world away in its pastoral feel. As one heads west down Cagefoot Lane the surroundings quickly change from urban to suburban, then to semi-rural. Mature trees and vegetation of all sorts becomes very prominent. There are fewer finished surfaces, and the thoroughfares are all lanes and footpaths rather than roads, thanks to which there is hardly any motor traffic.

At the end of Cagefoot Lane is the ensemble of Seven Chimneys, Potwell - a large timber-framed house, Red Oaks Lodge opposite the pond at the south end of the tanyard. Here the rural character is particularly pronounced, thanks not only to the dominance of vegetation, but also to the careful management of the Tanyard as a flower meadow. There are medium-range views across it, and the presence of mature trees helps to limit the negative visual impact of 20th century residential development that has encroached on its northern end. From the north east Craggits Lane runs into the tanyard from Church Street past the scout hut. Blackgate Lane curves away to the south through a tunnel of dense vegetation, which provides a characteristic pedestrian link between this area and Nep to the south. Running parallel to this pathway is an unmade cul-de-sac with early 20th century housing – three pairs of semi-detached houses and one villa.

The northwest part of this character area is occupied by Red Oaks, a large Regency house of the 1830s. Although it has been extended to serve as

a nursing home, with a large annex built a short distance away and much modern hard landscaping, it still benefits from its location in spacious grounds with the prominent trees which have given it its name. Here, however, the impression is of a more managed landscape and the site is largely screened from its surroundings by boundary walls (the flint-built one along Lover's Walk is notable) and hedgerows.

To the north is the modern ensemble of Corpus Christi Roman Catholic Church, its presbytery and hall.



The view over Tanyard from the footpath.



Cagefoot Lane, looking east.



Tanyard, looking north.



The southern end of Blackgate Lane, looking north.

Common

This character area consists of the houses that fringe Henfield Common along its northern side fronted by the broad expanse of rough grassland that forms the common. These buildings are arranged along the northern side of a trackway emerging as a twittern passing between Moustows Manor and Forges on the east side of the High Street.

The houses in this character area are a disparate group. They include several historic properties displaying features of the local vernacular, such as Lavender Cottage, one of the few thatched houses in Henfield. However, there is plenty of more recent infill. This comprises two phases. The first is short terraces of cottages from the late 19th and early 20th centuries, which, though modest, have decorative features like ornamental bargeboards and patterning in coloured brick. The second phase includes large, modern detached houses infilling plots between them. All the houses are set back behind front gardens and at the east end of Henfield Common North there are wide grass verges as well. However, several of the larger houses are mostly screened from view by tall hedges, limiting appreciation of their group value.

The grassland between Henfield Common North and the A281 to Brighton, and the area of woodland, are vital components in the setting of this character area. Other than South View Terrace in Nep Town, this is one of the few parts of the Conservation Area which enjoys views out into open countryside. There are views of the South Downs when looking south, however long-range views are limited.

Other than the Grade II-listed White House and April Cottage and, further away, School House, the buildings on the opposite side of the Common do not address the space and have little group value with this character area.



32 *Southern end of High Street, looking north towards Golden Square.*



View over Common from Brighton Road.



View west along Henfield Common North.



The Regency style villas on the east side of High Street.

Nep Town

This character area originated as an outlying hamlet, and even now still has the sense of a place apart. Along with the Common, it is the only part of the Conservation Area where open countryside can still be seen to form the setting of the village.

The backbone of the character area is Nep Town Road, which runs east-west. The density of construction is low, vegetation is prominent (it includes the Rothery Field, a recreation ground) and it is almost exclusively residential. Dotted unevenly along its length are timber-framed houses, generally set well back from the road, often behind walls and hedges and sheltered by trees. These are interspersed with 19th and 20th century housing, generally detached houses or short terraces. Buildings of this date are concentrated along Weavers Lane, King James' Lane and Southdown Terrace, where they form a distinct group within the character area. The cottages along the first two of these lanes are modestly scaled and built of brick, but Southview Terrace is more grandly proportioned with two-storey polygonal bay windows. Clad in render and painted in bright colours, they have something of the flavour of a seaside and are some of the few houses in the village to enjoy outlook to open countryside - only from here does the wider setting of Henfield become apparent, with a broad, largely uninterrupted vista opening up in which the South Downs are visible in the distance.

A short distance to the northwest is Nep Close, two terraces of 1960s housing overlooking a central hard standing. These detract from the

Conservation Area, as does the neighbouring complex of light industrial buildings, although the impact of the latter is mitigated by their being located in a slight hollow. The former mission chapel of the 1890s, a 'tin tabernacle', is a distinctive feature here.



Weavers Lane.



Tin tabernacle on Nep Town Road.

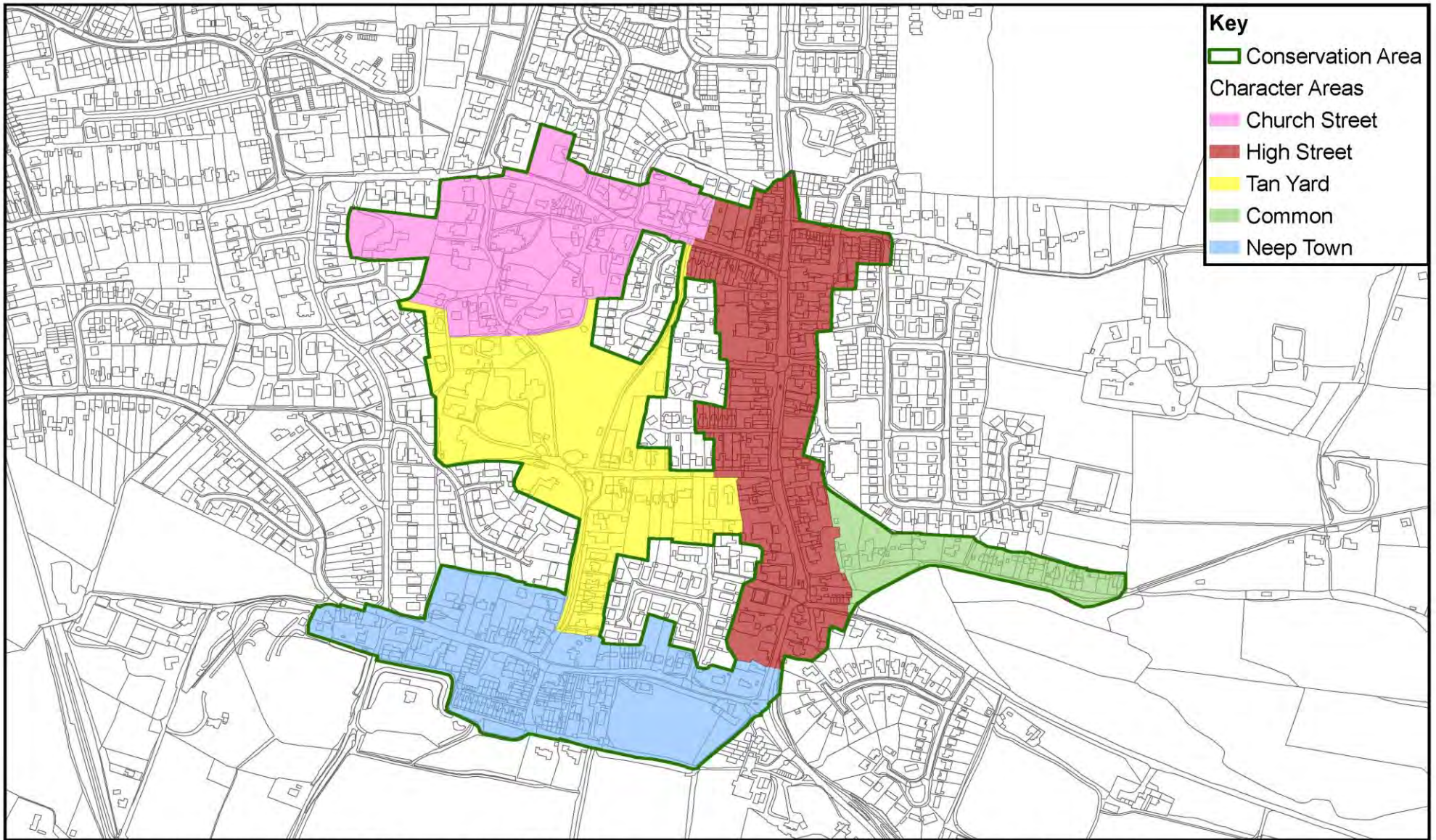


Tipnoak: high quality neo-vernacular fantasia.

