

# Pulborough 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 Pulborough Conservation Area Appraisal and Management Plan was resed and consulted on between December 2016 and March 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

Pulborough is a village located approximately 18 miles south-west of Horsham, situated on the lower part of the southern slope of an escarpment that runs parallel to the South Downs, which are a short distance away to the south. The underlying geology has provided a characteristic local building material, called Pulborough Sandstone, as well as Carstone or Ironstone. This supplemented traditional Sussex brick and flint construction.

Pulborough is separated from the South Downs by the floodplain of the River Arun and its tributary, the Rother. There is much evidence of prehistoric settlement and soon after the Roman invasion, a route was constructed to link London with Chichester, subsequently known as Stane Street. The village's strategic position resulted in it being the location of a Roman garrison, then a Norman motte and bailey castle and more recently a Second World War defensive battery.

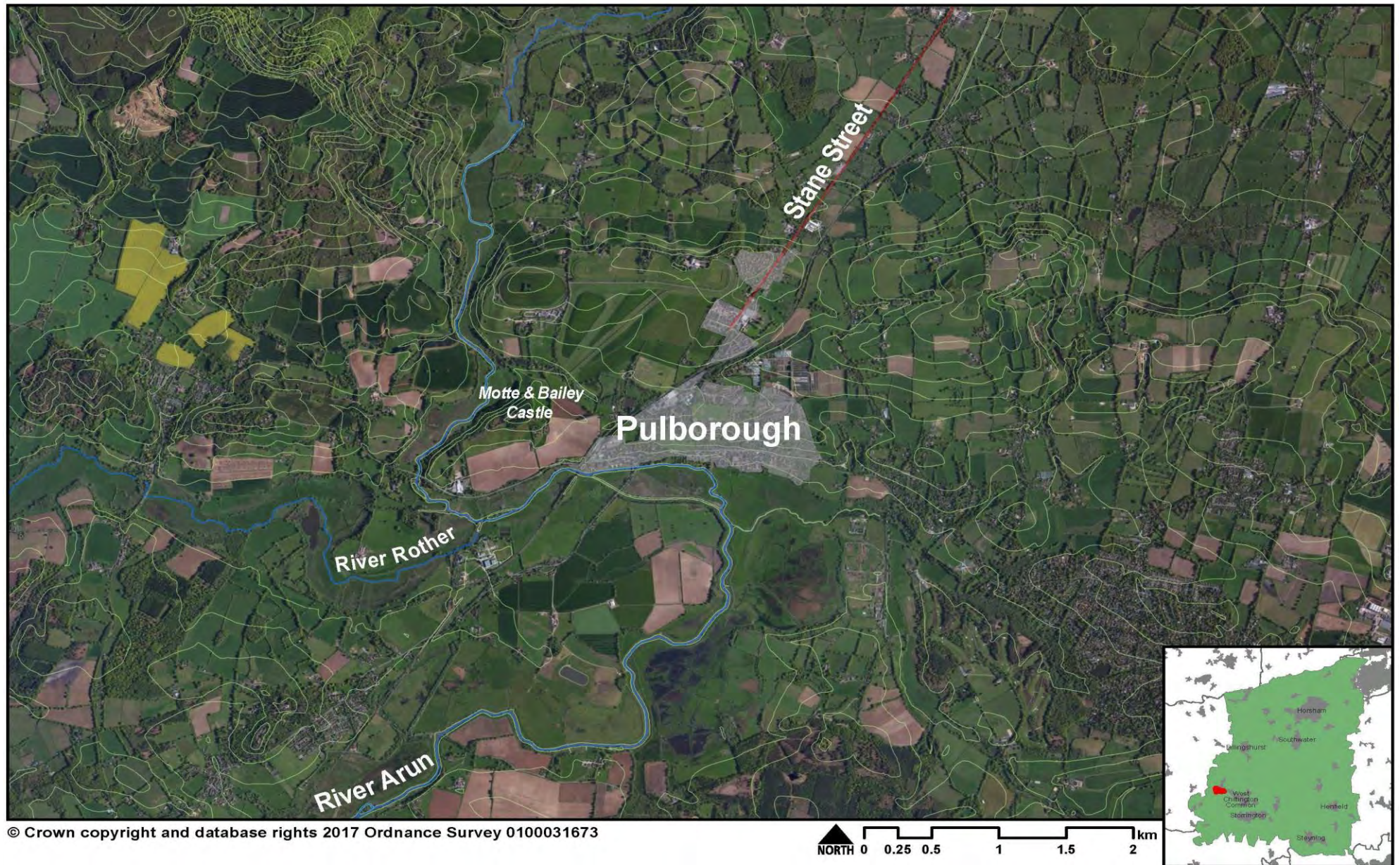
To the north is the largely medieval landscape of small irregular fields and woodland with fragmentary survival of moated sites and ancillary features such as fishponds. Other than the primary roads, the area is characterised by a network of deep, narrow, sunken lanes lined by hedgerows and by many rivers and streams with adjacent meadows and associated historic mill sites.

### Summary of special interest

The special interest of Pulborough Conservation Area is derived from several key facets:

- The combination of topographical features, such as the River Arun and Rother tributary, and ancient communication routes, such as Stane Street, led to the development of a settlement at Pulborough. The rare survival of these elemental features remain key attributes of local character.
- The historic origins and development of the village through the medieval, post-medieval and industrial periods is still clearly discernible in the surviving townscape.
- Many buildings within the Conservation Areas are little altered from the time of their construction and designated in their own right as listed buildings. Many other unlisted buildings contribute positively to local character.
- The survival of historic fields and field boundaries within the settlement supports our understanding of Pulborough's development and enables appreciation of character.
- The buildings within the Conservation Areas utilise local building materials in a range of vernacular and historic techniques, establishing and reinforcing a strong sense of place.

Map 1: Pulborough context map.



## Boundary Review

At the time of their original designation on 3rd December 1973, two Conservation Areas were designated within Pulborough – Church Place and Lower Street - each containing at that time concentrations of historic buildings and land forms which helped to define special character. By the mid-19th century, the settlement was far larger than these two areas and so it is evident that the boundaries of these historic Conservation Areas were tightly drawn. After 40 years without change these boundaries have been reviewed, as directed by the Planning (Listed Buildings and Conservation Areas) Act, 1990.

This review has drawn the following conclusions:

- Due to both the historic Conservation Areas being located within one settlement, being inter-related and sharing many aspects of their historic development and setting, it is considered desirable to appraise their special character in one document;
- Over the previous 40 years, the guidance concerning the assessment of heritage significance and the value ascribed to late 19th and early 20th century architecture has evolved;
- It is important that design is properly informed by an appreciation of prevailing character and setting sensitivity;
- In several instances within Pulborough, both designated and non-designated heritage assets have been identified just beyond the historic boundary of the Conservation Areas. It is judged that these assets contribute to the distinctiveness of Pulborough and would benefit from being included within a revised boundary; and
- In the case of the A29, a short extension of the Conservation Area northwards from Church Place will enable the protection of beneficial views southwards.

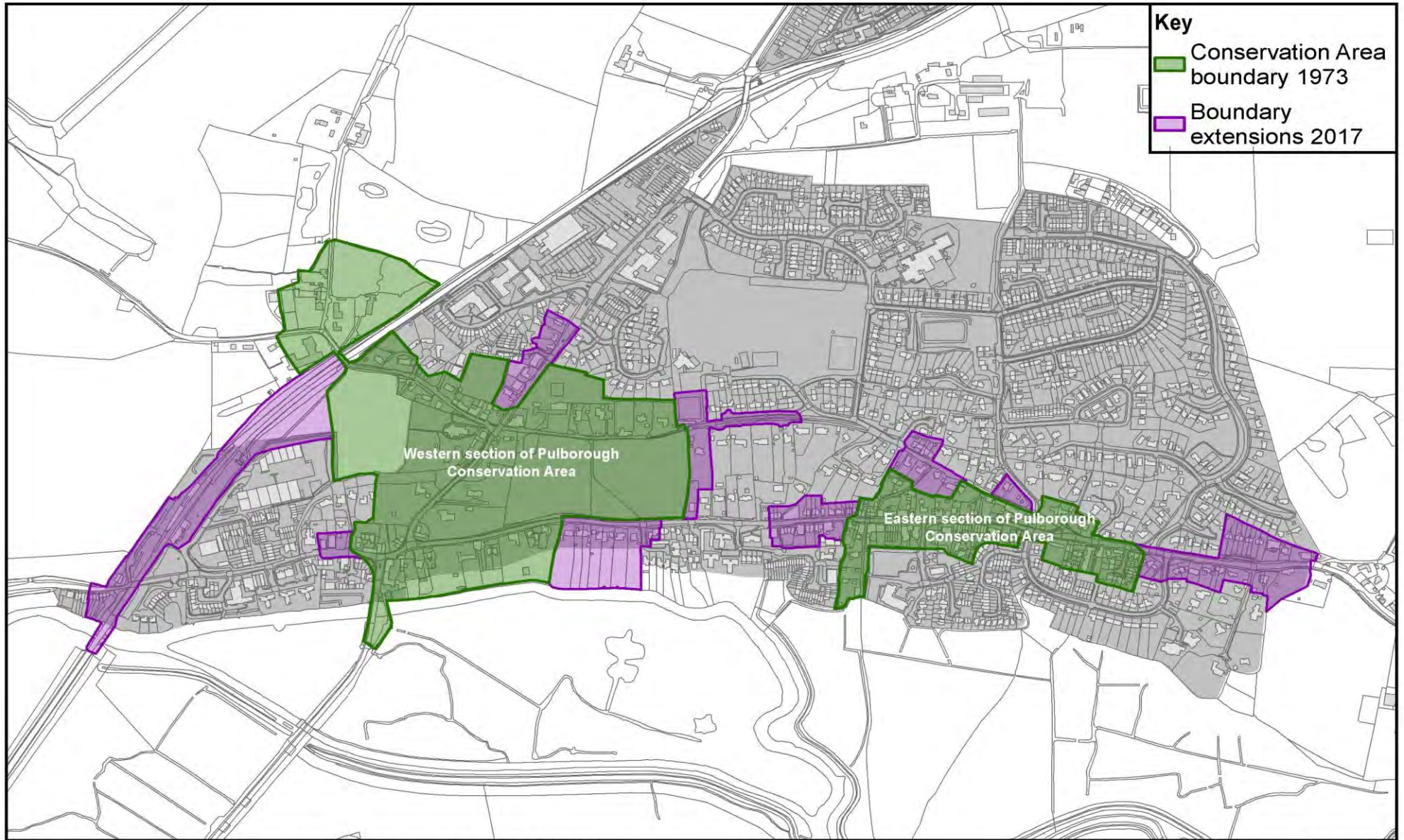
Consideration of these factors has informed our assessment and review of the historic Conservation Area boundaries to enable proper consideration

of these developments in the future, to ensure that local character is preserved or enhanced.

