

# Richmond Road Conservation Area Appraisal and Management Plan



Horsham  
District  
Council



March 2022

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

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

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# Introduction

## What does Conservation Area designation mean?

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

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

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

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

## What is a Conservation Area appraisal?

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

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

# Introduction continued

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

## Purpose of this document

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

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

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

## Policy background

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

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

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

Therefore, Conservation Area designation introduces controls over the way owners can alter or develop their properties. It also introduces control of the demolition of unlisted buildings, works on trees, the types of advertisements that can be displayed with deemed consent and the types of development that can be carried out without the need for planning permission (permitted development rights).

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

# Introduction continued



<p><b>Horsham District Council</b>          Petalide, Chart Way, Horsham          West Sussex RH12 1RL</p>		<p><b>Aerial photograph of Richmond Road Conservation Area.</b></p>	
<p><small>Reproduced by permission of Ordnance Survey map on behalf of HMRSO. © Crown copyright and database right (2021). Ordnance Survey Licence 100023895.</small></p>		<p>Reference No. _____</p>	<p>Date: 03/03/2022</p>
<p>Drawing No. _____</p>	<p>Drawn: _____</p>	<p>Checked: _____</p>	<p>Scale: 1:2,000 (at A3)</p>
		<p>Revisions: _____</p>	

*Aerial photograph of amended Richmond Road Conservation Area. The original Conservation Area was designated in August 1989.*

# Introduction continued

## Richmond Road

The existing Richmond Road Conservation Area is set within the built up area boundary of Horsham town. The current Conservation Area is small in size and covers part of Wimblehurst Road, Gordon Road and Richmond Road. To the eastern boundary of the Conservation Area is the railway line, whilst to the west is North Parade, a main route from the town centre to the A24. To the north Wimblehurst Road provides a through route across the railway line to the eastern part of the wider town.

## The appraisal

This appraisal offers an opportunity to re-assess the Richmond Road Conservation Area and to evaluate and record its special interest. It is important to note that designation as a Conservation Area will not in itself protect the area from incremental changes that can erode character over time.

Undertaking this appraisal offers the opportunity to draw out the key elements of the Conservation Area's character and quality as it is now, define what is positive and negative and identify opportunities for beneficial change. The information contained within the appraisal can be used to guide the form of new development within the Conservation Area, help to those considering investment in the area and be informative for the local community, planners and developers alike.

This document is divided into two parts:

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

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

## Summary of special interest

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

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

# Introduction continued

## Boundary review

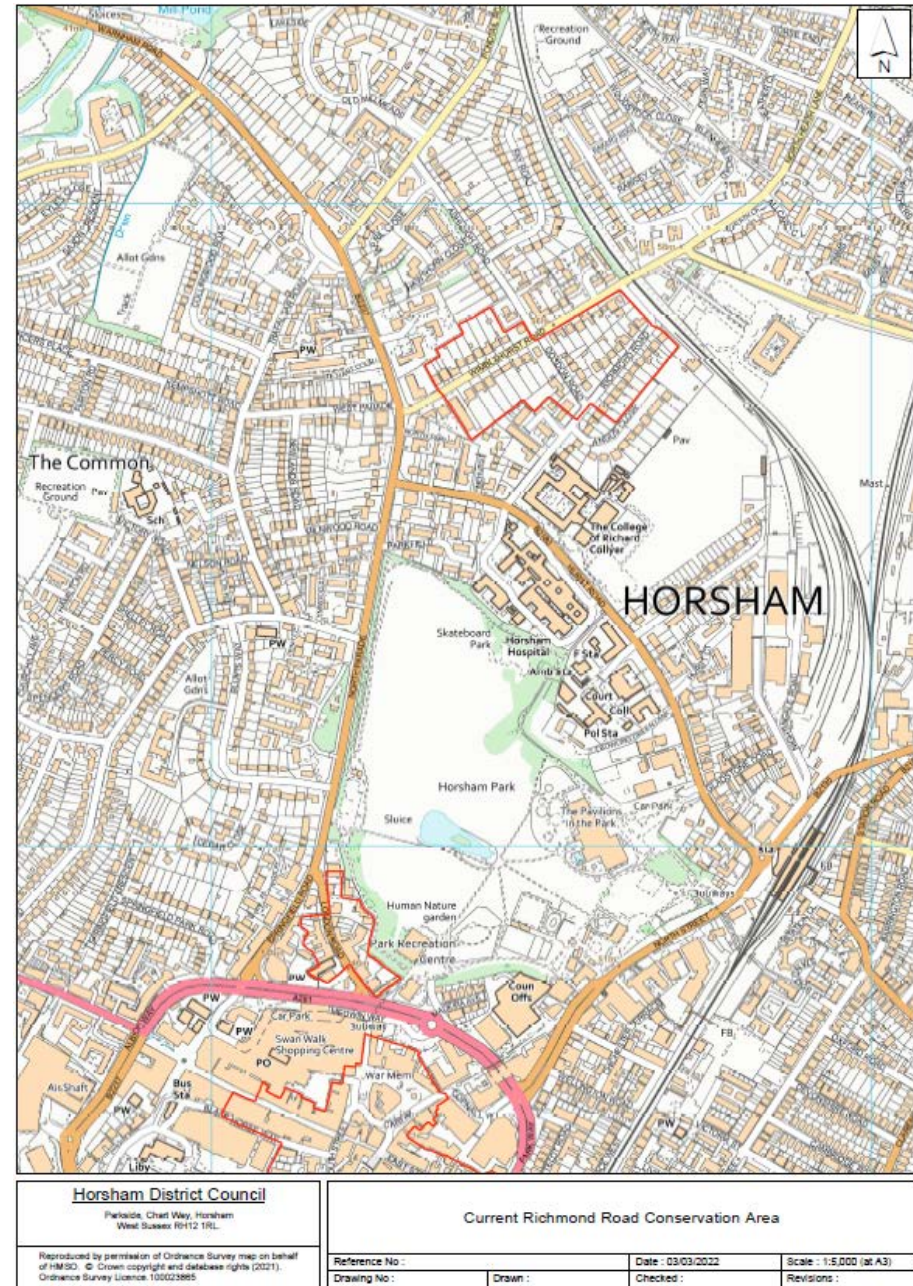
The Richmond Road Conservation Area was designated in 1989. After 30 years without change these boundaries have been reviewed, as directed by the Planning (Listed Buildings and Conservation Areas) Act 1990. Over the previous 30 years, the guidance concerning the assessment of heritage significance and the value ascribed to late 19th and early 20th century architecture has evolved, and it is important that design is properly informed by an appreciation of prevailing character and setting sensitivity.