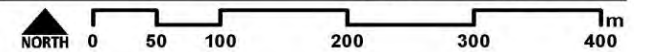


Outlook south towards the South Downs, from South View Terrace.

Map 9: Henfield character areas map.



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7. Views

The intimate, semi-rural character of much of the Conservation Area means that views are almost exclusively short range.

Roads meander and this, together with prominent trees and foliage, means that it is rare to be able to see from one end of a street to the other, such that there is little inter-visibility between spaces and landmarks. Throughout the Conservation Area, buildings are set well back from the street line, sometimes at a higher or lower level, and hidden behind tall hedges. This, together with the low density of development, makes feature buildings rare. There is also little sense of the surrounding countryside and the village's relationship to it.

The one exception to this rule is the High Street. A view opens up by the junction with Church Street, where its character changes and it becomes more obviously commercial. This view extends as far as The George, the highest point of the street, where it also bends to the east. While the curve in Church Street near its junction with the High Street precludes even short-range views down it looking west, there is an important view in the opposite direction taking in all of the street front of The White Hart inn, a prominent building in this neighbourhood. There is a view up the High Street looking in the opposite direction to the one mentioned above, from a point near The George. Here, the falling terrain can be readily appreciated. Turning 180 degrees, from the same point there is another view looking south, also down falling ground, towards Golden Square.

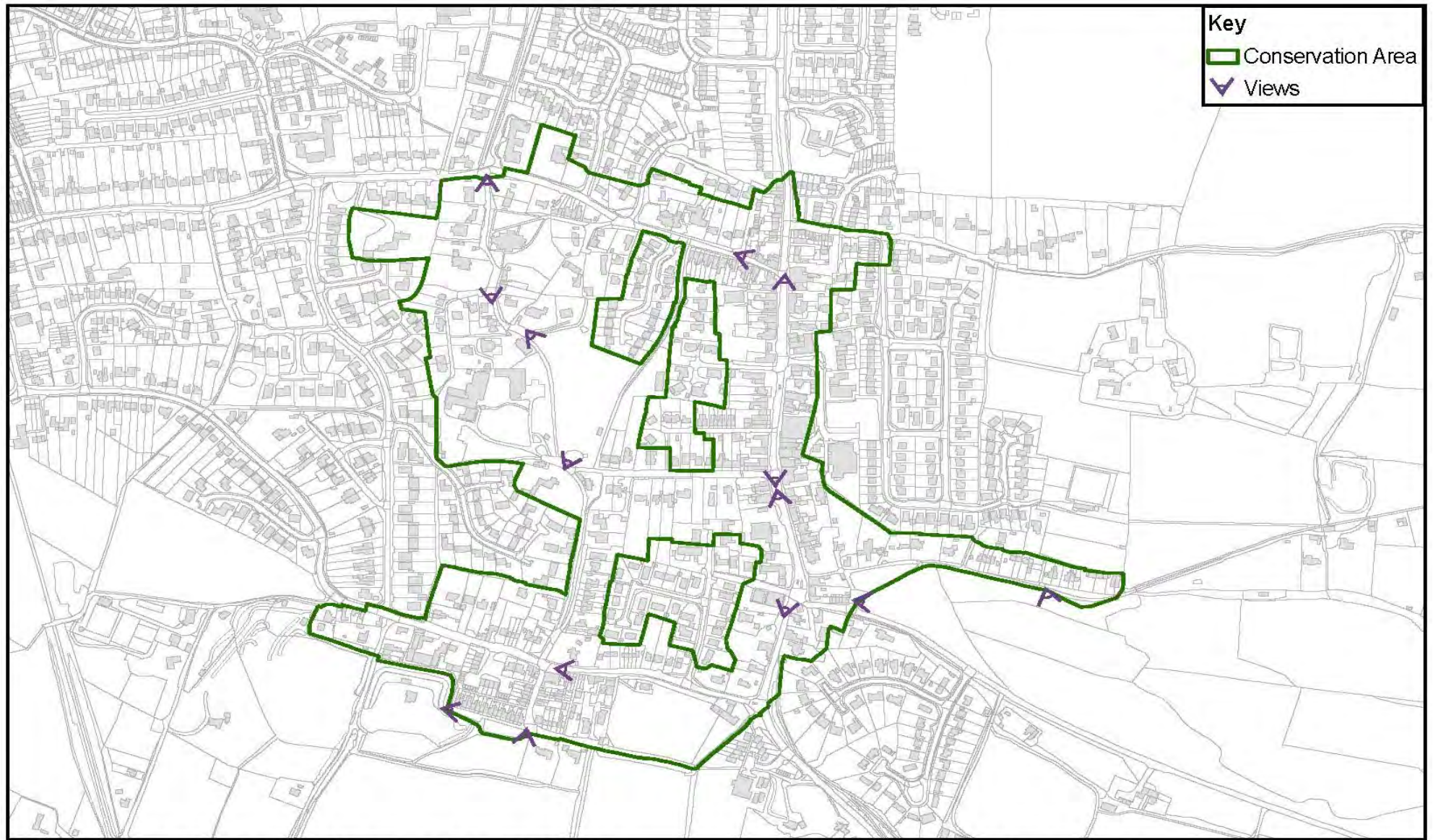
In the Nep character area there is a view looking west down Nep Town Road, although because of the meandering road layout and therefore absence of long-range sight-lines, this opens up gradually as one passes along. From the junction of Weaver's Lane with King James' Lane there is a broad vista over the Low Weald towards the scarp slope and ridge of the South Downs, where the communications tower near Truleigh Hill is a landmark. There is a much shorter range view from the west end of Southdown Terrace looking towards King James' Lane.

Views within the Tanyard Character Area are particularly restricted, the only exception being those of the former tanning field itself. From the end of Cagefoot Lane there is a view taking in the pond looking north over the tanyard. Mature trees and hedges around the edge of the tanyard play an important role in screening the 20th century developments which surround

this open space and which would otherwise detract from its character. There is a view in the opposite direction looking south east from the end of Church Lane, although modern housing of Chestnut End at the end of Chestnut Way intrudes and detracts from it.

Although still one of the tallest buildings in the village and located on elevated ground, St Peter's Church is generally visible only at close range. One of the few exceptions is the view that opens up from the junction of Church Street and Church Lane looking south. The tower is seen rising above the densely planted topiary yews that are a distinctive feature of the Churchyard, and its group value with Grade II-listed Hacketts Cottage can be appreciated. There is another view of the Church looking upwards from the fork in Church Lane just to the south. Again, it is seen as a part of a group, this time including Old Tudor Cottage, although this view is seasonal and in spring and summer the tower is hidden behind foliage.