The following map illustrates the historic Conservation Area boundaries and areas where these boundaries have been extended to bring new areas of Pulborough into the Pulborough Conservation Area. This appraisal identifies Pulborough as having one discontinuous Conservation Area comprising a western and eastern section.



Map 2: Pulborough Conservation Area



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### 3. Historic development summary

- The known first known permanent settlement emerged during the Anglo- Saxon period. Stane Street (now the A29) was laid out during the Roman period.
- At the time of the Domesday Book, Pulborough was a sizeable village and was chosen by the Normans as a site for a motte-and-bailey castle, located to the west of the village.
- St Mary's Church is pre-Conquest in origin, although the present structure is later. The chancel was built in the 13th century, while the nave and tower are the result of a major rebuilding in the 15th century.
- The original manor is thought to have been on the moated site called Old Place, now to the north of the railway. In the 13th century, the estate was divided between two heiresses, giving rise to New Place, further to the north-east.
- In the early 14th century, a bridge was constructed across the River Arun in the neighbouring village of Stopham. During the medieval period, the crossing of the Arun in Pulborough was provided by a ferry.
- With the split of Pulborough into the manors of Old Place and New Place, a settlement grew up at the junction of Rectory Lane and Lower Street below the short lived manor house site off Moat Lane. It must have prospered as a trading settlement with river craft pulled up by wharves just below the road.
- By the 18th century, Pulborough had expanded and acquired its existing form, with two centres of population, possibly reflecting its heritage of two manorial sites: one focused on St Mary's Church; and another to the south-east along Lower Street. Several inns served travellers although Pulborough was never as significant a staging post as Petworth and Midhurst to the west.
- Stane Street was turnpiked in 1757, when a cutting was first excavated on Church Hill to lessen the gradient.
- A bridge across the Arun at Pulborough was finally constructed in 1785. 18th century industry was mostly focused on the quayside area between Lower Street and the river. A warehouse, maltings and remains of lime kilns survive from this period.
- In 1816, the Wey-Arun Junction Canal was opened, turning the river into part of an inland waterway linking London to the English Channel.
- In 1828, a causeway was built across the Arun floodplain. The Swan Inn became an important staging post for coaches travelling to the South Coast. The area around east Lower Street carried on growing and Pot Common was gradually reduced in size through enclosure.
- Pulborough railway station was opened in 1859. Although the arrival of the railway may have slowed rural depopulation it did not initially bring about any growth in the village. Instead, the most immediate effect was to send river traffic into terminal decline and to kill off the coaching trade.
- In the early 20th century, Pulborough began to expand again. Alpha Cottages, the village's first council houses, went up on Lower Street in 1912, alongside some commercial buildings of similar age.
- The rise in motor traffic helped to bring back to prominence the roads passing through the village. Road widening works were undertaken in 1935. In 1936, a new bridge was constructed adjacent to the original Arun crossing of 1787.
- After the Second World War residential construction accelerated as Pulborough became popular both with retirees and commuters. There was much infill construction, mainly to the north of Rectory Lane, to the east of London Road and to some extent also to south of Lower Street, where blocks of flats appeared. Generally new development added to rather than replaced existing buildings and it helped the two centres to coalesce into a unified settlement.
- In 1958, the Swan Inn was rebuilt before being replaced by a residential redevelopment in 2002. A small industrial estate grew up near the station, as well as factories between the railway and London Road north of the Church Place Conservation Area.



*Old Post Office and Church Place, 1906*



*Pulborough Bridge and Swan Corner, c. 1920*

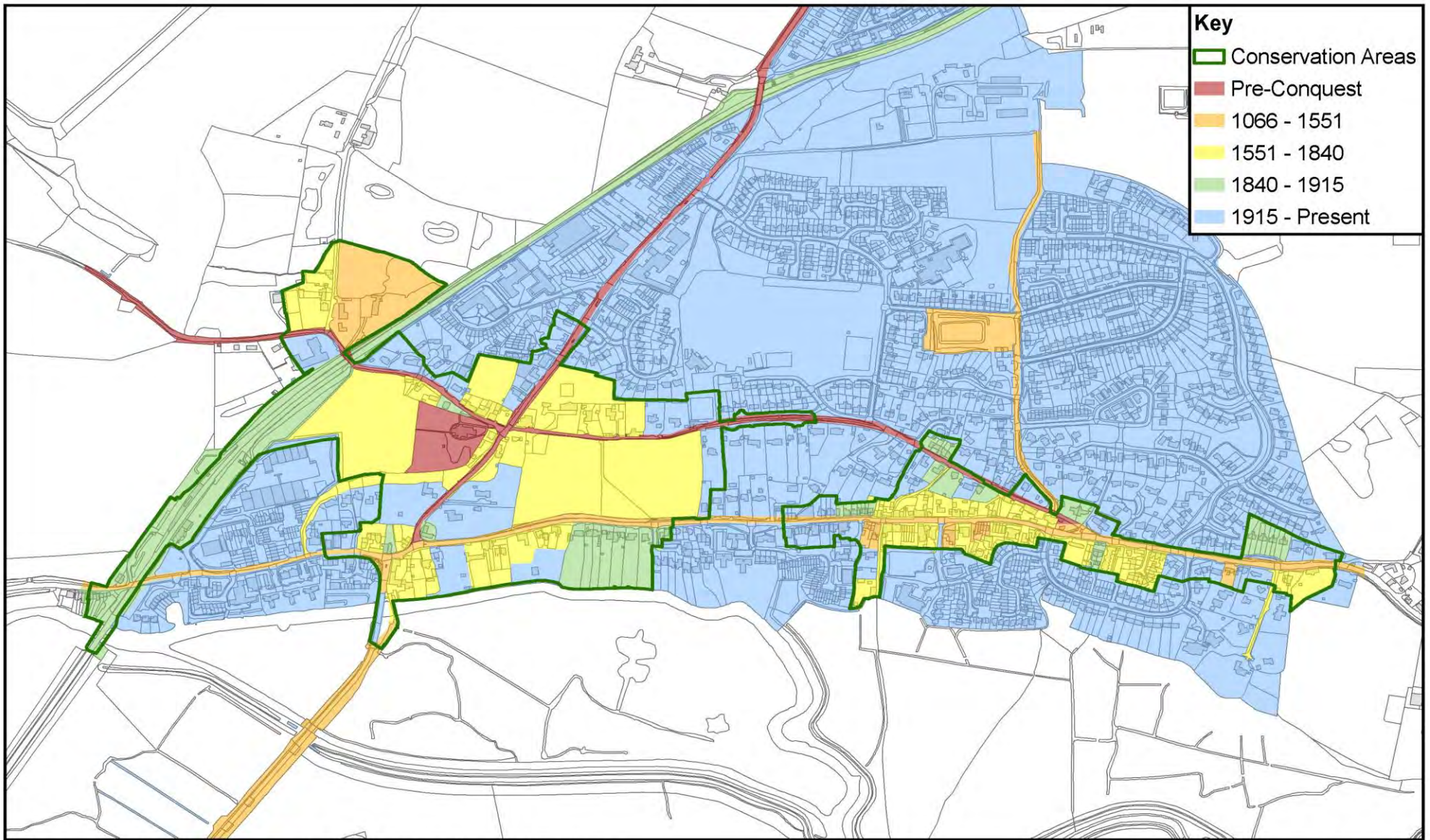


*Station Road, 1906*



*Lower Street, 1939*

Map 3: Pulborough historic phasing map.



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## Pulborough's evolution

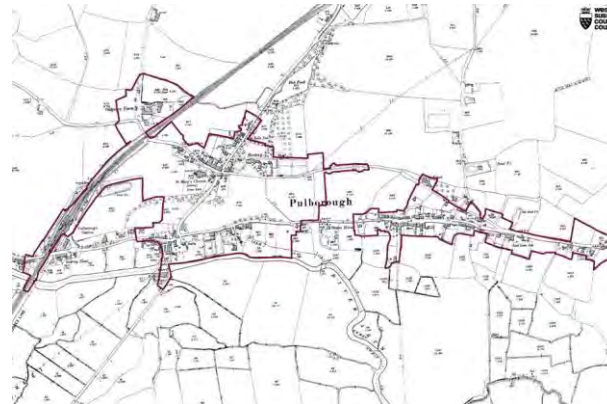
### Mid-19th century



*Pulborough Tithe map, 1841*

- In the mid-19th century, Pulborough's two population centres – Church Place and east Lower Street – are clearly identifiable, supplemented by the built up area around the wharfs at Swan Corner.
- Construction is generally linear and low density with the exception of Lower Street to the west of the junction with Rectory Lane.
- The largest houses are Old Place, the Rectory and Skeyne House, all of them set in spacious grounds.

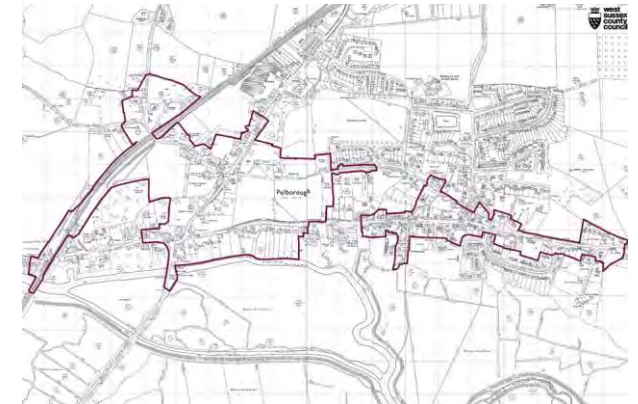
### End of the 19th century



*2nd edition Ordnance Survey map, 1896*

- The railway has appeared, passing through in a cutting that divides Old Place from the cluster of buildings around St Mary's Church
- A small amount of development has appeared at the southern end of the station site where the road crosses the line, including the Railway Hotel.
- Barely any encroachments have been made on Pot Common and the historic setting of the village is unchanged to the south, east and north.

### Late 20th century



*5th edition Ordnance Survey map, 1970s*

- Infill development has appeared along the south side of Lower Street, joining it to Swan Corner.
- There is scattered development along Church Hill between Swan Corner and St Mary's Church.
- Rectory Lane, the historic former east-west route, has been reduced to a bridleway.
- A large amount of residential development of suburban character has appeared on the north and eastern sides of Pulborough.

## 4. Landscape setting

The Conservation Area is bound by existing residential areas to the north, south and eastern edges. The western section of the Conservation Area abuts the surrounding countryside to the south and northwest, and the eastern section of the Conservation Area extends to the southern settlement edge.