This review has drawn the following conclusions:

**The Conservation Area should be extended to include 84 – 88 Hurst Road, 3 Richmond Road and the roadside pavement, trees and walls of Richmond Road between the junction with Hurst Road and the existing Conservation Area.**

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

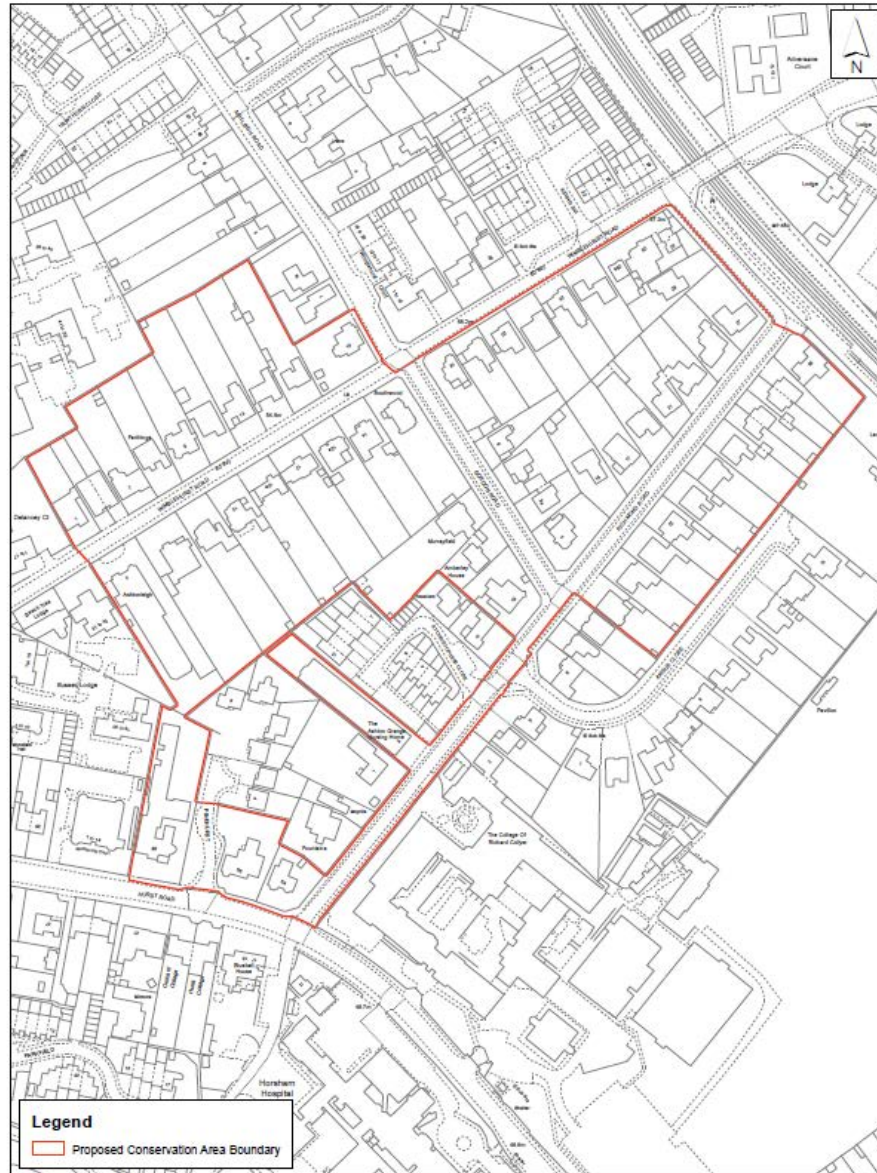
The map on the following page illustrates the historic Conservation Area boundary and areas where this boundary has been extended to bring additional historic properties into the Richmond Road Conservation Area. This appraisal identifies Richmond Road as having one continuous Conservation Area comprising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



Map of existing Richmond Road Conservation Area outlined in red set within its wider context. The London Road and Horsham Town Conservation Areas are located in the southern part of the map.



Map of amended conservation area.