Map 10: Henfield views map.



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8. Negative elements

While Henfield Conservation Area contains a large number of distinctive features that embody and conserve its special interest - statutorily listed buildings, unlisted buildings that make a positive contribution, public open spaces and large gardens – the already strong influence of uncharacteristic late 20th century development throughout the Conservation Area make it particularly vulnerable to change if poorly managed.

Statutorily listed buildings are all in occupancy and have generally been well looked after, although in places original features have been eroded by inauthentic or heavy-handed repairs, such as the replacement of brick nogging in timber-framing. The pattern of growth, which saw Henfield reach the 20th century with a large number of vacant plots, made infill development inevitable, but even though it largely spared historic buildings, it has not always been well designed. The scale and massing are usually sympathetic to the low-rise nature of the village, but the layout often does not respect the urban grain and the treatment of the elevations and choice of mass produced materials lacks any sense of place. In many cases late 20th century development has had a detrimental impact on the setting of statutorily listed buildings.

Unlisted buildings have proven especially vulnerable to repairs and alterations which detract from local character, such as over-judicious repointing, the replacement of slates or tiles with poor quality modern substitutes, the application of cementitious render or painting in poorly chosen colours. Numerous 19th and early 20th century buildings have had their original sash windows replaced with uPVC double-glazed substitutes or other forms of proprietary glazing, which in some instances has been accompanied by alterations to the dimensions of the windows and the loss of other original detailing. This erodes the positive contribution that these buildings would otherwise make to the Conservation Area. It also weakens the group value of historic buildings, which, while individually not outstanding, together have important townscape value. Southview Terrace, where all but a couple of houses have had their original glazing replaced, is an example of the negative impacts of modern glazing.

Along the High Street, numerous buildings are marred by poor-quality shopfronts or excessively prominent commercial signage. Highly visible TV aerials are a common feature that could be better managed.

A negative feature of some streets in the Conservation Area is a visually obtrusive 'wirescape' of telegraph poles and telephone wires which have accumulated over many years but which now detract from views of historic buildings due to their density and seemingly uncoordinated placement. In some cases, street lighting in the form of imitation gas lanterns have been fixed to the telegraph poles on brackets which adds to a sense of inauthenticity.

Elsewhere, identical lanterns are mounted on standards designed in a complementary manner. Although intended to approximate historic street lighting, the design of these lanterns are associated primarily with an urban environment, and thus are at odds with Henfield's sense of place.

Other items of street furniture, such as finger posts, bollards and litter bins are of an ubiquitous design and have a similar effect of reinforcing character. Poor quality hard surfaces detract from the Conservation Area, along with poor quality boundary features. They underscore the suburban elements of the Conservation Area at the expense of its largely semi-rural nature. Inappropriate fencing has a particularly negative effect in the Tanyard character area where it encloses the numerous footpaths and can feel oppressive.

Since Henfield is a commercial centre for the surrounding area located on an A-road with no bypass, there is a near-constant stream of traffic passing down the High Street and numerous cars parked along it. The noise and inconvenience of the high volume of traffic detracts from the ability to appreciate the semi-rural character of the village. Also of concern is the impact of street furniture associated with traffic management such as barriers, traffic lights, road signs and traffic islands. Often these elements are visually intrusive, making it more difficult to appreciate ensembles of historic buildings, such as in Golden Square.

Modern advertising also intrudes. The filling station with its prominent and brightly lit canopy detracts even further from Golden Square. A short distance away is the premises of a car dealership, which occupies a former filling station and garage.

9. Management plan

The need for a Management Plan

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

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

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

Control of development

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

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

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

to the setting or character or appearance of the Conservation Area;
and

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

Residents and business owners should contact the Council to 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 Henfield Conservation Area Appraisal has included consultation with stakeholders, specifically the Parish Council. A number of issues were identified. These have been used as a basis for the following section identifying principal issues to be addressed by this Management Plan.

Historic built environment:

- Loss of traditional architectural features;
- Equipment and installations;
- Boundary enclosures;
- Drives, off-street parking and loss of front gardens;
- Enhancement of existing buildings;
- Shopfronts;
- Extensions;
- Window replacement;
- Dormer windows and rooflights;
- Cladding, rendering and the painting of walls;

- Repointing of brickwork and stone walls; and
- Demolition.

New development and environmental improvement

- Opportunities for new development; and
- Setting and Views

The Environment and Public Realm

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

Historic built environment

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

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

Boundary enclosures – Plot boundary treatment varies. At present, some poorly maintained boundaries harm the character and add to the appearance of buildings

and the overall street scene, including rear boundaries which are visible in several locations when viewed from the public realm. A characteristic boundary of settlements in Henfield is local brick. Retention of these walls and increased use of trees and hedgerow as a 'soft' boundary treatment is considered preferable. In some cases, installing rendered plinth walls, picket fences and railings may be appropriate.

Drives, off street parking and loss of front gardens - landscaped gardens to building frontages make an important contribution to the quality of the streetscape. Historically, many buildings in the Conservation Area had front gardens with enclosing low brick walls, hedges or railings. The loss of front gardens to parking detracts from their historic setting and is resisted. The use of porous pavements, reinforced grass paving, or gravel instead of tarmac, with the retention of some garden space and the use of appropriate boundary treatments, would offer a more attractive setting for buildings, reduce run-off and give a more sustainable approach.

Where there is existing frontage parking which adversely impacts the character and setting of the Conservation Area, any new planning application should include a condition requiring the reinstatement of front garden areas and any traditional boundary treatments.

Enhancement of existing buildings – many of the listed and unlisted buildings in Henfield have been altered and lost features. Fortunately, there exists good photographic coverage of the place, allowing for the possibility of accurate restoration. Proposed enhancements to make a building look grander than it ever was should be resisted. There are several buildings on the High Street 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 stone coursing, brick bond, lime mortar, and coping details;
- New gates and timber fences should be good quality traditional timber design; and

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

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

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

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

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

Dormer Windows and Rooflights - New dormer windows and rooflights should not be located on street-facing and prominent roofscapes. Where new dormer windows and rooflights are considered appropriate, they should be small in scale and not dominate the roofslope, ensuring that a large area of the roof remains visible. Dormers need to be of a traditional form, in scale with the building and its roof and their windows should be smaller than those on the floor below. Rooflights need to be flush with the roof face and normally the 'conservation' type rooflight is preferred. Wherever possible, 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 is to hold the wall material together 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 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 arrises (corners) have been worn away, the mortar face may have to be slightly setback. Raised or 'strap' pointing should be avoided as not only does it stand out and change the appearance of the wall, it can act as a shelf for rainwater.

Demolition - within the Conservation Area, the demolition of an unlisted building or wall over a certain volume or height without prior planning permission is a criminal offence. Furthermore, demolition of buildings

or built features which have been identified as making a neutral or positive contribution to local character will normally not be permitted. Where buildings and features have been identified as making a negative contribution of local character, development incorporating some demolition may be permitted, as long as what will replace the existing building is judged to respond positively to its local context.

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

New development

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

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

Key threats:

- Redevelopment of sites with rundown buildings such as the industrial buildings on Nep Town Road with development that is out of context in the Conservation Area;
- Closure of more shops as retail becomes more marginal and the difficulty of retaining the character of the buildings when allowing conversion from retail;

- Loss of traditional joinery details in windows and doors and in particular shop fronts, as properties are improved both visually and for thermal upgrading;
- Loss of traditional roof coverings, chimneys and chimneypots on unlisted properties when the roof is replaced. Machine made clay tiles, imported slates and similar though 'natural' materials look different to what is there now;
- Loss of setting relationships in the Conservation Area between the Parish Church of St Peter and the rest of the settlement around it; and
- Erosion of green spaces and loss of prominent trees and bushes in the Conservation Area.