### Topography

Pulborough is located on the northern edge of the South Downs National Park. The wider landscape around Pulborough is complex, with significant local variation and contrast influenced by the surrounding topography.

The southern edge of the Conservation Area is characterised by the low-lying, flat floodplain landscape of the River Arun that flows south through the rising landform of the South Downs.

The settlement is located on rising landform to the north of the River Arun. The western edge of the settlement forms part of a tributary valley and is enclosed by rising landform to the west, up to Park Mound.

### Existing Landscape Character

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

- West Sussex Landscape Character Assessment(2003);
- Horsham District Landscape Character Assessment(2003);
- South Downs Integrated Landscape Character Assessment(2011);
- Horsham District Landscape Capacity Assessment(2014).

These identify the key characteristics and sensitivities of the landscape at varying scales.

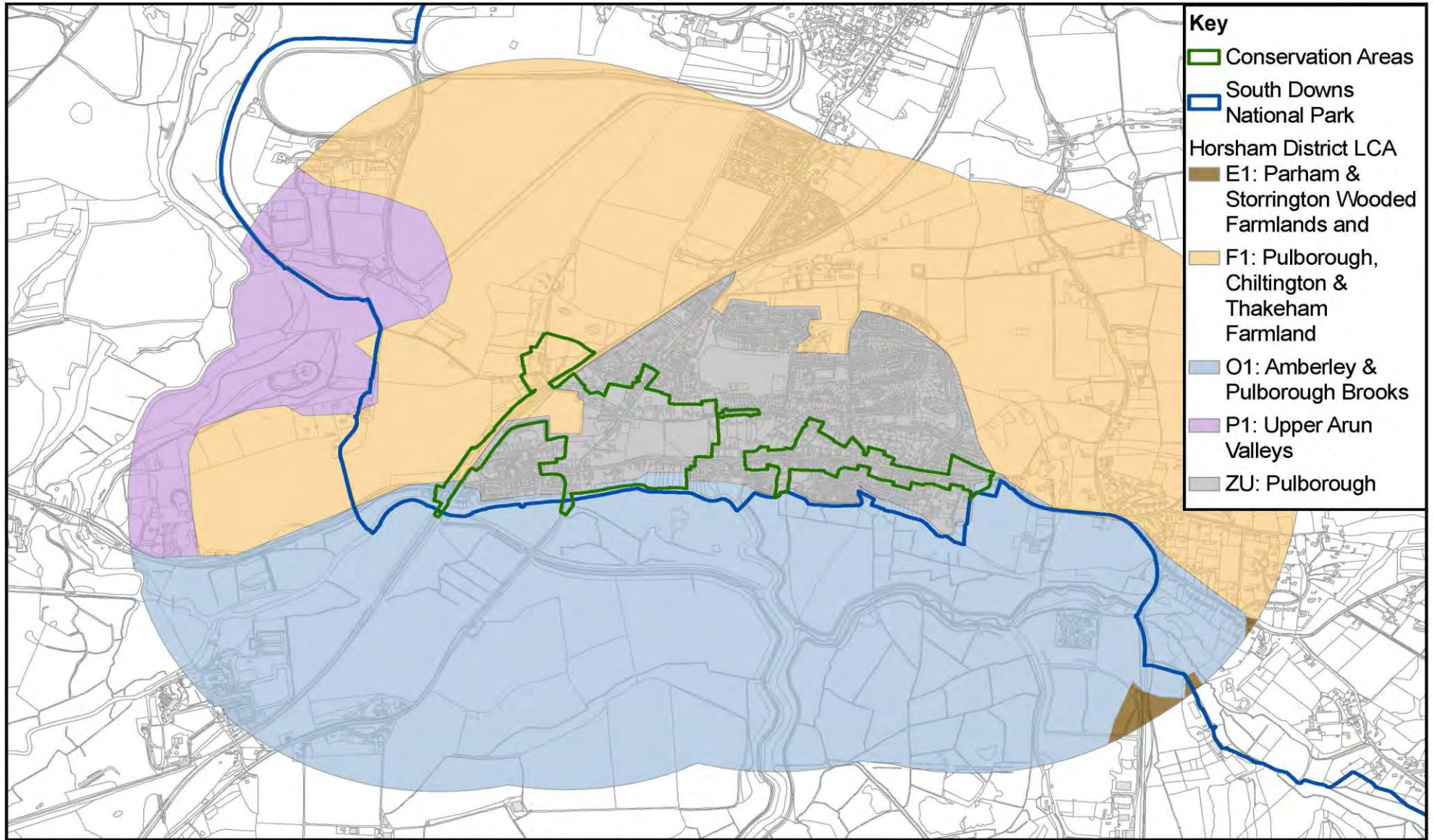
Key character considerations:

- Small scale, historic field pattern
- Historic stone bridges, churches and variety of scheduled monuments
- Water meadows and broadleaved woodlands limited to valley sides
- Open character of flood plain
- Important views from Pulborough
- Wide, flat valley floodplains in U-shaped valleys, gentle valley sides
- Long views along valley floor, contained by rising valley sides
- General absence of settlement in floodplain
- Historic settlement pattern to the west
- Tranquil and unspoilt rural character of valleys
- Pastoral landscape
- Few trees or hedges
- Undulating sandstone ridge north of the village
- Gently sloping landform from floodplain to the north

### Conservation Area Setting

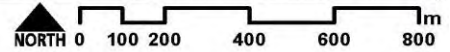
The character of the Conservation Area is influenced by the landscape that surrounds them. Where the Conservation Area abuts the surrounding countryside, the character of this landscape fringe has been defined below. These fringe areas have been identified through consideration of the variation in characteristics of the land adjacent to the Conservation Areas. 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: Pulborough existing landscape character map

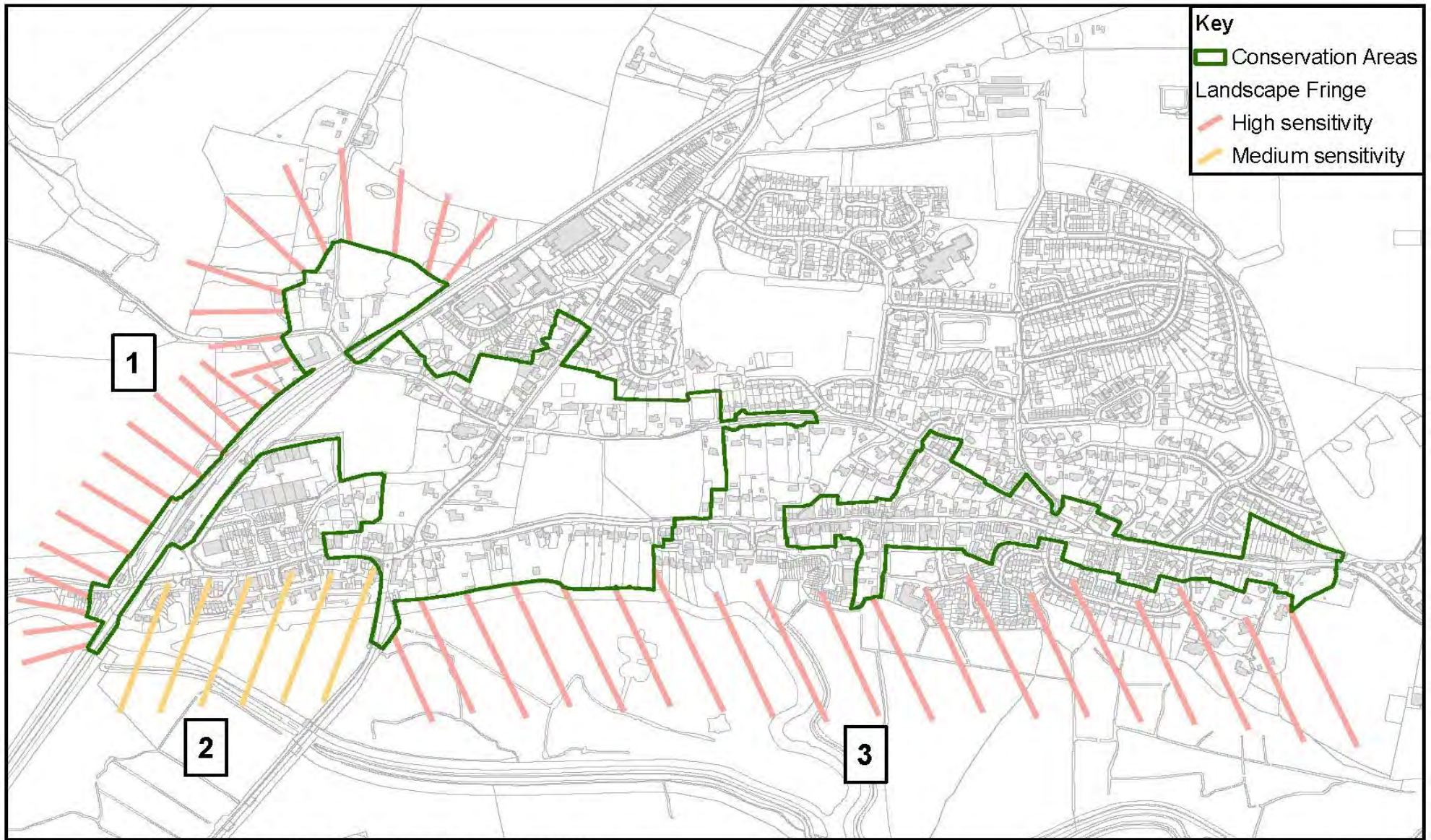


- Key**
- Conservation Areas
  - South Downs National Park
  - Horsham District LCA
    - E1: Parham & Storrington Wooded Farmlands and
    - F1: Pulborough, Chiltington & Thakeham Farmland
    - O1: Amberley & Pulborough Brooks
    - P1: Upper Arun Valleys
    - ZU: Pulborough

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Map 5: Pulborough landscape fringe sensitivity map



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## Landscape Fringe 1

- Well-integrated fringe, with clear vegetated boundaries along the railway line and along enclosure boundaries;
- The landform slopes up towards Codmore Hill and the settlement edge is defined by a narrow valley landscape;
- Skylines are characterised by the surrounding vegetation, with occasional built form visible amongst it but only St Mary's Church tower breaks the skyline;
- There is evidence of the historic enclosure pattern in proximity to the settlement edge, which has become eroded farther south along this fringe by the railway and due to field pattern changes over time;
- There are clear historic associations between Old Place manor houses and associated grounds including fishpond and tributary stream, linking through to open space adjacent to the Church and along Old Rectory Lane to the Glebe Fields;
- The fringe is characterised by an intimate scale landscape by virtue of the valley landform and vegetation across the slopes, and by the railway cutting that defines the settlement extents;
- Generally enclosed views are associated with the landscape fringe;
- Views towards Conservation Area are of a well integrated Conservation Area fringe. Modern development is visible over the railway vegetation to the south, separated from the Conservation Area by surrounding vegetation.