<p><b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex RH12 1PL</p> <p><small>Reproduced by permission of Ordnance Survey map on behalf of HMBC. © Crown copyright and database rights (2021). Ordnance Survey Licence 100023995</small></p>		<p><b>Richmond Road Conservation Area</b></p>	
Reference No :	Date : 18/02/2022	Scale : 1:1,500 (at A3)	
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# Part I: Appraisal

## Origins and development of Richmond Road

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

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

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

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

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

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

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

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

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

The Richmond Road Conservation Area is unusual within the locality as the Conservation Area in its original form has no statutory listed buildings within its boundaries. Wimblehurst Road appears to be the oldest part of the Conservation Area providing access to the now demolished estate and mansion of Wimblehurst. The historic maps indicate that the land which was to become the Conservation Area was occupied by individual farms some of which later lent their names to the residential developments that replaced them such as Angus Farm - Angus Close. Development extended from the historic core of Horsham along particularly the western side of North Parade, with sporadic development at its junction with Hurst Road. Population growth fuelled by the growth of the railways show an increase in higher density development expanding from the historic core and encompassing the area around the railway station.

The development of Richmond Road and its surrounds is clearly underway by 1895 with the formation of Richmond and Gordon Road.

# Part I: Appraisal continued

## Richmond Road's evolution through historic maps



Surveyed 1870/71

*Wimblehurst Road is established at this time providing access to Wimblehurst. Angus Farm is located to the south of Wimblehurst, which is to become Angus Close.*



Surveyed 1875/76



Surveyed 1895/6

*Cottage Hospital and Grammar School are clearly visible, with Richmond Road laid out with 2 houses constructed, and Gordon Road with 1 dwelling. Within Wimblehurst dwellings have been constructed on both the north and south sides of the road.*



*By 1909 further development has been undertaken along Wimblehurst Road, Gordon Road and Richmond. The plan form is now recognisable in the present day.*



*1938 1932 – The infill development of the semi detached properties in Richmond Road have been undertaken.*

# Part I: Appraisal continued

Richmond Road's evolution through historic maps



1938 – The development of the Novartis site has commenced with the provision of a laboratory accessed from Wimblehurst Road.

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

# Part I: Appraisal continued

## Underlying geology

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

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

## Topography and Hydrology

The land within the Conservation Area is predominantly flat although it does rise to the north and east. There are no hydrological features within the study area although Horsham is located on the River Arun, which runs approximately 1 mile to the south and has had an impact on the development and character of the area. Its source is a series of streams in the St Leonard's Forest area, to the east of Horsham.

## Movement and Connectivity

Wimblehurst Road forms a busy local connector road with access over the railway line. Wimblehurst Road provides an active link between the eastern and western parts of the wider town. To the south Richmond Road and Gordon Road are used as a cut through to the Town Centre and Collyers Sixth Form College. Richmond and Gordon Roads have some on street parking with a bus route and pedestrian traffic.

The changes to the Conservation Area would result in the addition of properties within Hurst Road into the Conservation Area. Hurst Road is a busy route that encompasses access to the Law Courts, hospital, fire station, school and sixth form college, as well as links to the railway station.

The Conservation Area has pavements to either side of the roads within it.



*Photograph above shows Wimblehurst Road looking towards North Parade at the junction with Richmond Road*

Hurst Road and North Parade (outside of the Conservation Area but within its setting) connect the north western outskirts of Horsham, and the tangential route of the A24 with the town centre and railway station.



*Richmond Road and Gordon Road are narrower in width than Wimblehurst Road, with on street parking, and green verges in addition to the pavement*

# Part I: Appraisal continued

## Land use and open space

The Richmond Road Conservation Area is predominantly residential, although there it does contain a residential care home, and a hotel. Adjoining the Conservation Area is the listed building of the College of Richard Collyer.



Grade 2 listed building used as a sixth form college (The College of Richard Collyer)

## Open spaces and public rights of way

The properties within the Conservation Area have generally large gardens and are set back from the street.

There is no public open space within the Conservation Area although it is close to Horsham Park. Despite the lack of public open space the front gardens, and established tree planting and verges provide a soft, shady setting to the Conservation Area.

A key characteristic of the conservation area is the street planting and grass verges which provide a green frame to the residential streets most noticeably in Gordon and Richmond Road. The plan below identifies Tree Preservation Orders (TPO) in the immediate locality.



Plan of Tree Preservation Orders within the area shown as a green circle or green area. The photograph shows the tree planting within Richmond Road and the grass verges. The planting at the end of Richmond Road provides an effective screen to the railway line behind.

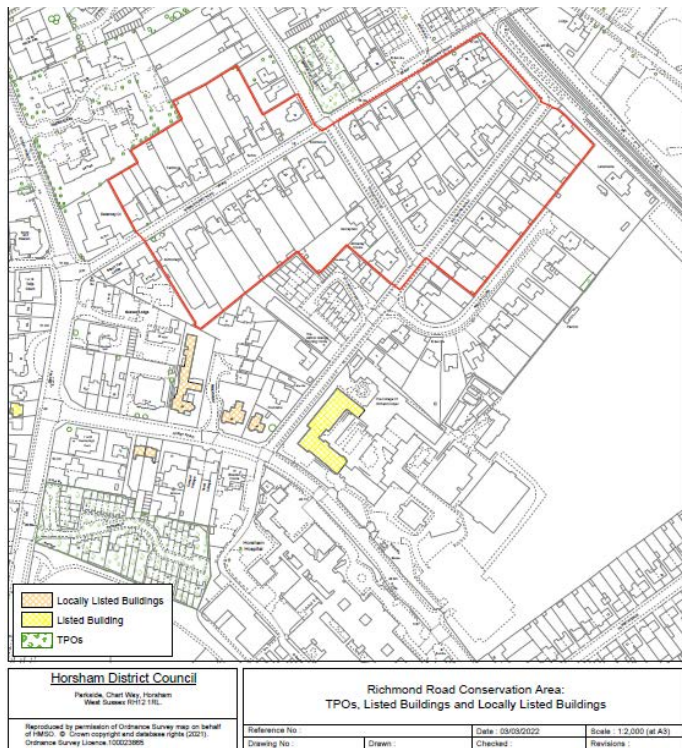


# Part I: Appraisal continued

## Heritage Assets

Within the existing Conservation Area there are no designated listed or locally listed buildings. The grade 2 listed sixth form College of Richard Collyer is located to the south of Richmond Road, with its boundary forming the edge of the extended Conservation Area boundary.