The Environment and Public Realm

Trees - the presence of trees makes an important contribution to the character and appearance of the Conservation Area. Anyone who cuts down, uproots, lops, wilfully destroys or wilfully damages a tree of a diameter 75mm or more at 1.5m above ground level in a Conservation Area without giving the 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.

Public realm

Street furniture - there needs to be a consistency of style to help create a cohesive identity for the Conservation Area. The presence of excessive or redundant street furniture causes street clutter and is visually unattractive.

The rationalisation of street furniture such as street nameplates (a simple design of black letters on a white background), lamp posts, seating and the provision of 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; and
- Any redundant street furniture such as signage should be removed.

Car parks – the two public car parks would benefit from enhancement works such as appropriate resurfacing, sensitive bay marking and the introduction of soft landscape. A good example are the main car parks off the High Street, behind Lloyds Bank and off Coopers Way which are relatively hidden and have interpretation boards about Henfield.

Opportunities for enhancement – Several sites in the Conservation Area could be enhanced with great benefit to it. Golden Square is now dominated by traffic with pedestrians pushed to the edges, and traffic calming by widening the footways or reintroducing the T-junction could improve the environment. Redevelopment of a number of sites occupied by poor quality, insensitive construction could enhance the conservation area. The east side of High Street there is the frontage of the Shell Garage and that of Henfield Car Buyer have potential to be improved. Elsewhere Henfield has suffered in places from poor-quality infill development. Areas with potential for redevelopment capable of enhancing this character area include the sites above, the car parks, and some of commercial yards.

Henfield Common at the south-eastern edge of the settlement is an asset that could be made more of, and the small car park at the western tip of the common needs visual improvement.

Golden Square is a lost feature that now appears as a widening of the road at the south end of the High Street, approaching the junction of the two A roads. Though framed by listed buildings on its east and south sides, the west side is less successful and traffic dominates. Improvements could be made, for instance, by adding raised beds with planting where the wide strip of concrete paving stands in front of the petrol station with its open forecourt. Similarly, 1-12 The Green could have its front boundary and its thin planting improved. The streetscape in the square is confused, with several pedestrian refuges taking up space but not encouraging lingering, and pedestrians generally being kept to the periphery. A partnership between West Sussex County Highways Authority, Horsham and Henfield Parish Council could be considered to instigate a traffic calming scheme that would treat Golden Square as a public space, where vehicles are less dominant and pedestrians might feel more comfortable. West Sussex County Highways have pioneered this approach elsewhere.

Just to the north on the west side of the High Street, it may be possible to improve the boundary at either end of the Henfield Car Buyer site with a boundary wall or planting, to reduce the impact of the gap in the townscape. Any future development of this site would have potential to make a significant positive contribution to the Conservation Area.

The area around the War Memorial is another where a modest street improvement scheme could bring benefits, e.g. making this area a shared surface which would improve how it works for Armistice Day services. More could be made of this attractive pedestrian route to the Parish Church.

Church Street itself suffers in part from a narrow footway on only one side and a narrow carriageway, although this may not be possible to improve. It then opens out but needs better defined boundaries on either side to improve the sense of enclosure.

On London Road, the northern entrance to the Conservation Area is pleasantly defined by mature trees and hedges, although the eastern side is becoming overgrown and could be better managed. The long length of guardrail outside the Nos. 1-11 detracts from the streetscape, but allowing parking outside them acts as a traffic calming measure.

Appendix 1: Historic development

Pre-history

A high number of prehistoric finds and findspots in the area testify to considerable human activity from the Palaeolithic period onwards. An east-west Roman route linking Stane Street with the roads from London to Hassocks and London to Lewes passed to the south of Henfield with a crossing point on the Adur to the southwest of the village. Romano-British artefacts have also been discovered, although so far no evidence for any kind of settlement. The north-south route along which the village grew up may have originated as an Anglo-Saxon drove road, used for moving livestock from settlements on the Downs to areas of pannage in the Weald. The east-west route, which ran from Hurstpierpoint to Ashurst along the greensand ridge, crossing the Adur to the west of Henfield, is first recorded in 1469, but its alignment close to St Peter's Church, an Anglo-Saxon foundation, suggests it may be a lot older.

The Middle Ages

The first documentary reference to the area dates from 770, when Osmund, king of Sussex, granted an estate to Warbald and his wife Titburh to endow St Peter's Church. This is thought to have been equivalent to the manors of Stretham (otherwise called Henfield) and Oreham, the rectory estate, as well as to Henfield Park, which lay to the north of modern Henfield. However, there is no evidence that at this date the Church was surrounded by a village. This implies that the Anglo-Saxon settlement was dispersed and the Church probably functioned as a minster, that is to say a mother church serving a parochial, from which daughter parishes later evolved.

By the time of the Domesday Book, the Church formed part of Stretham/Henfield Manor, which had passed to the bishops of Selsey (subsequently Chichester, after the see was moved inland in c. 1080). The bishops' manor was located at Stretham on a site to the southwest of the modern village right on the banks of the Adur. In the 11th century William II granted the right of free warren at Henfield to the bishops of Chichester and they seem to have emparked an area to the north of the village by the 13th century. The rectory became a prebend in c. 1219, and a vicarage was created around the same time. The manor at Stretham was abandoned by the mid-14th century, probably because of flooding, and rebuilt on a new

site. A second manor, called Moustow, is recorded from 1327 and probably was located right in the middle of the village. A manor pound and pillory are recorded from the 14th century.

A market was granted in 1234, but there is no evidence that this stimulated any sort of growth since no documentary references are encountered to shops, trade guilds or professions that are usually indicative of emerging urban characteristics. The local economy was based entirely on agriculture, mainly arable farming on areas of cleared woodland, although also livestock to a limited degree. The silting up of the Adur in the 14th century, which led to the port at Steyning falling into disuse, put an end to cross-Channel trade in the area. Nevertheless, this period contributed an architectural legacy that is still partly extant. St Peter's Church was rebuilt in the 13th century and enlarged in the 15th, when the north chapel and tower were built. Five timber-framed houses from before 1500 survive in the village, including the George Inn, but the buildings were never densely concentrated.

The early modern period

A period of growth begins in the 16th century, when the first references to shopkeepers and a wider range of trades and industries appear. During this and the following two centuries there was significant brewing activity, although the largest industry seems to have been tanning, a trade which was carried on in Henfield until 1840. Bricks were made, thanks to deposits of brick earth in the locality, and sand and sandstone were extracted. Brick and sand production would continue until well into the 20th century. There are thirty surviving buildings in Henfield dated to the 16th and 17th centuries, all of them timber-framed, but it is likely that they testify to increased agricultural prosperity rather than the growth of the village, which absorbed them as a result of much later expansion.