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



*Pulborough landscape fringe 1, viewed from the west.*

## Landscape Fringe 2

- A partly exposed settlement edge characterised by modern builtform;
- Riparian planting softens the edge in places and defines the separation between built form and the floodplain landscape;
- The distinctive, flat, floodplain extends south of the settlement edge;
- Medium scale landscape pattern;
- Moderate sense of cultural pattern with some historic association with Pulborough Bridge;
- Large fields extend from the settlement edge;
- Linear vegetation pattern along the river, railway and road that dissect the area;
- Some long views, but often shortened by vegetation belts.

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



### Landscape Fringe 3

- The Conservation Area is well-integrated along this landscape fringe. The more modern development along this settlement edge is conspicuous in views across the floodplain, although defined by the river banks and associated planting;
- The distinctive, flat, floodplain landform extends south of the settlement edge;
- Whilst the expansive landscape extends south of the river, the Conservation Area fringe is characterised by a much more intimate landscape pattern of rear gardens with mature vegetation boundaries;
- A generally intact cultural pattern, although more recent development has altered enclosure patterns north of the river in places;
- Historic features including Pulborough Bridge and St Mary's Church tower are associated with views of this fringe;
- Modern development has altered the perception of the Conservation Area along this landscape fringe, as it has grown up around the historic built form;
- Tranquil, undeveloped area with long views towards the South Downs landform and views southwards between dwellings located at the edge of the settlement;
- Open and often expansive views are associated with this edge and there is strong inter visibility with the South Downs ridgeline to the south;
- There are also views of the Church on the rising landform of the village, visible over the built settlement edge in views from the floodplain to the north.

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



*Pulborough landscape fringe 3, viewed from the south.*

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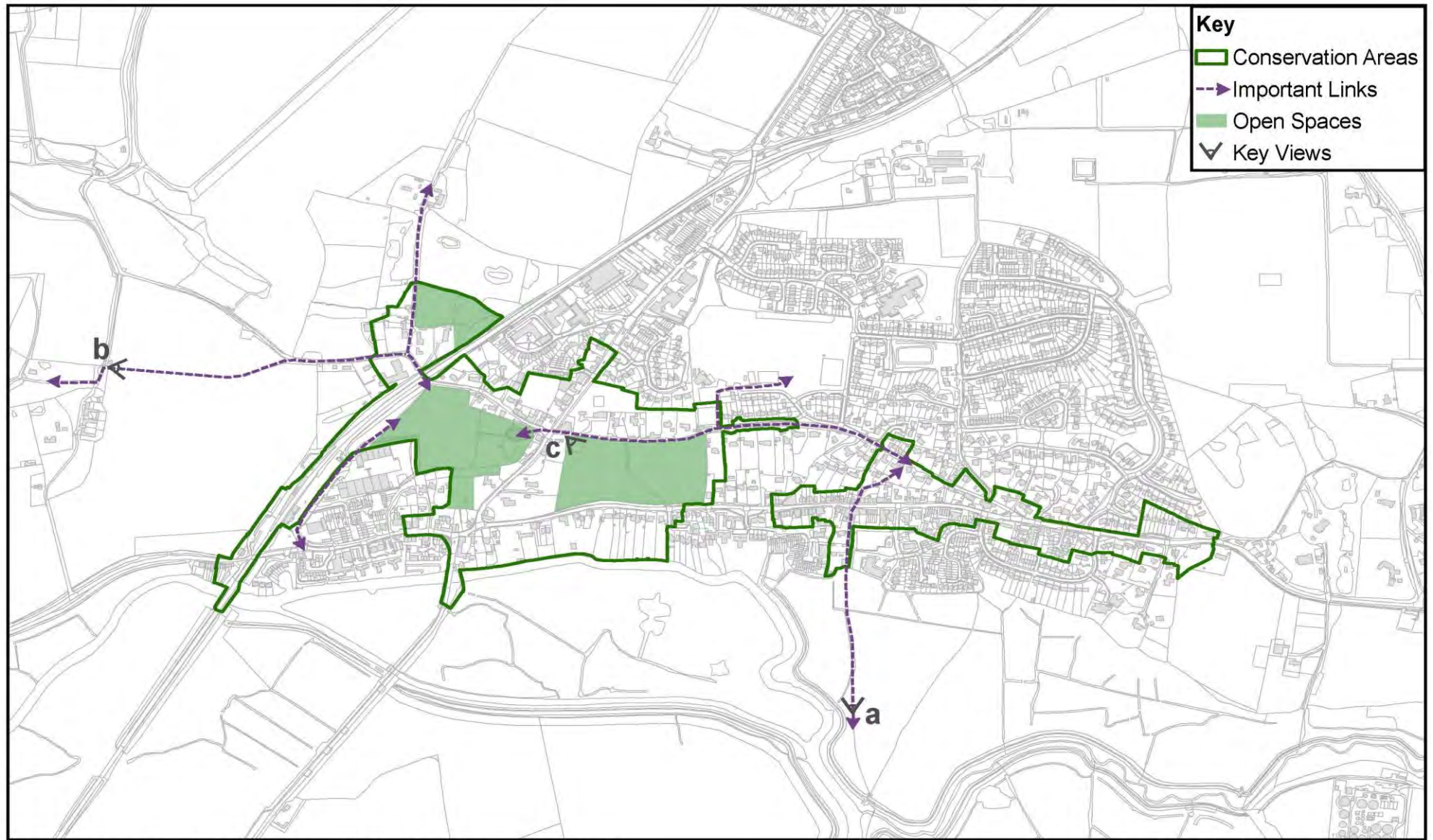
## Open Spaces

Open spaces within Lower Street are limited to small roadside pockets and verges and a linear route linking between Rectory Lane and the public footpath south of the settlement along the River Arun.

Larger open spaces provide both physical and visual links through the western section of the Conservation Area, from the private lake and estate land at Old Place through West Glebe Field, the Churchyard, and East Glebe Field to the treed avenue along Rectory Lane at the eastern edge of the Conservation Area.

There are important views of the St Mary's Church associated with these spaces, linking through the historic part of the settlement. The bridleway along Rectory Lane provides an important link between the western and eastern section of the Conservation Area, which continues through Lower Street to the open countryside to the south. This green corridor provides an important pedestrian link to the surrounding landscape that should also be protected.

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



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## Vantage Points

In some places, the Conservation Area forms part of the settlement edge, with the rural landscape extending beyond. There are several views where the Conservation Area edge, or features that contribute to the Conservation Area are visible from the countryside surrounding Pulborough.

**a:** Views from the public footpaths to the south of Pulborough are characterised by the open, floodplain landscape. In views from the footpaths in a northerly direction towards the village, the settlement edge is conspicuous in places. Historic elements such as St Mary's Church tower and mature tree line along the raised landform along Old Rectory Lane are indicators of the Conservation Area. The Conservation Area edge is less conspicuous and is defined by vegetation along the river's edge.

**b:** The Wey – South Path follows the contours of the raised landform to the west of the village. There are some long distance views from this path towards Pulborough, along the length from Stopham Bridge to Coombelands Lane. The western edge of Pulborough is visible in views from the stretch of path near to Park Farm. The Church tower stands out from the vegetation that encompasses it and defines the Conservation Area in this part of the village. The Conservation Area is well secluded in

these views by mature vegetation that partly characterises it.

**C:** There are long distance views from the bridleway along Rectory Lane, which look out across East Glebe Field and the open floodplain landscape beyond, towards the raised landform of the South Downs in the distance. These views open up as users of the local path network move through the Conservation Area, and establish links between the historic village core and the surrounding rural landscape.



## 5. Townscape and historic environment

The village's location straddling Stane Street means that the land either side of this ancient route, in addition to much of the eastern section of the Conservation Area and Old Place, is designated an Archaeological Notification Area (ANA). Development in both these areas has the potential to affect below ground heritage and are subject to additional controls. The ANAs are shown on page 29 (map 9).

Building audit maps provide an appraisal of the contribution of individual buildings to local character and the location of feature trees and vegetation that contribute to local distinctiveness.

### Western section of the Conservation Area around Church Place

The townscape and historic environment of the western section of the Conservation Area, broadly centred on Church Place, strongly echoes the early history of Pulborough. This comprises the manorial farmstead at Old Place, remnants of the medieval village and rectory lands including Glebe Field, the early wharfs close to Swan's Corner and the historic crossing of the River Arun at Pulborough Bridge.

The arrival of the railways in the mid-19th century has left a lasting legacy on the village. It runs through a deep cutting with attractive wooded slopes to the west of the village, under a bridge which in itself is a distinctive feature of the Conservation Area. The grade II listed signal box and the almost complete 19th century station infrastructure comprise a high quality ensemble of period railway architecture. South of the station are a pair of cottages and an imposing terrace of houses built by the railway company.

North of Church Hill, on London Road, a group of listed buildings and a handsome Edwardian semi-detached property create an attractive gateway into the Conservation Area from the north.

The street layout is dominated by the Roman road, bisected by both Church Place / Rectory Lane and Lower Street. The combination of built form and open space remains little changed from the 19th century:

- Surrounding Old Place, to the west of the railway, and along Rectory Lane, to the east of London Road, substantial two storey dwellings are

set back from the street within garden settings reinforced by strong boundaries. The use of buff coloured Pulborough Sandstone for both buildings and garden walls is a unifying material.

- Historically the land use to the north of St. Mary's Church was mixed with some commercial properties, although this evolved to become predominately residential.
- Another area of commercial properties survives around Swan Corner. The urban grain is finer and buildings are generally situated on small rectangular plots and constructed adjacent to the pavements or highway. A greater variety of building type survive, including a 17th century brick built warehouse and stone built smithy (now domesticated). To the west of Swan Corner is a pair of distinctive brick built buildings – the early 20th century Masonic Hall and former Bank.
- Two significant areas of open space remain relatively unaltered from the medieval period, the field to the west of St. Mary's Church and Glebe Field to south Rectory Lane. Church Hill is also heavily wooded, which, in addition to a lack of pavements along Church Place and Rectory Lane, accentuate the important role of vegetation in defining the townscape.
- The use of Pulborough Sandstone for building is still noticeable, often combined with red brick dressings as at Ancaster House. Red brick construction is also used more extensively at 3 and 3a Church Place. Gabled, hipped and half-hipped roofs are covered in plain clay tiles and on larger properties have a double pitched profile orientated perpendicular to the street. Gablets are another characteristic detail. Flint galleting survives in some properties.
- There are also modern buildings resulting from late 20th century infill. Most of these have been well designed and have taken advantage of the local topography to limit their role within the streetscape and so have a neutral impact. Houses extending east along Lower Street from Swan Corner to Alfrey's Court includes some well detailed properties which allow glimpsed views of the River Arun beyond in contrast to other locations where backland development has created a visual severance between the settlement and its river setting.