As part of the proposed extension of the Conservation Area three locally listed buildings would fall within the Conservation Area. These properties have been identified as having a strong design link with the existing buildings within the Conservation Area. The extension to the Conservation Area would include 84, 86 and 88 Hurst Road. Consideration has been given to including the original Horsham Hospital building within the Conservation Area however it was considered that although the building is of local interest it would not be appropriate to include it within the Conservation Area at this stage. Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.



Images 2 - 4 show the locally listed buildings of 84, 86 and 88 Hurst Road. These are described within the Horsham Town Local List and would be considered to be non-designated heritage assets. Image 2 - 84 Hurst Road "Two and a half storey detached formed house. Painted render with slate roof. Two identical bay windows and central porch: modern extension to east. Group value with 23, 25, 84 & 86 Hurst Road. c.1890. Image 3 - 84 Hurst Road "Large house facing on to Hurst Road. Double fronted, two and a half storeys. Large bay windows in rendered façade with slate roof over. One large and one smaller gable with decorated barge boards. Group value with 23, 25, 86 and 88 Hurst Road. c.1890. Image 4 - 88 Hurst Road "Two and a half storey detached formed house. Painted render with slate roof. Two identical bay windows and central porch: modern extension to east. Group value with 23, 25, 84 & 86 Hurst Road. c.1890"

Red area indicates existing Conservation Area, buildings in yellow listed buildings and orange hatched areas locally listed buildings

# Part I: Appraisal continued

## Views and Urban Streetscape

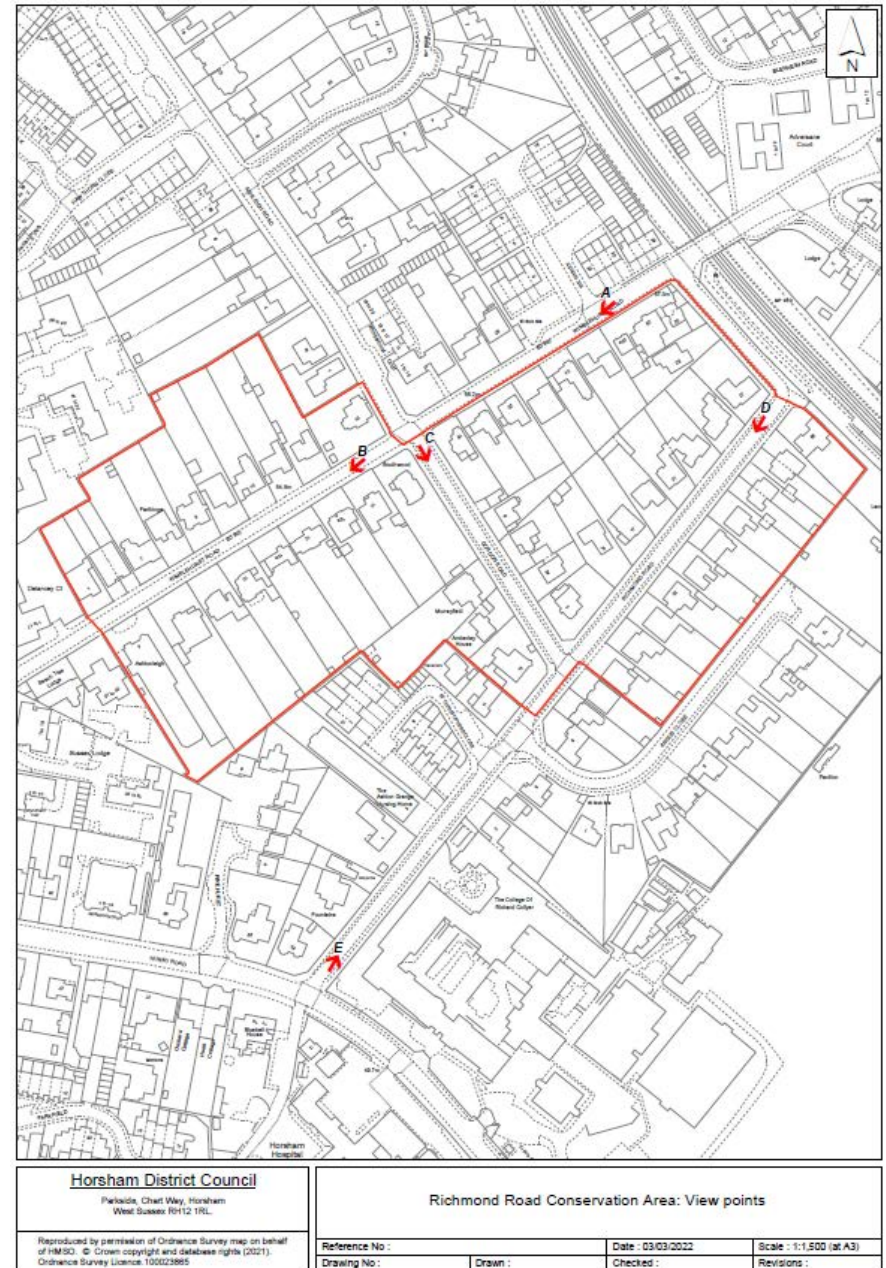
The Richmond Road Conservation Area is located within an urban area. The primary viewpoints are identified on the adjoining map with the photographic image on the following page.