During the 18th century some of these older buildings were refronted in brick or with tile-hanging, but there was little new construction. One of the few exceptions was the workhouse on Nep Road, which served the village until it was superseded in 1835. In the late 17th century Henfield's provisions for travellers had been very modest. However, this situation changed around 100 years later with the rise to prominence of Brighton as a bathing resort and centre for high society, since traffic from

London took the road running through the village. The route in from the north was turnpiked in 1771, and the road leading out of it to Brighton via Woodmancote was turnpiked in 1777, without any alterations to the alignment in either case. The White Hart and George Inns acquired important roles catering to the coaching trade. A national school was established in the village in 1812 and subsequently expanded. In the early decades of the 19th century there was modest growth as scattered terraces of cottages began to appear. Large houses were built in the neighbourhood as well, such as Chestham Park to the north. The village became a popular with people seeking a country retreat, including Nathaniel Woodard (1811-1891), founder of Lancing College and numerous other prominent schools, who lived there from 1862 until his death.

The 19th century



The growth of Henfield seems to have slowed in the early 19th century, but was given a renewed stimulus by the arrival of the railway in 1861, when a station opened on a new line from Horsham to Shoreham. It was built on a site some distance to the west of the medieval centre and marked the start of the growth of the village in this direction. With Horsham and Brighton only 30-40 minutes' travel away, Henfield began to attract commuters. Villas went up on new streets that were laid out in the vicinity. So did a steam mill near the station itself, supplementing the two watermills and two windmills that already existed in the village. In 1864 a gasworks was established. The development of the railway network had sent the coaching trade into terminal decline, but the Brighton's growth came to benefit Henfield in another way. The fertile sandy soil was good for cultivation and market gardens were established in the area to replace those that had been lost to development through the village's expansion. They carried on doing a brisk trade until the late 1960s.




The 20th century



Population growth accelerated in the 20th century. Initially this happened through the construction of new estates of local authority housing, first on Hollands Road to the west in the 1920s, then on Wantley Hill to the north in the 1930s. These were subsequently followed by commercial developments, which greatly expanded Henfield, and by the 1960s

had made it necessary to prepare a village plan. While there was a substantial amount of new construction on greenfield sites on the outskirts, developers also took advantage of opportunities in the historic centre along the High Street, Church Street and Furners Lane. These had never been densely built up and so the expansion of the village generally proceeded through infill construction on vacant plots rather than the demolition and replacement of existing buildings, one of the few exceptions being the housing that went up on the site of the station, closed in 1966. This did much to bring about the numerous juxtapositions of historic and modern buildings that characterises Henfield. The influx of new residents also helped to sustain local business as the village became an important commercial centre for the surrounding area.





Appendix 2: Gazetteer of listed buildings

| Image | ListEntry | Name | Description | Grade | ListDate | NGR |
|---|-----------|---------------------------------|--|-------|------------|----------------|
|  | 1286429 | TRADDLES | C18 or earlier. Two storeys. Two windows. Faced with tiles. Tiled roof. Casement windows. Shop front built out in front of south half. GV | II | 09/05/1980 | TQ 21503 16228 |
|  | 1353985 | 6, LONDON ROAD | Early C19. Two storeys. Two windows and one window-space. Painted brick. Overhanging eaves. Slate roof. Glazing bars intact. Two small bays on ground floor, the south one comprising a contemporary shop window complete with glazing bars. GV | II | 09/05/1980 | TQ 21505 16220 |
|  | 1027375 | GULL COTTAGE | One building sub-divided. C17 or earlier refronted in C18. Two storeys. Five windows. No 8 faced with brick, now painted, on ground floor and tile-hung above with gable. No 9 faced with grey headers with red brick dressings, quoins, modillion stringcourse and eaves cornice. Tiled roof. Casement windows. GV. | II | 15/03/1955 | TQ 21501 16206 |
|  | 1353986 | REDBARN ST ANTHONY'S COTTAGE | C17 or earlier timber-framed building with some timbering exposed at the back but refronted with brick, now painted, and plastered. Tiled roof. Casement windows. Doorways with pediment-shaped hoods over. Two storeys. Five windows. | II | 09/05/1980 | TQ 21524 16164 |




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|---|---------|--|---|----|------------|----------------|
|  | 1192469 | THE WHITE HART HOTEL | <p>North half C17 or earlier timber-framed building with the timbering and red brick infilling exposed in north wall but refronted with red brick on ground floor and tile-hung above. Horsham slab roof. Gable to the front. Ground floor windows modern, above casement windows. Massive sandstone chimney breast on north wall. South half early C19. Ground floor red brick, above red mathematical tiles. Tiled roof. Sash windows with glazing bars intact. Two storeys and attic in gable. Five windows in all.</p> | II | 09/05/1980 | TQ 21524 16137 |
| | 1372049 | BAY TREE COTTAGE | <p>This building stands at right angles to the south east of Budgens Stores. The north or back front is a restored timber-framed building with curved braces and red brick infilling. Two modern timbered gables. Tiled. Casement windows. Two storeys. Two windows. The south or entrance front has been refaced or rebuilt in the early C19. One storey. Two windows. Red brick. Side eaves cornice. Tiled roof. Glazing bars intact. One bay window. Round-headed doorway in moulded architrave surround with semi-circular fanlight and door of six fielded panels.</p> | II | 06/11/1980 | TQ 21516 16141 |
|  | 1027412 | IVY COTTAGE | <p>Early C19. Two storeys. Three windows. Red brick. Slate roof. Glazing bars intact. Doorway with semi-circular fanlight, flat hood on brackets and door of six fielded panels.</p> | II | 09/05/1980 | TQ 21526 16124 |
|  | 1286633 | EAST MARTYNS LODGE COTTAGE MARTYN LODGE | <p>One house, converted into three. Early C18, refaced in early C19. Three storeys. Five windows. Front stuccoed, sides painted brick. Modillion eaves cornice. String-course. Windows in moulded architrave surrounds. Glazing bars missing. Porch with Doric columns containing doorway with rectangular fanlight and door of six moulded panels. Two recessed window-bays added to east at later date. This house was occupied by Canon Nathaniel Woodward, founder of Lancing College, who died here in 1891.</p> | II | 09/05/1980 | TQ 21382 16214 |

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|---|---------|-------------------------------------|---|----|------------|----------------|
|  | 1027407 | TANNERY COTTAGE | Early C19. Two storeys. Two windows. Red brick and grey headers alternately, once painted. Modillion eaves cornice. Tiled roof. Casement windows with small square panes. GV | II | 09/05/1980 | TQ 21311 16190 |
|  | 1192392 | THE CAT HOUSE | Probably C16 timber-framed refaced with brick, now painted, on ground floor and with weatherboarding above, painted in imitation of timbering with figures of a cat holding a bird under the eaves. Hipped thatched roof. Horizontally-sliding sash windows. Two storeys. Three windows. GV | II | 15/03/1955 | TQ 21295 16204 |
|  | 1286608 | THE REEVE HOUSE | C17 or earlier timber-framed building with red brick and stone infilling. Hipped tiled roof. Casement windows. Two storeys. Four windows. GV | II | 15/03/1955 | TQ 21279 16150 |
|  | 1353998 | CHURCH COTTAGE ST PETERS COTTAGE | C17 or earlier timber-framed building with the timbering and plaster infilling exposed on north wall but refronted with red brick and grey headers on ground floor and tile-hung above. Small gable in centre. Steeply-pitched hipped tiled roof. Casement windows. Two storeys. Four windows. GV | II | 15/03/1955 | TQ 21284 16179 |