*Example of galleting*



*20th century bungalow of neutral impact*



*Station complex*



*Listed signal box*



*Positive boundary features*



*Characteristic roof forms and flank walls*



*Masonic hall*



*View towards Swan Corner*



**24** *Timber framing*



*Positive views of the Church tower*



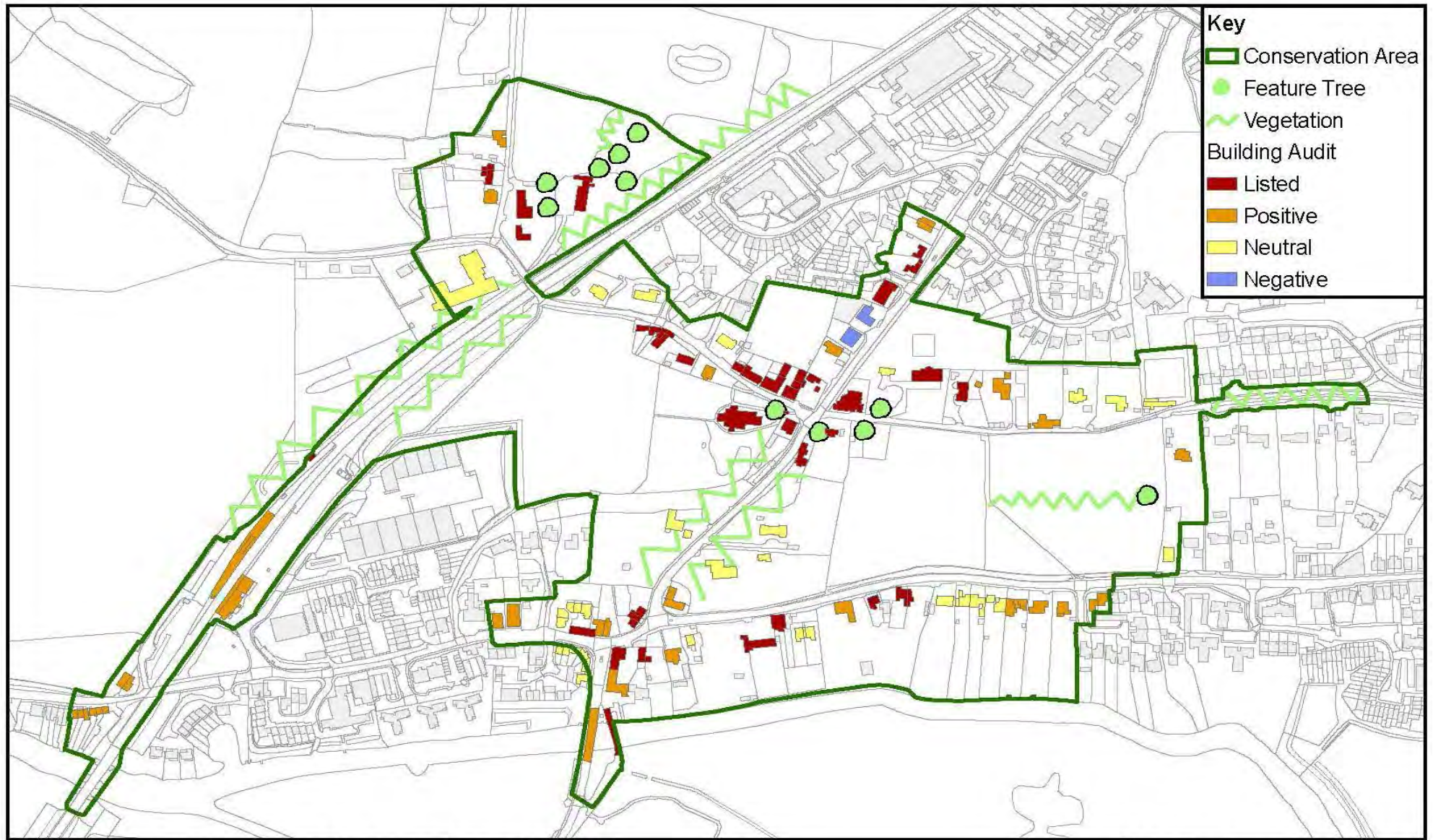
*View along London Road*



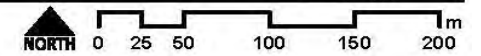
*Rectory Lane*



Map 7: Pulborough Conservation Area western section building audit map.



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### Eastern section of the Conservation Area around Lower Street

The townscape and historic environment of the eastern section of the Conservation Area, around Lower Street, is the result of its unplanned development. This part of Pulborough was situated on the route east to Storrington and down the Arun valley. It evolved from a collection of farmstead cottages and commercial properties which coalesced around the junction where the road from Church Place and Manor of New Place joined.

At the eastern end of Lower Street, beyond the historic Red Lion public house, are several listed buildings and others of interest including Nos. 157 – 159 Lower Street, an impressive 18th century house of stone under a hipped slate roof; Nos. 1-8 Alpha Cottages, a series of red brick 1912 council houses under clay tile half-hipped roofs and gabled dormers, set behind generous open space; and the mid-20th century Willow Springs, part of the Old Mill Place development of individual Arts and Crafts style houses leading to the site of the village's windmill.

On the south side of Lower Street, beyond the Wildbrooks Close development, are the splayed entrance pairs of stone semi-detached houses at the top of Rivermead (Nos 1-2, 47-48) which were carefully designed in the mid 20th century to frame the view.

Towards the north-western end of Rectory Lane, at the northern end of Potts Lane, within the Conservation Area boundary, was located the 1830s National School (St. Mary's Cottages) which suggests that Lower Street was considered the centre of the settlement:

- The scale of the buildings along Lower Street is predominately two storey cottages under pitched clay tile roofs. However, towards the east end of the area are more singular properties, some more substantial in size. Conversely, towards the west end of the area the building plots are smaller and more densely packed with a greater number of semi-detached or terraced properties. Many of the buildings are of rectangular form, orientated parallel to Lower Street. An early example of this is the Oddfellows Arms, a converted Wealden House with recessed central entrance.

- Distinct from other areas of historic Pulborough, the dominant land use is mixed with shops and commercial premises fronting onto Lower Street with residential areas above and behind.
- Open space in the vicinity has been steadily reduced from the 19th century onwards as Pot Common (the area to the north of Lower Street) was gradually enclosed. However, Barnhouse Lane, Potts Lane and Monkey Hill remain important green links, supporting a sense of semi-rural permeability. Typically, buildings are constructed with small front gardens enclosed by stone and brick masonry walls onto Lower Street. The private gardens that cover much of the land between Rectory Lane and Lower Street are an important echo of historic Pots Corner.
- A variety of construction materials are in evidence. The construction materials range from timber-frame with mostly brick infill, some tile hanging, stone coursed and rubble and render over brick, stone and timber-frame. The stone used is both Pulborough sandstone and Carstone or Ironstone. There is an example of Horsham Stone Slates on the roof of Nos 111-113. Roofs are predominately plain clay tile with some pantiles, slate and more recent concrete tiles. Where buildings are not at the back of the footway, their boundaries are often stone and sometimes brick.
- Along Lower Street, some late 20th century development has introduced buildings which detract from the townscape of the Conservation Area. Buildings of substantially larger height and mass, also incorporating uncharacteristic building plan forms and roofs, are discordant features in the established historic rhythm of the street.