The primary viewpoints are located at the entrance points along the routeways through the Conservation Area.

The views identified are all from public viewpoints and were specifically chosen following site visits as being representative of the visual relationship between the Conservation Area and its surroundings.

The Appraisal by its nature is unable to highlight every view into and out of the Conservation Area. Consequently, the views chosen are considered to be illustrative of the experience and character of the Conservation Area. The views help to inform and appreciate the understanding of how the Conservation Area has evolved within its setting. Paragraph 13 of Historic England's Good Practice Advice in Planning Note 3 (second Edition) "The Setting of Heritage Assets" also indicates that although views may be identified by local planning policies and guidance, this does not mean that additional views or other elements or attributes of setting do not merit consideration.

By necessity each view provides a pointer to the key features in the landscape and their association with the Conservation Area.



Map showing location of photographs on following page.



# Part I: Appraisal continued

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

A



B



C



D



E



**Image A** highlights the view through the conservation area from Wimblehurst Road looking west. **Image B** encompasses the view west at the junction of Gordon Road and Wimblehurst Road. **Image C** shows the view looking south along Gordon Road. **Image D** indicates the view looking south west through the conservation area along Richmond Road. **Image E** is the view of the conservation area from the junction of Hurst Road and Richmond Road looking north east.

# Part I: Appraisal continued

## Character Area

The proposed Conservation Area has a single continuous character area, identified as the Richmond Road Character Area. The Richmond Road Conservation Area covers properties within Wimblehurst Road, Gordon Road, Hurst Road and Richmond Road.

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

Local resources indicate that the original houses within Wimblehurst Road were built to order by builder George Potter. George Potter had his yard on land in London Road which is now occupied by the Doctors surgery and the Farriers housing development. An example of one such history is Chandos House which was built between 1896 and 1900. The house was previously occupied by solicitor Jack Eager who represented Haigh (the acid bath murderer) before the case was moved to the High Court in London.

The plot sizes for the properties within the character area are regular, and mostly rectangular in form. The largest plots are within Wimblehurst Road.

The original plots are clearly visible with dwellings fronting the road and long gardens to the rear. Wimblehurst Road and Hurst Road are the busiest roads within the character area.

Wimblehurst Road is relatively straight with pavements to either side and street lighting. The busyness of the road, can detract from the attractive form of the housing, especially when walking through the Conservation Area. The level of traffic by its nature is harmful to the context of the Conservation Area due to noise and pollution. The flow of traffic does not complement the elegance of the dwellings.

The properties within the road are set back with a mixture of boundary treatments of either low brick walls, low fencing and/or hedging. There are a number of trees visible from the highway which provide a green, and verdant setting to the road. Some of these trees are covered by a Tree Preservation Order. The main door to the properties fronts onto Wimblehurst Road.

The majority of the properties within Wimblehurst Road are either two or two and half storey in height. The older buildings have a single or double gable fronting onto the road, and an integral porch. Large decorative windows are common features, as well as chimneys and decorative brickwork/hanging tile.

## Part I: Appraisal continued

Within Richmond Road and Gordon Road the volume of traffic is less and therefore the road has a quieter and more tranquil character. This is assisted by the presence of a grass verge populated by mature lime trees. The lime trees provide shading and draw the eye along the road. It is suggested that the verges and lime trees are a defining feature of the Conservation Area and provide a sense of place and continuity.

The entrance to the Conservation Area at the junction of Hurst Road and Richmond Road is framed by the Victorian properties of 84, 86 and 88 Hurst Road, and to the east The College of Richard Collyer which is listed grade 2. The amended Conservation Area boundary includes the properties of 84, 86 and 88 Hurst Road as well as the road, and pavements of Richmond Road. The trees and verges along Richmond Road from Hurst Road are considered to provide a clear continuation of the features of the Conservation Area strengthening its overall historic and architectural context.

The properties within the Richmond Road section of the Conservation Area are all detached on the northern side of the road, with the properties set back to enable off street parking. The front elevations are embellished with a mixture of enclosed and open porches.

The properties located at road junctions are double fronted providing interest to the dual street frontages. Low brick walls to the front of the properties are a positive contributor to the Conservation Area and provide a key unifying thread along the street frontage.

On the southern side of Richmond Road the properties are a mixture of detached and semi-detached properties. The semi detached properties are simpler in style with red brick detailing and chimneys adding interest and simple fencing to the front. The design of the properties although having a common quality of form and scale are individualised by specific detailing reflecting design details of the Queen Anne Revival and the arts and craft movement as exemplified in the photographs below.



# Part I: Appraisal continued

## Character Assessment

### Building and materials

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

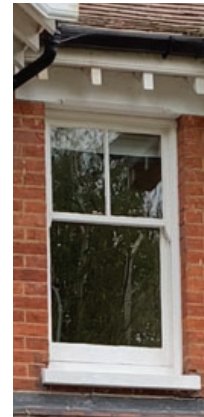
- well proportioned front gardens
- predominance of sash windows
- high quality boundary treatment
- unity of building form
- traditional detailing
- lime trees and verges

Within the Conservation Area there are a variety of building types which add a diversity of style but are unified by their position fronting onto Richmond, Wimblehurst, Gordon or Hurst Road and the use of good quality materials and detailing.