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|---|---------|-------------------------------|---|-----|------------|----------------|
|  | 1027406 | 1-4, CHURCH TERRACE | Small early C19 terrace. Two storeys. Six windows. Stuccoed. Slate roof. Glazing bars intact. No 4 has trellised porch. GV | II | 09/05/1980 | TQ 21258 16216 |
|  | 1027401 | OLD TUDOR COTTAGE | C17 or earlier timber-framed building with red brick and some plaster infilling. Tiled roof. Casement windows, some with diamond-shaped panes. Two storeys. Three windows. | II | 15/03/1955 | TQ 21205 16142 |
|  | 1027403 | THE VICARAGE | 1850 circa. Two storeys. Two windows facing east, two windows facing south. Faced with cement. Hipped slate roof. Glazing bars intact. Porch of solid type. Recessed service wing of two windows to west. | II | 09/05/1980 | TQ 21155 16154 |
|  | 1027400 | THE PARISH CHURCH OF ST PETER | Chancel with north and south chapels, north and south transepts, nave with north and south aisles and west tower. Chancel arch 1200 circa. Tower and Parham chapel C15. The nave aisles, transepts and chancel rebuilt in 1870. | II* | 15/03/1955 | TQ 21212 16178 |

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|---|---------|--------------------|---|----|------------|----------------|
|  | 1027402 | APPLE TREE COTTAGE | C16 timber-framed building with plaster infilling, ground floor rebuilt in red brick and grey headers. Tiled roof. Casement windows. Two storeys. Three windows. | II | 09/05/1980 | TQ 21171 16208 |
|  | 1027399 | DUFFIES HACKETTS | C17 or earlier. Two storeys. Six windows. Ground floor painted brick, above tile-hung, once painted. Half-hipped tiled roof. Casement windows. Duffies has a doorway with flat hood on brackets. | II | 15/03/1955 | TQ 21209 16227 |
|  | 1027405 | PARSONAGE HOUSE | Originally the residence of the Prebendaries of Henfield who were Rectors of the parish. C16 or earlier building, refronted in C18. Two storeys and attic. Three windows and two hipped dormers facing south, four windows and one gable facing west. Red brick and grey headers, the gable tile-hung. Some of the brick-work arranged in diaper pattern is said to date from the early C16. Roof originally Horsham slabs, partly replaced with tiles. Modern casement windows and porch. Chimney breast on east wall. | II | 15/03/1955 | TQ 21263 16284 |
|  | 1286638 | HENFIELD PLACE | Large double L-shaped house of various periods. Some of it is said to be C14 but the outside dates mainly from the C18. Two storeys and attic on east side. Six windows facing north, three windows facing west, two windows one dormer facing east. Faced with stucco. Eaves cornice. Hipped roof of Horsham slabs. Glazing bars intact. Projection in centre of centre of north front supported on columns which form a porch. From 1889 to 1891 the house was rented for the first Seminary of the Roman Catholic Diocese of Southwark, and the Principal was the Rev Francis Bourne, later Cardinal Bourne. | II | 15/03/1955 | TQ 21082 16175 |





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|---|---------|--------------------------------|---|-----|------------|----------------|
|  | 1027404 | OAK COTTAGE WALDERS COTTAGE | C17 or earlier, refaced with red brick on ground floor and tile hanging above. Steeply-pitched hipped tiled roof. Casement windows with diamond-shaped panes. | II | 09/05/1980 | TQ 21134 16106 |
|  | 1353997 | RED OAKS | This house takes its name from the American red oaks in the grounds. 1830 circa. It was probably built by the Rev Charles Dunlop, at first Curate and later Vicar of Henfield, who occupied it from 1838-51. Two storeys. Three windows facing east, three windows facing south. Eaves bracket cornice. South front has two gables containing attic windows. Slate roof. Glazing bars intact. Venetian shutters. Veranda to east front. Porch and one bay on ground floor of south front. | II | 09/05/1980 | TQ 21167 15973 |
|  | 1027398 | RED OAKS LODGE | Early C19. Two storeys. Three windows. Faced with flints with dressings, quoins and horizontal courses of red brick. Tiled roof. Gables with scalloped bargeboards to north and east. Gabled porch. Casement windows. | II | 09/05/1980 | TQ 21246 15909 |
|  | 1027397 | POTWELL | C17 or earlier. Double L-shaped timber-framed building with plaster and red brick infilling. Gable end to each wing. Horsham slab roof. Casement windows. Crow-stepped chimney breast on each wall of north wing. Behind this a projection has been added in C18 at right angles to north wing. Two storeys. Four windows. | II* | 15/03/1955 | TQ 21250 15884 |

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|---|---------|-----------------|--|----|------------|----------------|
|  | 1353996 | SEVEN CHIMNEYS | Early C19. Two storeys. Four windows. Painted brick. Dentilled eaves cornice. Tiled roof. Glazing bars intact. Venetian shutters. | II | 15/03/1955 | TQ 21298 15883 |
|  | 1027440 | HENFIELD CLUB | 1830 circa. Two storeys. Seven windows. Stuccoed, around floor rusticated. Eaves bracket cornice. Slate roof. Glazing bars intact. Small porch containing round-headed doorway with semi-circular fanlight and door of six fielded panels. Projection of three window-bays at west end. | II | 09/05/1980 | TQ2147915904 |
|  | 1027417 | SOUTHDOWN HOUSE | C17 or earlier timber-framed building with the timbering and herring-bone brick nogging exposed in north wall but refronted with red brick on ground floor and fish-scale tiles above. Horsham slab roof. Gable at south end. Sash windows with glazing bars intact. Shop front at north end. Two storeys and attic in gable. Three windows. | II | 15/03/1955 | TQ 21487 15911 |
|  | 1192510 | ASTONS | Two buildings. North one C18. Tile-hung. South one mid C19. Stuccoed. Slate roofs, modern shop fronts and two storeys to both. Two windows to each. GV. | II | 09/05/1980 | TQ 21512 15909 |

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|---|---------|--|---|----|------------|----------------|
|  | 1353963 | THE GEORGE HOTEL | The main portion of this building is C19. Two storeys. Four windows. Stuccoed. Slate roof but the south end is C17 or earlier timber-framed buildings, refaced in C18 with red brick and grey headers alternately, but some of the timbering exposed behind. Stringcourse. Slate roof. Glazing bars intact on ground floor only. GV | II | 09/05/1980 | TQ 21513 15890 |
|  | 1027414 | THE AVERYS | C17 or earlier timber-framed building, refronted in C18. Two storeys. Three windows. Stuccoed. Pilasters flank tile front. Slate roof. Glazing bars intact on first floor only. Doorway with pilasters, projecting cornice and door of six fielded panels. Modern shop windows. GV | II | 15/03/1955 | TQ 21511 15921 |
|  | 1027413 | ELM LODGE SOUTH PREMISES OF TOBITTS | Early C19. Two storeys. Six windows. Stuccoed. Stringcourse. Eaves cornice. Slate roof. Glazing bars intact. Doorway with pilasters, projecting cornice and rectangular fanlight. Tobitts (south premises) have a modern shop front. Their north premises are not of special interest. | II | 09/05/1980 | TQ 21514 15934 |
|  | 1192486 | AUCTIONEERS, HAMFIELDS LIMITED, HENFIELD FISHERIES AND WELLER EGGAR | C18. Two storeys. Five windows. Painted brick. Dentilled eaves cornice. Tiled roof. Glazing bars intact on first floor. C19 porch. Modern shop front. | II | 09/05/1980 | TQ 21514 15984 |