*Carstone / Ironstone walling*



*Boundary features*



*Views south from Lower Street towards the Arun floodplain*



*Stone boundary feature*



*Horsham slate roofing*



*Sympathetic modern development along Lower Street*



*Characteristic infill*



*Views along Lower Street*



*Barn Hall Lane*

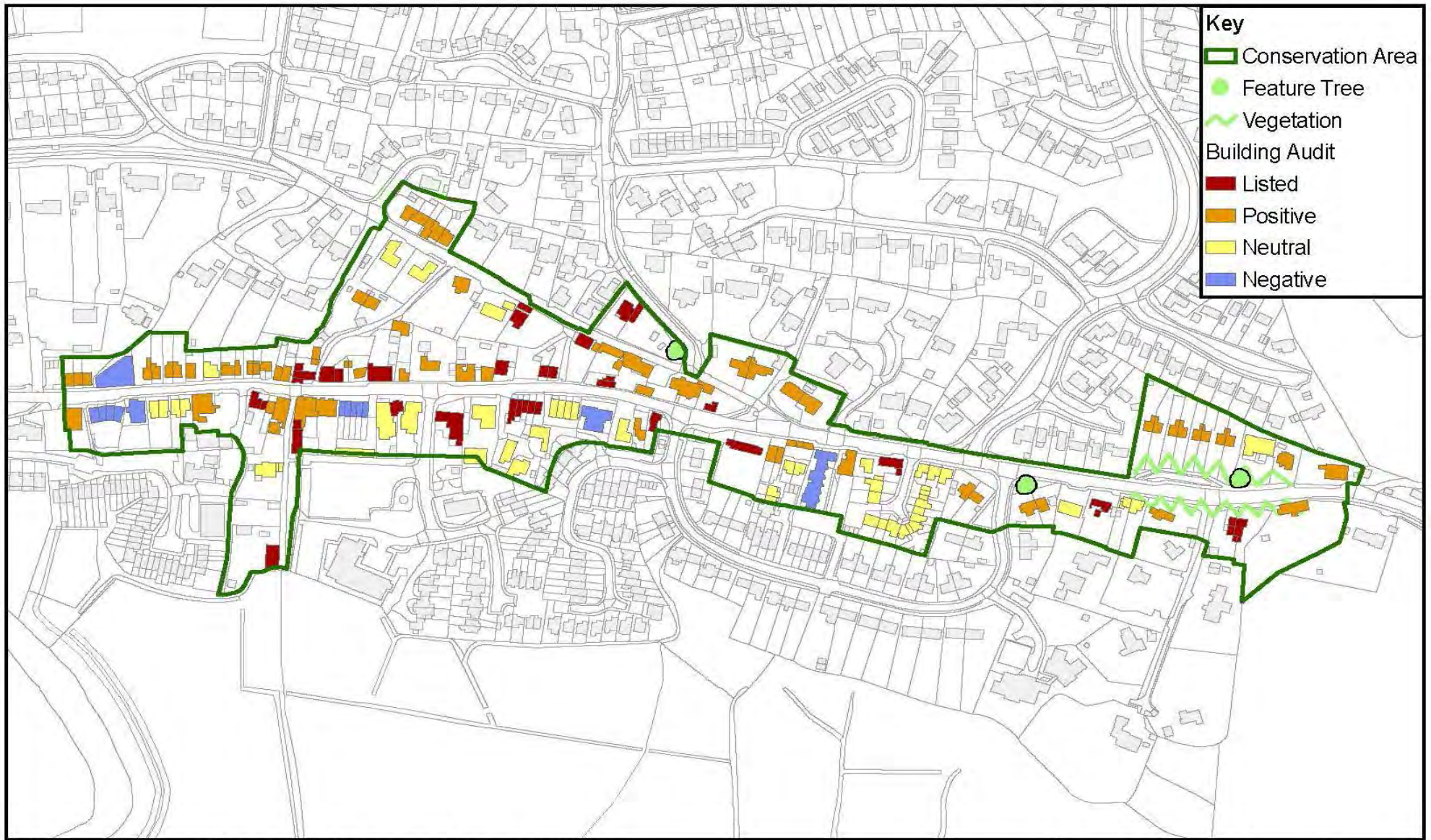


*20th century development*

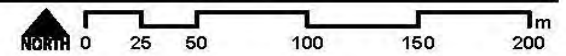


*The old school house converted to housing*

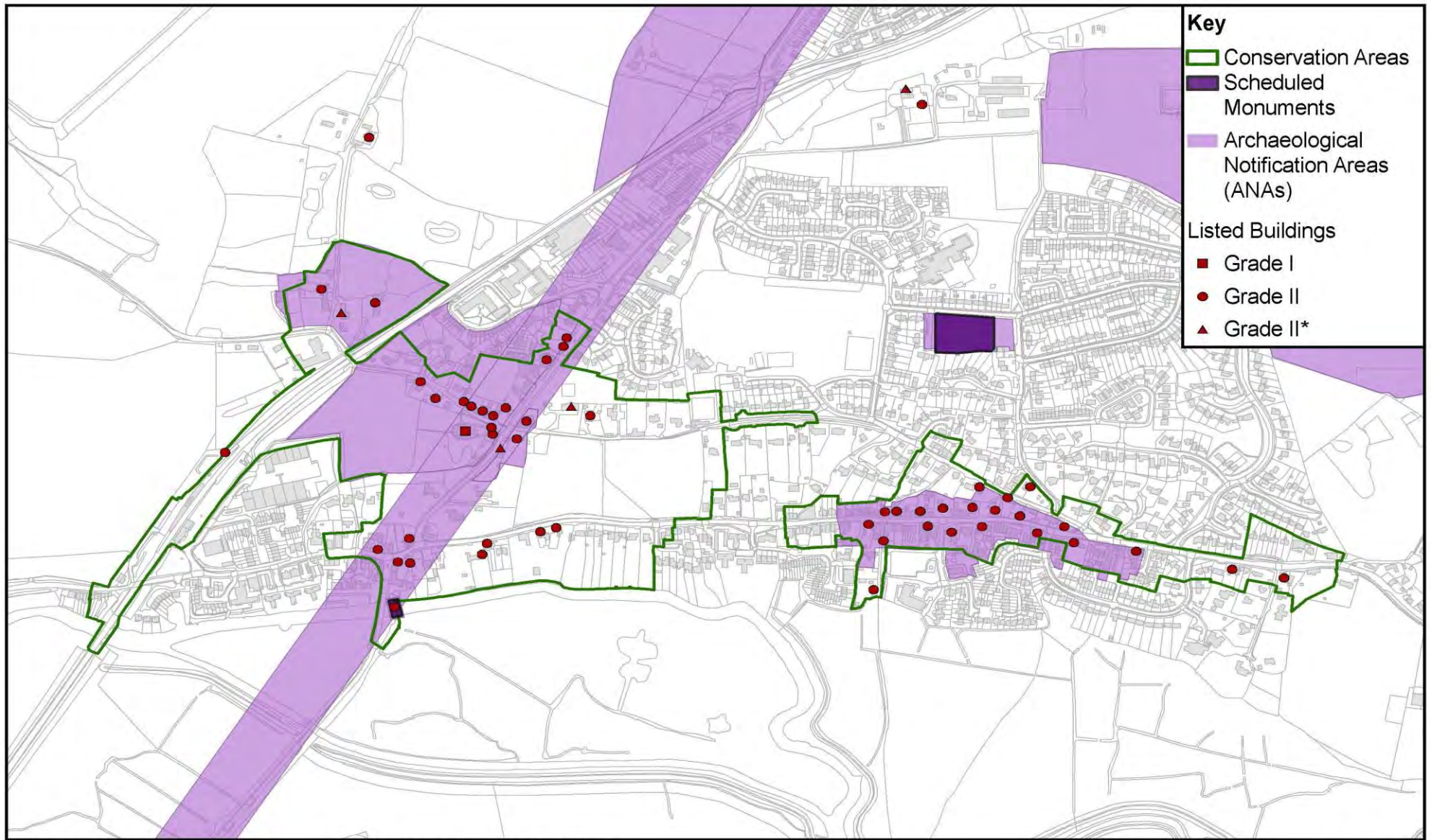
Map 8: Pulborough Conservation Area eastern section building audit map.



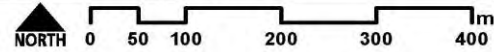
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Map 9: Pulborough historic environment map.



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## 6. Character areas

Today there are two main concentrations of historic buildings, one along the top of the ridge flanking Church Place, and the other along the lower part of the southern slope flanking Lower Street. Each has its own distinct character and appearance and both are of special interest and therefore worthy of conservation. In general, the character of the village is strongly influenced by the three enclosed linear routes which cross it.

Other key contributors to local character are the two principal areas of open space – Glebe Field and the field to the west of St. Mary’s Church – which reflect the historic form of the settlement, reinforce semi-rural character and enable key views of landmarks.

### **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. Some important buildings like St. Mary’s Church and Old Place were also built using the local Pulborough Sandstone. 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.

Timber-frame buildings were often adapted by being refaced in brick, rendered or tile-hung, or having their infill panels replaced in brick. Many of the older buildings, some dating back to the late medieval period survive in Pulborough under these later skins. These older buildings can often be detected behind later front facades, the giveaways being tall roofs, large oddly positioned chimneystacks and the arrangement of doors and windows not being symmetrical.

From the 18th century the classical Georgian style of architecture took over. Brick became the dominant walling material, though with a few buildings of brick and rubble under a render coat. Roofing materials were plain clay tiles, or in some cases pantiles. From the early-19th century the 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.

There are not many 20th century buildings of note in the settlement. The former Nat West Bank and Masonic Hall and the former Barclays Bank are examples of a late flowering of classical brick buildings, while the former Lloyds Bank is an unusual 1930s modernist take on classical architecture using moulded stucco.

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 Lower Street still tend to be of traditional appearance and are generally sympathetic, although some over-large fascias with big, bright modern lettering have intruded. Henning Wine Merchants has a series of small-paned shopfronts made of timber and traditionally detailed. M J Suter Butcher has an original looking small shopfront of window and door attached. While between them the florist with the displayed goods outside, is very much an active shop front. 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:

- Coursed local stone with galleting in the joints at Old Place especially Nags Cottages;
- The use of local stone on buildings and boundary walls, eg along Church Place and at Old Place;
- Horsham stone slab roofs such as on 109-111 Lower Street;
- Large brick and stone ridge and gable end chimneys; and
- First floor tilehanging using plain and scalloped tiles.

## Old Place

The north-western portion of the Conservation Area surrounds Old Place, with this area becoming severed from the village in the mid-19th century following construction of the railway. This comprises a small ensemble of manorial buildings and ancillary structures, set back from the roadway within a domesticated semi-rural setting. Although the few properties here have acquired formal gardens with walled boundaries, the townscape is notable for its relatively open farmstead character and natural features. In this area, the road is lined with hedgerows and there are no pavements.



*Old Place*



*Tile hung house*

## Railway lands

Moving eastwards over the railway bridge, a view is afforded south-west towards the 1850s grade II listed signal box, part of a fine railway station ensemble, which survives largely intact. The track runs in a deep, well-wooded cutting, which limits its impact on the surrounding village but also gives it a distinctive character.

South of the station the topography opens up affording views of the station from Lower Street. Here the railway lines run over two bridges spanning Lower Street and the River Arun. Here there are a pair of late-19th century railway cottages raised up on an embankment and a short terrace of three-storey workers' cottages constructed at back of pavement. These have few architectural embellishments but do incorporate some aesthetic details such as flared header diaper-work and dark red brick 'quoins'. Unfortunately, many of the timber sash windows have been replaced with poor quality uPVC units.



*Railway cutting*



*Station complex*

## Church

Moving eastwards over the railway bridge, Church Place has retained a village character which is reinforced by the nature of development and the character of individual buildings. Hedgerows and walled boundaries dominate the street scene, creating a sense of enclosure. Houses are constructed in a variety of architectural styles reflecting their respective status and ages. Buildings are irregularly positioned close to the street, often in short terraces. The arrangement of building groups often form rear yards which are accessed via gravelled entrance ways between buildings, providing glimpses of ancillary structures of agricultural character.

The most important feature of Church Place is St. Mary's Church within its Churchyard setting, positioned on the highest point of the village and therefore visible in many views from the east and west. The timber framed lych gate at the north-east corner of the Churchyard incorporates a roof of riven stone known as Horsham Slate. Adjacent to the lych gate is the Pulborough war memorial, reinforcing this as a place of substantial historic and communal value.

Dividing Church Place from Rectory Lane is London Road, following the Roman route of Stane Street. Here the road is well wooded and to the south it descends through a deep cutting down Church Hill towards Swan Corner and the River Arun. Other than the grade II\* listed timber-framed Old House, which is dramatically perched above the eastern side of the road, there is little evidence of built development to detract from the enclosed semi-rural character of the road.

Continuing east from St. Mary's Church, Rectory Lane comprises an informal road enclosed to the north by boundary walls and hedges with large 18th century detached houses which echo the manorial character found around Old Place. To the south Rectory Lane has an open aspect onto Glebe Field, providing extensive views towards Lower Street and the floodplains and South Downs beyond. These views are significant in instilling and reinforcing a sense of place.