### Materials

The predominant building material within the Conservation Area is a red brick, although some of the newer properties such as the semi detached dwellings in Richmond Road have a brown brick with red brick quoins and detailing above windows and doors. Soldier courses of pale bricks are common, in addition to decorative brick lintels and keystone features above first floor windows. Coloured decorative bricks are also a feature.

The Conservation Area has a mixture of roofing forms with pitched roofs of clay tile and slate, gable ends and some small pitched and curved roof dormers.



# Part I: Appraisal continued

## Principal Elevations

The principal elevations of the majority of the dwellings in the Conservation Area have a number of decorative features. Within the Conservation Area there are examples of Victorian properties influenced by Gothic and Italianate architecture, as well as the later Queen Anne Revival style. There are also buildings with mock Tudor timber detailing, as well as dutch gables, hanging tile, render and decorative pargetting.

## Bay Windows

A characteristic design feature of the Conservation Area are two storey bay windows either with a slate or balcony roof. The bay windows take a number of forms and can be seen constructed in decorative brick, classically inspired bay windows with columns supporting the porches and windows, as well as bays with decorative ashlar plasterwork to the ground floors.

## Windows

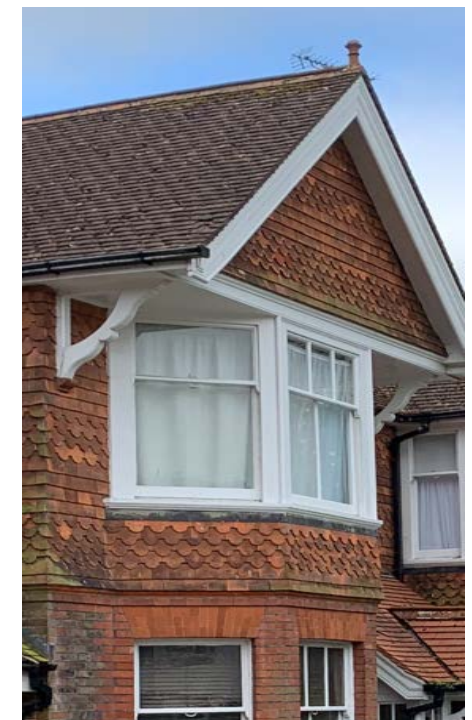
Within the Conservation Area the prevailing window style is timber sash windows, with some timber and metal casements.

## Bargeboards

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

## Porches

Within the Conservation Area there are a variety of both open and closed porches. The porches are predominantly roofed in matching materials to the main roof, with decorative timber detailing.



# Part I: Appraisal continued

## Front Boundary Treatments

A dominating feature of the Conservation Area excluding the buildings is the road. The movement of vehicles creates noise and fumes and detracts from the experience of pedestrians, making the road less welcoming. Consequently the front gardens to the properties have an important function. The gardens soften the junction of building and pavement reinforcing the refinement of the Conservation Area.

Within the Conservation Area brick walls create a unifying boundary feature. Some walls have decorative brickwork which reflects the quality of the dwelling on the site. The brick walls play a role in concealing the parking of vehicles to the front of the dwellings. In some cases timber fencing has been utilised and boundary hedging. Open frontages are not a feature of the Conservation Area and should be resisted.

## Chimneys

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

## Building Heights

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

## Building Audit Map

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



# Part I: Appraisal continued

## Building Audit Map



# Part I: Appraisal continued

## Negative elements

The Richmond Road Conservation Area was designated in 1989. Today the Conservation Area appears generally well maintained however there are some elements that detract from the special architectural and historic character of the space.

Key threats:

- Erosion of front boundaries.
- Loss of traditional joinery details in windows and doors.
- Loss of chimneys and chimney pots
- Insensitive extensions, with poor quality materials and lack of understanding of traditional detailing.

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

Other general features that detract from the appearance of the Conservation Area include the loss of green space within front gardens, and the loss of traditional paving on the footpaths and cross overs. Good management of the streetscape is essential to maintain the sense of place, including the placement of telecommunication cabinets and signage.

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





# Part I: Appraisal continued

Whilst it is acknowledged that the urban location of the Richmond Road Conservation Area has resulted in pressure for parking it is considered that parking signs and other features associated with road traffic need to be carefully managed within the Conservation Area, and removed when no longer required.



# Part II: Management Plan

## The need for a Management Plan

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

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



## Control of development

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

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

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

## Monitoring and compliance

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

## Issues

The preparation of the Richmond Road Conservation Area Appraisal has included consultation with stakeholders, specifically Denne Neighbourhood Council and Wimblehurst Road Residents Association. A number of issues were identified. These have been used as a basis for the following section identifying principal issues to be addressed by this Management Plan.

# Part II: Management Plan continued

## Historic built environment

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

## New development and environmental improvement

- Opportunities for new development.
- Setting and views.

## The environment and public realm

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



## Historic built environment

### Loss of traditional built and architectural features

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



*Timber sliding sash windows*

### Equipment or installations

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

## Part II: Management Plan continued

### Boundary enclosures

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



*Examples of positive boundary treatment within the Conservation Area*

## Part II: Management Plan continued

### Drives, off street parking and loss of front gardens

Gardens to building frontages make an important contribution to the quality of a streetscape. Historically, many buildings in the Conservation Area had front gardens with enclosing brick walls. The total loss of front gardens to parking detracts from their historic setting and should be avoided. The use of porous pavements, reinforced grass paving or gravel instead of tarmac, with the retention of some garden space and the use of appropriate boundary treatments, offers a more attractive setting for buildings, reduce 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

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

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

### Extensions

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

Extensions to semi detached or terraced properties should be sympathetic to the group of buildings as a whole particularly where the symmetry of the buildings adds to the character of the Conservation Area. This would include changes to the roof where extensions from hips to gables, and the addition of roof extensions could detract from the unity of building form.