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|---|---------|--|--|----|------------|----------------|
|  | 1354002 | NORTON HOUSE | Early C19. Two storeys. Four windows. Painted brick. Half-hipped slate roof. Glazing bars intact. Trellised wooden porch containing doorway with door of six fielded panels. | II | 15/03/1955 | TQ 21527 16008 |
|  | 1192477 | THE PLOUGH INN | C18, altered C19. L-shaped building. Two storeys. Four windows. Ground floor stuccoed, above tile-hung. Slate roof. Horizontally-sliding sash windows. | II | 09/05/1980 | TQ 21521 16076 |
|  | 1192605 | A AND G M WHITE'S STORES (THE POST OFFICE) A HILLMAN (SHOE SHOP) ANGELA (DRAPER) HARRISON (NEWS AGENT) IVY HOUSE J BRUNSDON (BUTCHER) J W GREENFIELD (GREEN GROCER) MADELEINE (HAIR STYLIST) THE NATIONAL WESTMINSTER BANK | Early C19 range. Two storeys. Seventeen windows. Red brick. Eaves cornice. Slate roofs. Glazing bars intact on first floor only. Three original doorways, one round-headed with semi-circular fanlight in Post Office, one in moulded architrave surround with rectangular fanlight in the Bank, and one round-headed with semi-circular fanlight and six panel door in Ivy House. Otherwise modern shop windows on ground floor. GV | II | 09/05/1980 | TQ 21497 16092 |
|  | 1192872 | PENDRELLS | L-shaped C17 or earlier timber-framed building with red brick and plaster infilling, west front refaced with weather-boarding and tiles. Tiled roof. Casement windows. Two storeys. Two windows facing north and south, two windows facing west and three windows facing east. | II | 09/05/1980 | TQ 21282 15677 |



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|---|---------|------------------|--|----|------------|----------------|
|  | 1027384 | CUTLERS CROFT | Nos 1 and 2 are a C17 or earlier timber-framed building with painted brick infilling. Casement or horizontally sliding sash windows No 3 early C19. Painted brick. Glazing bars intact. Tiled roof to whole. One storey and attic. Five windows. Two hipped dormers. | II | 15/03/1955 | TQ 21244 15696 |
|  | 1027381 | ROSEMOUNT | C18. Two storeys. Three windows. Ground floor painted brick, above tile-hung. Tiled roof. Casement windows. Trellised wooden porch. | II | 09/05/1980 | TQ 21069 15714 |
|  | 1027382 | WISTARIA COTTAGE | C17 or earlier timber-framed cottage, modernised. Two storeys. Two windows facing north, two windows facing east. Painted brick infilling. Hipped Horsham slab roof. Modern casement windows. | II | 09/05/1980 | TQ 21030 15726 |
|  | 1027383 | OLD MILL HOUSE | Restored C17 or earlier timber-framed building with plaster infilling, ground floor rebuilt in red brick. Horsham slab roof. Casement windows. Two storeys. Four windows. | II | 09/05/1980 | TQ2101415723 |

| | | | | | | |
|---|---------|------------------------------------|---|----|------------|----------------|
|  | 1353987 | ROFLEY COTTAGE TUDOR COTTAGE | C17 or earlier timber-framed building with the timbering and plaster infilling exposed in east wall but refronted with red brick. Hipped tiled roof. Casement windows. Two storeys. Three windows. | II | 15/03/1955 | TQ 21321 15678 |
|  | 1027385 | CEDAR VIEW | Built as the parish Workhouse in 1736 and used as such until 1837. Two storeys. Six windows. Red brick and grey headers alternately. Horsham slab roof. Casement windows. | II | 15/03/1955 | TQ 21322 15647 |
|  | 1192865 | PATCHINGS | L-shaped C17 or earlier timber-framed building with the timbering and painted brick or herring-bone brick nogging exposed in the east and west walls but south front refaced with red brick and grey headers and partly tile-hung. Half-hipped gable. Horsham slab roof. Casement windows. Blocked original window in east wall. Two storeys. Four windows. | II | 15/03/1955 | TQ 21438 15646 |
|  | 1353974 | THE PREMISES OF A BAIJANT, BUILDER | C18. Two storeys. Six windows. Ground floor red brick, above faced with weather-boarding. Half-hipped tiled roof. Multi-paned commercial windows. | II | 09/05/1980 | TQ 21514 15702 |

| | | | | | | |
|---|---------|-----------------|--|----|------------|----------------|
|  | 1027410 | GANDERS COTTAGE | C17 or earlier timber-framed building with red brick infilling, and curved braces on first floor, north front partly rebuilt in brick. Tiled roof. Two storeys. Three windows. West end has two bricks inscribed "P W A, 1697". Modern windows. GV | II | 15/03/1955 | TQ 21524 15720 |
|  | 1192438 | PROSPECT HOUSE | C18. Two storeys. Two windows. Red brick and grey headers alternately. Brick stringcourse. Wooden dentilled eaves cornice. Half hipped tiled roof. Wide glazing bars intact. Doorway with rectangular fanlight and door of six moulded panels. GV | II | 15/03/1955 | TQ 21528 15733 |
|  | 1192275 | CHATFIELDS | C17 or earlier L-shaped timber-framed building with plaster and red brick infilling. Tiled roof. Casement windows. One bay added in red brick at north end of north wing with scalloped gable end. Gabled porch in angle of the L | II | 15/03/1955 | TQ 21547 15720 |
|  | 1027409 | CHALLENS | C18. Two storeys. Two windows. Painted brick, south wall tile-hung. Slate roof. Glazing bars intact. The south-west corner has been sliced off to make a pathway for pedestrians and the first floor above is supported on wooden columns. GV | II | 09/05/1980 | TQ 21541 15745 |

| | | | | | | |
|---|---------|-----------------------|--|----|------------|----------------|
|  | 1192429 | THE GOLDEN HEN | C18 front to a probably older house. Two storeys. Four windows. Painted brick. Tiled roof. Glazing bars intact on first floor. Modern shop front below. GV | II | 09/05/1980 | TQ 21541 15754 |
|  | 1353999 | FORGES PART FORGES | C18 front to a timber-framed building. Two storeys and attic. Three windows. One gabled dormer. Painted brick. Hipped tiled roof. Ground floor built out with sloping slate roof over it and sash windows with glazing bars intact. Casement windows above. Part Forges runs back into a timbered shed to the east. GV | II | 15/03/1955 | TQ 21544 15767 |
|  | 1354000 | MALHOUSE COTTAGE | C18 or earlier. Two storeys. Two windows. Ground floor cemented, above tile-hung. Tiled roof. Casement windows. | II | 09/05/1980 | TQ 21579 15789 |
|  | 1286594 | LAVENDER COTTAGE | C17 or earlier, now faced with grey headers with red brick dressings, quoins and stringcourse. Thatched roof with pentice at west end and over west part of south front. Casement windows, those on first floor with diamond-shaped panes. Two storeys Two windows. | II | 15/03/1955 | TQ 21642 15809 |

| | | | | | | |
|---|---------|------------------|--|----|------------|----------------|
|  | 1027411 | PROVIDENCE | Early C19. Two storeys. Three windows. Ground floor red brick, above red mathematical tiles. Hipped tiled roof. Glazing bars missing. Later porch added. | II | 09/05/1980 | TQ 21654 15812 |
|  | 1192458 | STIPENHOKE | L-shaped block of cottages, of which the south wing is C17 or earlier timber-framed building with plaster, brick and flint infilling, but the west wing is probably C18 and faced with flints on ground floor and tile-hung above. Tiled roof. Casement windows. Two storeys. Six windows facing south, six windows facing east. | II | 09/05/1980 | TQ 21772 15792 |
|  | 1027416 | MOUSTOWS COTTAGE | C17 or earlier timber-framed with plaster infilling, sides refaced in red brick and tile-hanging. Tiled roof. Casement windows. One storey and attic. Two windows. Two gabled dormers. | II | 09/05/1980 | TQ 21573 15810 |
|  | 1192596 | MOUSTOWS MANOR | Early C19. Two storeys. Four windows, northernmost window-bay recessed. Stuccoed. Stringcourse. Dentilled cornice and parapet. Hipped slate roof. Glazing bars missing. Venetian shutters on first floor. Porch of solid type containing doorway with rectangular fanlight. GV | II | 15/03/1955 | TQ 21538 15800 |