32 *St. Mary's Church and war memorial*



*Rectory Lane*



*Church Place*



*Access between buildings to rear yards*



## Swan Corner

At the bottom of Church Hill, London Road intersects with Lower Street. Here the built form is of a finer grain with most buildings directly addressing and positioned immediately adjacent to the road. Many are detached dwellings, of various age and style. Most are either listed or contribute positively to townscape and local character. Examples of particular interest include Willow and Malt House cottages and Saddlers, Horncroft and Old Timbers. Here the northern side of Lower Street is steeply banked and undeveloped.

Development close to Pulborough Bridge and around Swan Corner is noticeably more commercial in character, reflecting the historic use of land as a wharf and for warehousing, exploiting the relative proximity of the River Arun to the village. The 20th century bridge affords good views of the Arun floodplains and South Downs beyond. Large scale modern residential development has replaced the historic wharf areas adjacent to the river to the west of the Conservation Area boundary.



Swan Corner



Swan Corner from Pulborough Bridge

## 20th century

Whilst 20th century development on the north side of Church Place does not reflect many aspects of the historic character, the impact is minimised by the recessive nature of their design. The modern buildings have been effectively screened by hedges, are of relatively diminutive scale or have been positioned so that they do not dominate the surrounding area.

A small group of detached 20th century houses are also constructed on the east and west side of Church Hill but these are sufficiently set back and screened from the road by vegetation.

As a result, these buildings are considered to have a neutral effect on local character.



Catholic Church



Modern development set back from road

## Lower Street East

What survives from the 15th to 17th centuries are the larger houses of nos. 73-79, a 15th century Wealden house, Oddfellows Arms, a 17th century rebuilding of an earlier house, and outside the historic settlement core no. 147, a 17th century house (which illustrates the spread of the early settlement). The late 17th and 18th centuries saw the building of inns and houses such as the former Red Lion.

The present character of the Conservation Area reflects periods of prosperity and activity, with a number late 18th and early 19th century buildings then more development around 1900 and infill from the 1960s on.

On Lower Street, the street of narrow pavements with the building frontages hard up against the back edge of the footways form the character to the built-up centre. The street then widens to the east as it approaches the Rectory Lane junction and continues as a wider, more suburban, road. The arrangement of buildings close to the highway, with the boundary tightly drawn behind the buildings, reinforces the linear character of the area.

On the south side of Rectory Lane are a range of outbuildings around the mid 19th century Cedars with attractive stone walls on the lane. Forming the end of the Conservation Area is the early 19th century Lavender Hill double pile house whose roof is visible in views from below. Between

the two streets run to alleys, Monkey Hill in the Conservation Area below Lavender Hill and Potts Lane which starts in the Conservation Area and dog legs up to Rectory Lane beyond the Conservation Area opposite the former National School (now nos. 1-5 St Marys Cottages).

The junction with Rectory Lane has a triangle of grass and on the north side is a tall stone retaining wall, now disappearing under brambles. On the south side in a wide plot without boundary is the prominent Henleys, a long 18th century house. Around it, to its east and at the start of Rectory Lane are large c1900 houses of attractive domestic revival design. The active commercial core of Lower Street is now mostly limited to the Conservation Area boundary. Within this area, the majority of buildings have shop fronts and some shops display goods outside. Most of the shopfronts are traditional.

There are some modern infill buildings, like Riverview Flats which fits in, and others like Chine Colline Chase which look dated and now fit less comfortably. The Red Lion was converted to residential and its grounds are now Wildbrooks, a close of vernacular form houses, which are a good attempt at contextual development.

East of the defined commercial area, the street becomes more open with properties on either side set behind stone boundary walls or hedges. To the west of the commercial core is the c.1900 Royal Mail building and several 20th century buildings.



34 Lower Street



Historic commercial development



Junction of Lower Street and Rectory Lane

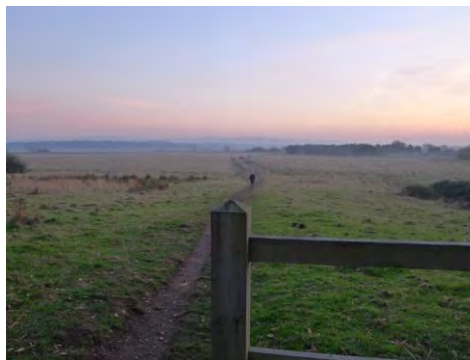


Potts Lane

## Pulborough riverside

The character of Lower Street is different on the south side behind the houses fronting the streets with signs of where there were wharves and warehouses and routes down to the river, as shown on the early 18th century maps, with glimpsed views out over the river valley to the South Downs. One key area of this character is Barnhouse Lane which includes the listed Greenways 17th century house at the gate onto the water meadows.

Within the western section of the Conservation Area, between Alfrey's Court and the grade II listed Malt House Cottage are a group of 20th century properties. Architecturally, these are good quality period houses and of particular importance is the survival of their historic plots affording glimpses south down their long rear gardens towards the River Arun. These glimpses maintain the historic relationship between the village and the river which has been lost elsewhere.



View south from Barnhouse Lane across Arun floodplain.

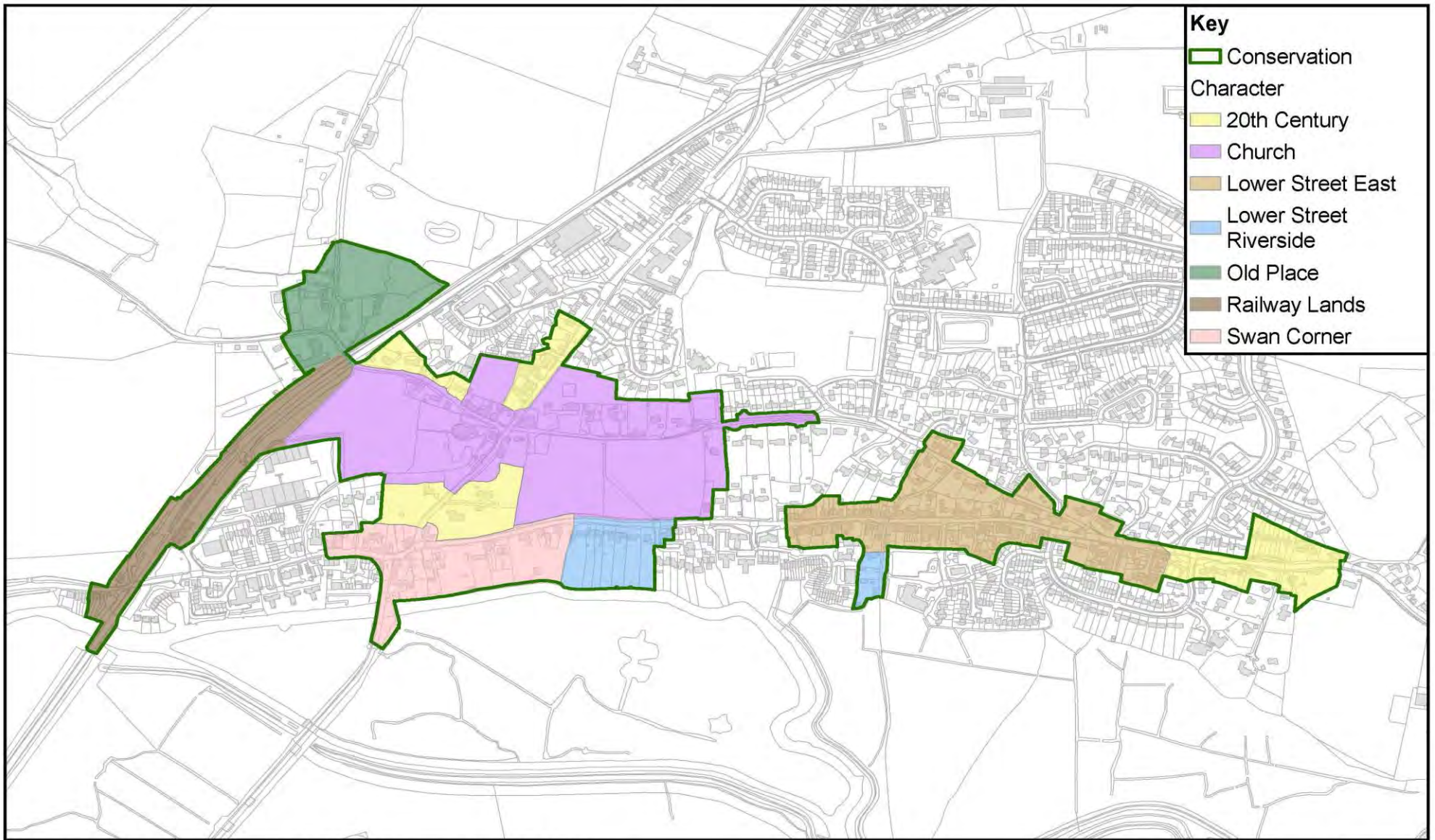


Glimpsed views of the riverside from Lower Street.

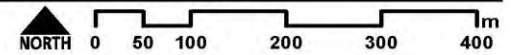


The wooded character of Barnhouse Lane

Map 10: Pulborough character areas map.



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## 7. Views

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The topography of Pulborough and gradual development of the village, has created several views into and within the existing Conservation Areas. These views enable appreciation of both buildings and their settings and contribute to our appreciation of the special interest of the village. These are illustrated on map 11.