### Porches

Within the Conservation Area, porches vary in style from the simple and functional to the decorative porches of the period. Proposals for porches should consider the style of the host property whilst also taking inspiration from the context of the surrounding area.



## Part II: Management Plan continued

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

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

*Stretcher bond with decorative soldier course and window details.*



*Modern stretcher bond with modern interpretation of quoin and header detailing.*

## Part II: Management Plan continued

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

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

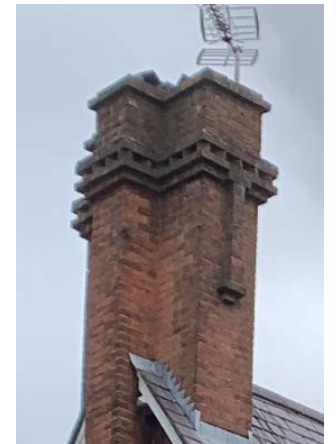


*Decorative clay Bullnose and Fishtail hanging tile*

### Retention of chimneys

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

*Variation of chimneys within the conservation area*



# Part II: Management Plan continued

## Window replacement

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

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

The design of historic windows evolved through the early modern period and so, where repair is not possible, replacement windows should be designed to either replicate the historic windows being replaced or be based upon a period design contemporaneous with the host building. In general, a consistent approach should be taken across a building. Further guidance from Historic England can be found at <https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/heag039-traditional-windows-revfeb17/>.



## Traditional Windows

Their Care, Repair and Upgrading





## Part II: Management Plan continued

### Dormer windows and rooflights

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

Where new dormer windows and rooflights are considered appropriate, they should be small in scale and not dominate the roofslope, ensuring that a large area of the roof remains visible. Dormers need to be of a traditional form, in scale with the building and its roof and their windows should be smaller than those on the floor below. Rooflights need to be flush with the roof face and normally the 'conservation' type metal rooflight is preferred. In most cases, the dormer or rooflight should align with the window below.



### Cladding, rendering or painting of walls

In most cases, the walling material of a building is part of its character and contributes positively to the appearance of the Conservation Area. There may, however, be cases where the existing wall surface is unattractive or is decaying, and cladding, rendering or painting can be justified. Where this is the case the cladding needs to be in a locally used material, such as tile-hanging using local red clay tiles. Painting of natural brickwork is discouraged. If any proposed work involves changing the front elevation of a building, Conservation Area advice from the Local Planning Department at Horsham District Council should be sought.

### Repointing of brick walls

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

## Part II: Management Plan continued

### Demolition

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

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

### New development

#### Opportunities for new development

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

#### Setting and views

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



### The environment and public realm

#### Trees

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

# Part II: Management Plan continued

## Public realm

### Street furniture

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



### Surface materials

A large format paving slab in natural stone should be used as part of considered approach to the location and the heritage context. The use of high quality paving materials, together with the layout and jointing detail are key elements of the overall surface appearance. Traditional paving should be added as funding allows.

### Opportunities for enhancement

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

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




# Appendix

# Gazetteer of locally listed buildings

## What is a locally listed building?

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

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

Image	Name	Description
	84 Hurst Road	Large house facing on to Hurst Road. Double fronted, two and a half storeys. Large bay windows in rendered façade with slate roof over. One large and one smaller gable with decorated barge boards. Group value with 23, 25, 86 and 88 Hurst Road. c.1890
	86 Hurst Road	Large house facing on to Hurst Road. Double fronted, two and a half storeys. Brick with slate roof. Asymmetrically designed large gables with bargeboards, main bay windows surmounted by cornices. Group value with 23, 25, 84 and 88 Hurst Road c.1890
	88 Hurst Road	Two and a half storey detached formed house. Painted render with slate roof. Two identical bay windows and central porch: modern extension to east. Group value with 23, 25, 84 & 86 Hurst Road. c.1890

# Glossary of Terms

## A

**Arcade** -a row of arches supported by columns.

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

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

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

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

**Ashlar** - smoothed, even blocks of stone masonry.

## B

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

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

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

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

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

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

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

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

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

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

## C

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

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

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

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

**Cartouche** -a carved panel of stone or plaster.

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

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

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

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

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

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

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

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

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

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

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

**Cornice** -a decorative mould applied to parapets and pediments.

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

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

**Cupola** -a domed structure on the roof.

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

## D

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

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

# Glossary of Terms continued

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

**Doric** -a plain column with little decoration.

**Dormer window** - a window projecting from a roof.

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

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

## E

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

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

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

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

## F

**Faience** -a glazed clay tile or block.

**Fenestration** - the pattern of windows.

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

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

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

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

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

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

## G

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

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

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

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

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

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



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

## H

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

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

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

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

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

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

## I

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

**Ionic** -a type of column.

**Italianate** - built in a style derived from Italy.

## J

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

## K

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

## L

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

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

**Lesene** -a pilaster without a base or capital.

**Light** -a window with fixed glazing.

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

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

# Glossary of Terms continued

## M

**Mansard roof** -<sub>a</sub> 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** -<sub>a</sub> 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** -<sub>a</sub> vertical piece of stone or timber dividing a window into sections.