| | | | | | | |
|---|---------|---|--|-----|------------|----------------|
|  | 1353964 | MAGNOLIA HOUSE | L-shaped building. Early C19. Two storeys. Four windows. Stuccoed, ground floor rusticated. Eaves bracket cornice. Slate roof. Glazing bars intact. Round-headed trellised wooden porch containing doorway with rectangular fanlight. Projecting wing built out to south-west. GV | II | 09/05/1980 | TQ 21534 15818 |
|  | 1192586 | RUS HOUSE | Early C19. Two storeys and semi-basement with area. Four windows. Stuccoed, semi-basement rusticated. Overhanging eaves. Slate roof. Glazing bars intact. Venetian shutters. Iron balconettes and tent-shaped canopies to ground floor windows. Round-headed doorway with fluted quarter columns, semi-circular fanlight and six panel door. Porch of solid type with rudimentary pediment has been added over this. Garage door at north end. | II* | 15/03/1955 | TQ 21530 15829 |
|  | 1027415 | FORGE COTTAGE T MILES AND SON THE FORGE | C17 or earlier timber-framed building, refronted with red brick and grey headers. Half-hipped gable at south end, tile-hung. Tiled roof. Modern windows. Stepped brick chimney breast at south end. Two storeys. Four windows. Ground floor forge portion at north end. | II | 09/05/1980 | TQ 21521 15846 |
|  | 1192553 | OLD TUDOR HOUSE | C17 or earlier timber-framed building with the timbering and herring-bone brick nogging, now painted, exposed in north wall, but refronted in C18 with brick, now painted. Stringcourse and eaves cornice. Horsham slab roof. Glazing bars missing. Gable end to north with pendants. Two storeys. Four windows. | II | 15/03/1955 | TQ 21516 15874 |

Appendix 3: Landscape sensitivity criteria assessment table

Table *** Landscape Fringe Sensitivity – Typical Assessment Criteria

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

- 1.1 The above typical criteria have been defined in order to focus the analysis. The criteria have been informed by the information in the district landscape character assessment and capacity study, and knowledge gained of the area through fieldwork. They have been developed with reference to best practice guidance¹. They have been applied to the landscape fringes associated with the conservation area, in order to determine the susceptibility to change and the sensitivity of the fringe to development.
- 1.2 It should be noted that different combinations of the attributes within the typical criteria may apply, and professional judgement is applied in each case.

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

Appendix 4: Henfield boundary review justification

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

Six proposals for altering the boundaries of the Henfield Conservation Area have been adopted as part of the boundary review:

A. Exclusion of suburban development The Hooks to the west of Blackgate Lane and south of Lovers Walk

A field bounded by Lovers' Walk, the garden of Potwell, Blackgate Lane, and the back gardens of buildings along the north side of Nep Town Road was developed as The Hooks following the conservation area's original designation. This has resulted in overly suburban development which detracts from local character. Its inclusion within the conservation area cannot now be justified.

B. Exclusion of suburban development flanking Chestnut Way/Chestnut End

Since the time of the conservation area's designation a small development of bungalows fronting both sides of a cul-de-sac opening off Church Street, has been extended as Chestnut End with larger houses and has encroached on the tanyard. This has resulted in overly suburban development which detracts from local character. Its inclusion within the conservation area cannot now be justified.

C. Exclusion of suburban development between Tanyard and the High Street

Since the time of the Conservation Area's designation the surroundings of Craggits Lane, previously a country lane leading off Church Street into the tanyard area, have been altered through infill development. To the east a near-continuous area of modern housing together with a number of properties at the east end of Park Road (nos. 9-13) and on the north side of Cagefoot Lane (Millers, nos. 4-5, Acacia) have introduced development of overly suburban character, which detracts from local character. Its

inclusion within the Conservation Area cannot now be justified. However, Craggits Lane itself, the scout hut site and the footpath skirting Deeryvore on Cagefoot Lane to the east retain their semi-rural character and so should remain within it.

D. Exclusion of modern development sited to the rear of properties on the north side of Church Street

The northern boundary of the Conservation Area was drawn around the rear boundary of the plots of four properties on the north side of Church Street (East Martyns, Martyn Croft, Rosemary and Tessier) and of Durris, located on the eastern side of Martyn Close. Since designation, the rear plots of the first three properties have been subdivided and a private road called The Laurels has been built to provide access to four new houses here. Durris has also been rebuilt. These buildings detract from the historic local character and their continued inclusion cannot therefore be justified.

E. Exclusion of modern development to the east of Rothery Field

Since the original designation, a triangular-shaped piece of land bounded by King James' Lane, Barrow Hill and Rothery Field has been built over with a residential development called Springhills. This lacks special interest and makes at best a neutral contribution to Conservation Area. It should therefore be excluded from the Conservation Area.

F. Extension along Furners Lane to include Eastern Terrace

Eastern Terrace has been identified just beyond the historic boundary of the Conservation Area. It is judged to make a very positive contribution to the distinctiveness of the local area, recording the 19th century growth of the village. The terrace is extensively slate hung and appears little altered.



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Map 11: Henfield Conservation Area boundary review map.

Appendix 5: Glossary of architectural and building terms

A

Arcade - a row of arches supported by columns.

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

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

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

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

Ashlar - smoothed, even blocks of stone masonry.

B

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

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

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

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

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

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

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

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

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

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

C

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

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

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

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

Cartouche - a carved panel of stone or plaster.

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

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

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

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

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

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

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

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

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

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

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

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

Cornice - a decorative mould applied to parapets and pediments.

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

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

Cupola - a domed structure on the roof.

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

D

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

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

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

Doric - a plain column with little decoration.

Dormer window - a window projecting from a roof.

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

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

E

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

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

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

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

F

Faience - a glazed clay tile or block.

Fenestration - the pattern of windows.

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

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

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

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

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

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

G

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

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

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

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

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

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

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

H

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

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

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

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

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

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

I

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

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

Ionic - a type of column.

Italianate - built in a style derived from Italy.

J

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

K

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

L

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

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

Lesene - a pilaster without a base or capital.

Light - a window with fixed glazing.

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

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

M

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

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

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

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

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

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

N

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

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

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

O

Ogee - a moulding shaped with a double curve.

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

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

P

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

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

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

Party-line - the dividing wall between properties.

Paviors - small brick-like paving units.

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

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

Planter - a container for holding plants.

Plat - a string course without mouldings.

Plinth - the base of a column or wall.

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

Q

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

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

R

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

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

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

Rubble stone - stonework left rough and unworked.

Rustication - stucco or stone blocks with large angled joints.

S

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

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

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

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

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

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

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

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

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

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

Soffit - the underside of eaves or other projection.

Spandrel - a blank area between arch supports or below a window.
Splayed - a bay window with angled sides.

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

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

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

Stile - the vertical sections of a door or window.

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

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

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

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

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

T

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

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

Tetrastyle - a portico with four columns.

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

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

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

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

Transom - a horizontal glazing bar in a window.

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

Tuscan - a plain, unadorned column.

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

U

Unlisted building making a positive contribution to the street scene

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

V

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

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

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

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.

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