## N

**Nailhead** -<sub>a</sub> 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)** -<sub>a</sub> moulding section of a quarter circle.

## P

**Panel tracery** -<sub>a</sub> late Medieval form of tracery characterised by subdivision of the window by strong vertical and horizontal members.

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

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

**Party-line** - the dividing wall between properties.

**Paviors** - small brick-like paving units.

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

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

**Planter** - a container for holding plants.

**Plat** - a string course without mouldings.

**Plinth** - the base of a column or wall.

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

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

## Q

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

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

## R

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

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

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

**Rubble stone** - stonework left rough and unworked.

**Rustication** - stucco or stone blocks with large angled joints.

## S

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

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

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

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

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

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

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

# Glossary of Terms continued

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

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

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

**Soffit** - the underside of eaves or other projection.

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

**Splayed** - a bay window with angled sides.

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

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

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

**Stile** - the vertical sections of a door or window.

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

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

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

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

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

## T

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

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

**Tetrastyle** - a portico with four columns.

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

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

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

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

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**Transom** - a horizontal glazing bar in a window.

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

**Tuscan** -a plain, unadorned column.

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

## U

### **Unlisted building making a positive contribution to the street scene**

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

## V

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

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

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

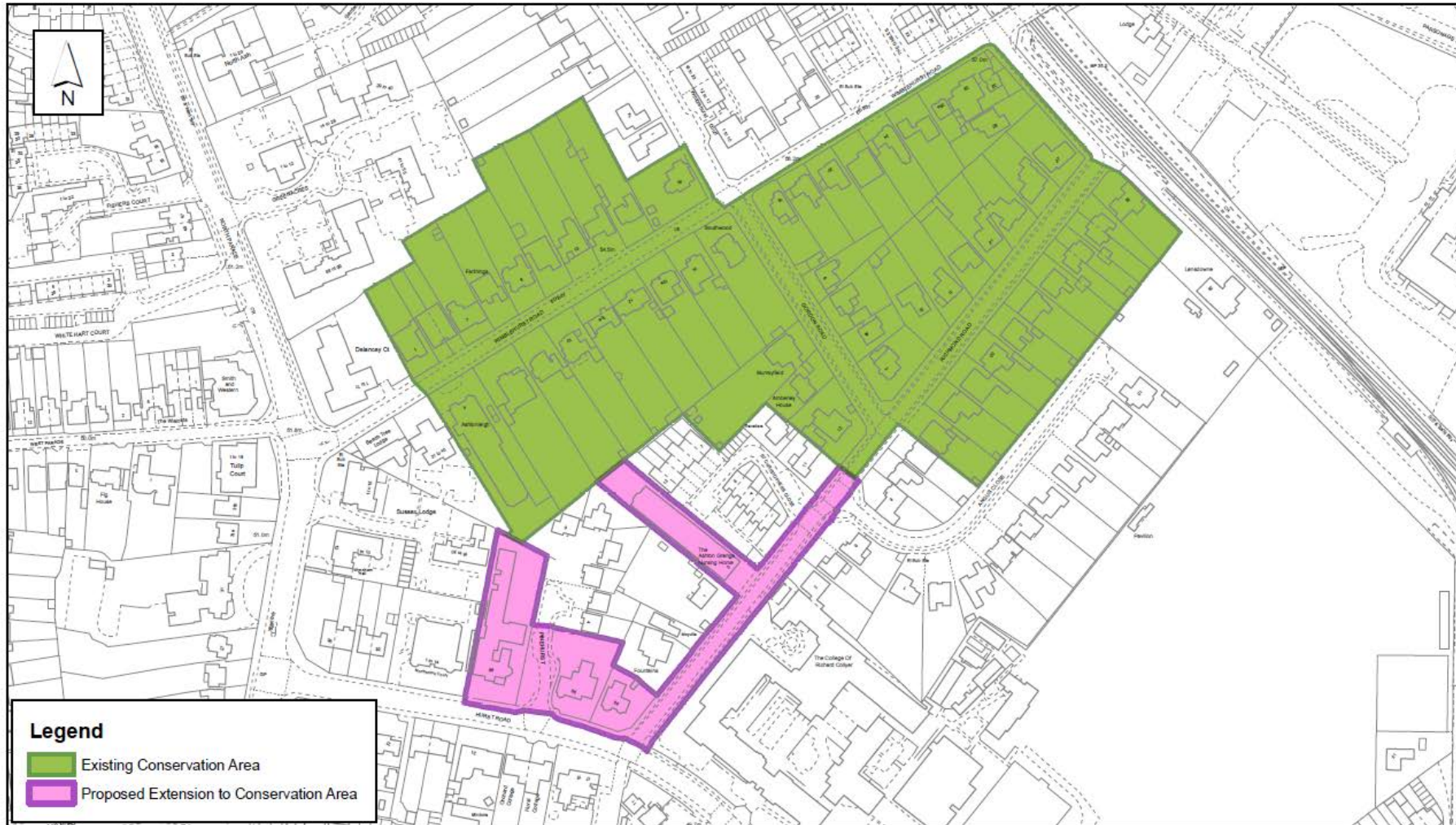
**Vousoir** - the shaped bricks or stones over a window forming a head or arch.

## W

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

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

Map of proposed changes to the Conservation Area



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 Parkside, Chart Way, Horsham  
 West Sussex RH12 1RL.

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<b>Proposed Extension to Richmond Road Conservation Area</b>			
Reference No :		Date : 15/06/2021	Scale : 1:2,500 (at A4)
Drawing No :	Drawn :	Checked :	Revisions : 28/09/2020