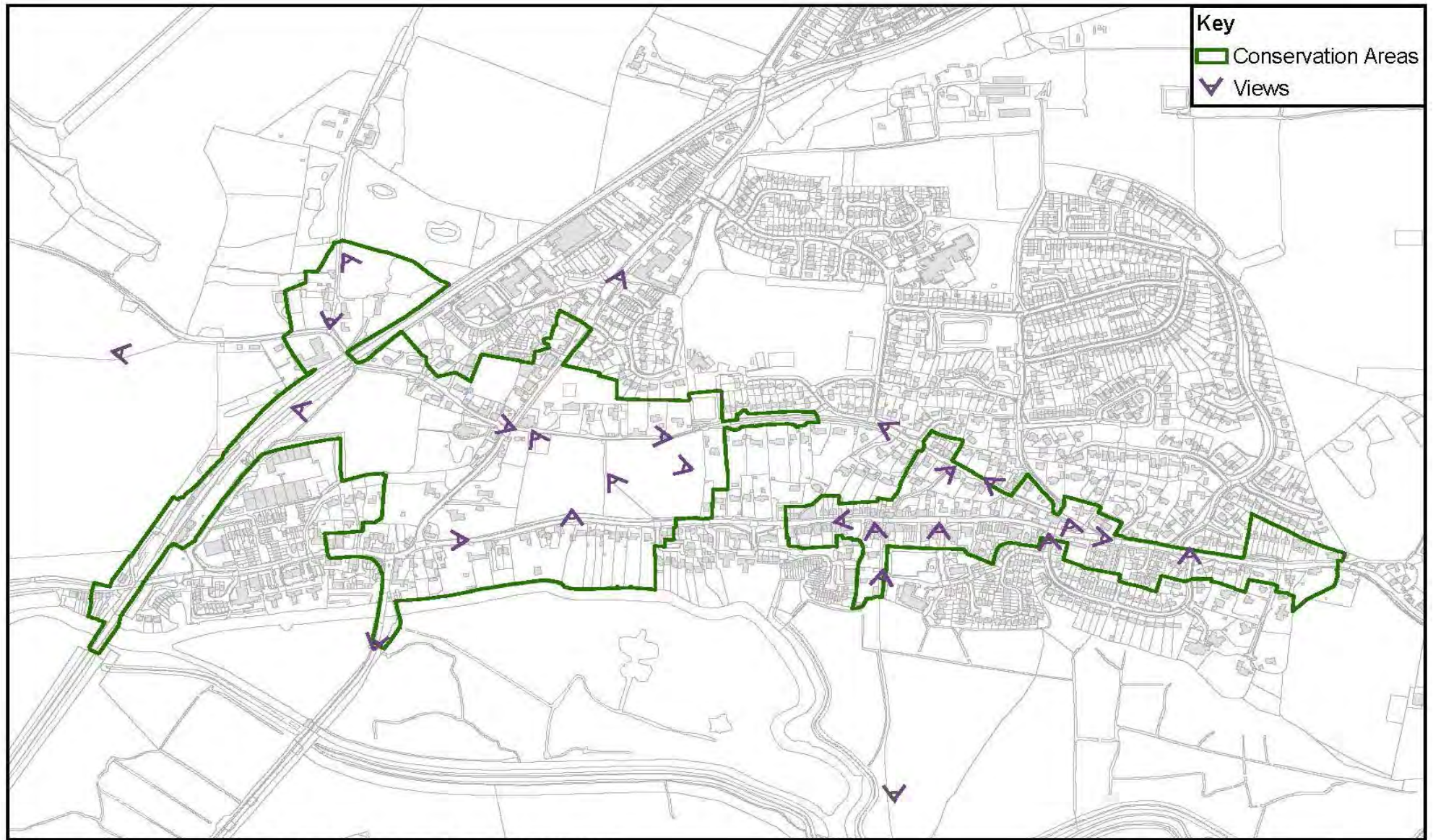
Whether by design or by chance, the 19th century railway was run in a cutting and so its visual effect on the wider environment is minimal. More recently however, mobile phone masts have been erected along the cutting and these intrude on some views.

The modern phases of the village's development have introduced mid- and late-20th century housing in two broad areas: to the north of Church Place / Rectory Lane and south of Lower Street. In many cases the design and siting of these new developments has utilised the landform to limit the impact on the character and appearance of historic areas.

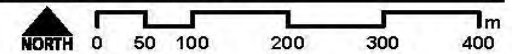
Concerning the western section of the Conservation Area, the views of most value are those which look towards St. Mary's Church, either from the Bridleway to the west of the village, or along Rectory Lane, or from within Glebe Field. Views along both Stane Street / London Road, Church Place / Rectory Lane and Lower Street also reinforce local character and provide many opportunities to appreciate the design elements and character of local buildings, many of which are of very high quality. This includes features such as flank walls, a variety of roof forms and substantial chimneys.

There are also significant views south-eastwards from within Glebe Field, over the settlement towards the South Downs as these reinforce a strong sense of place.

Map 11: Pulborough views map.



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## 8. Negative elements

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Since Pulborough Church Place Conservation Area and Lower Street Conservation Area were designated in 1973, over 40 years ago, there have been many changes to the character and appearance of Pulborough as a settlement. Because the boundaries were very tightly drawn, within the Conservation Areas there has not been much loss of non-designated heritage assets, which includes many sections of stone boundary wall.

Within the western section of the Pulborough Conservation Area, new buildings have been constructed on the rectangular enclosed area north of Church Place and beyond Old Walls on Old Rectory Lane. The redevelopment of the London Road garage site has adversely affected the immediate setting of the listed Five Bells Inn to its immediate north.

The main detractor in the area is the traffic on the two 'A' roads which spoils the setting and appreciation of the historic buildings. Other detractors are the empty building with closed shops formerly Swan Corner Stores opposite the Swan site, and difficult to reach due to its location on the section of road that takes both the A29 and A283. This is potentially an attractive building but, due to vacancy and a lack of maintenance, currently has a boarded up ground floor and unkempt garden, contributing to a sense of blight. These defects could be easily rectified and does not justify its replacement.

Within the eastern section of the Pulborough Conservation Area there are more changes, with the replacement of several buildings and the loss of several stretches of boundary wall. The most significant wall loss is the boundary wall in front of The Cedars, and most significant building loss is of the Arun Hotel.

South of the Conservation Area there has been continued infilling that has affected the setting of the Conservation Area coming between it and the Wildbrookes and water meadows.

The main detractors are the replacement of the Arun Hotel by 1-5 Chine Colline Chase, a too large attempt to copy the building it replaced and it dominates the street having a greater bulk than the previous building. To the east, the listed Pulborough House no. 91 is flanked on both sides by buildings considered neutral but which do little for its setting.

Some late 20th century development has caused damage to the Conservation Area due to its unsympathetic form. For example, both Heron's Rye and Brook House, dating from the 1970s, incorporate large plan forms over three storeys and steep mansard type roofs with concrete tiled roofs and deep oversailing eaves. These are clearly suburban in character.

In contrast, beyond The Oddfellows Arms, either side of the listed nos. 109 and 111 Lower Street, new development since 2000 (Kingfisher Court and 113a-d) have been built with hipped roofs and other vernacular features including tile hanging, that succeed in respecting and reinforcing local character.



# 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](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 Pulborough 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
- 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 stone boundary walls, traditional windows, Horsham stone slate roof covering, stone galletting and so on, should be preserved due to the significant contribution they make to the character and appearance of the buildings and the Conservation Area.

*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* - most buildings in the Conservation Area have a variety of boundary walls although in Lower Street and around Swan Corner some buildings abut the back edge of pavement and there are

no front areas. At present, some poorly maintained boundary treatments 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 Horsham District is local stone laid in rubble courses. Retention of these walls and increased use of trees and hedgerow as a 'soft' boundary treatment is considered preferable. In some cases, installing traditionally detailed brick walls 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 stone or 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 Pulborough 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 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* - Pulborough 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 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.

*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. In most cases, the dormer or rooflight should align with the window below.

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

*Repointing of brick or stone walls* - Repointing can ruin the appearance of brick or stone walls. The purpose of the mortar in the joints is to stop rainwater penetrating into the wall and to act as a conduit for moisture trapped in the wall to escape. The mortar joint or pointing is therefore sacrificial and needs to be softer and more porous than the wall material. This is why for conservation work a lime based mortar is normally recommended. It is important to dig out the old pointing to allow a sufficient 'key' for the repointing. Mortar should fill the joints but not spread out onto the surface of the wall material, and where the arises (corners) have been worn away, the mortar face may have to be slightly 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](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 Pulborough 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 Swan Corner Shop, Arun Bungalow (originally the Church Rooms) on the junction

of Church Hill and Lower Street and the Royal Mail car park on Lower Street and Barnhouse Close 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 relationship between the Conservation Area and the manorial sites of the settlement outside it: the Motte and Bailey Castle in Pulborough Park, the Moat off Link Lane, and New Place; and
- Further erosion of front boundaries on Lower Street and Church Lane.

### **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 a standard sage green for finger posts and litter bins is encouraged.

A-boards and blade, feather and teardrop flags though not fixed add to street clutter and are generally discouraged in Conservation Areas.

*Surface Materials* - A large format paving slab in natural stone should be used as part of considered approach to the location and the heritage context. Older surfacing materials such as local stone on edge, pebbles and even flint are rare vernacular survivals that should be conserved. The use of high quality paving materials, together with the layout and jointing detail are key elements of the overall surface appearance.

The following measures should be encouraged:

- The existing areas of high quality traditional paving must be protected;
- Further areas of traditional paving should be added as funding allows; and
- The street lights need to be upgraded and out of date fittings removed.
- Any redundant street furniture such as signage should be removed.

*Car parks* - there are some visually poor informal car parking areas which would benefit from enhancement works such as appropriate resurfacing, sensitive bay marking and the introduction of soft landscape. A good example is the main car park off Brooks Way which is attractively laid out with landscaping and an interpretation board about Pulborough.

*Opportunities for enhancement* – within Pulborough Conservation Area it is noticeable that along both the A29 London Road and the A283 as Station Road and Lower Street, the footways are narrow in width and in places have uneven surfacing. Working with West Sussex County Council as Highways Authority, a long term strategy should be developed to address this. Elsewhere the junction of Lower Street and Rectory Lane,

and the far east end of Lower Street, offer opportunities for environmental enhancement.

It may also be desirable to consider traffic calming measures, such as through a sensitively designed and comprehensive scheme to reduce vehicle speeds, in particular along Lower Street.

*Archaeology* For applicants who are looking at potential alterations to listed buildings, guidance can be found in the “Standard Guidance for the archaeological investigation and recording of standing buildings or structures” (December 2014).

# Appendix 1: Historic development

## Pre-history and Early History

Pulborough is situated on the lower part of the southern slope of the greensand ridge, an escarpment that runs parallel to the South Downs, which are a short distance away to the south. The underlying geology is a mixture of beds of greenstone, carstone and mudstone. The first two - sandrock and ferruginous carstone – provided a characteristic local building material, supplementing traditional Sussex brick and flint construction. The ridge and South Downs are separated by the floodplain of the River Arun and its tributary, the Rother, which Pulborough overlooks to the south. There is evidence of prehistoric settlement in the neighbourhood. Soon after the Roman invasion, a route was constructed through the area to link London with Chichester, subsequently known as Stane Street (the section passing through Pulborough itself is now known as London Road and Church Hill). There was a staging post south of Pulborough in Hardham and the section of the modern A29 that passes through the village still follows the course of the Roman road.

## The Middle Ages

Archaeological finds from the Romano-British period have been made in the area, but it seems likely that the first permanent settlement emerged during the Anglo-Saxon period, as indicated by the etymology of the name. This derives from two Old English roots - *pōl* (denoting a pool or stream) and *beorg* (meaning a rounded hill or tumulus). The latter refers to the eminence where St Mary's Church came to be built. At the time of the Domesday Book, Pulborough was a sizeable village with 66 households and two churches, and was chosen by the Normans as a site for a motte-and-bailey castle. In addition to Stane Street, an east-west route also passed through the village. Originally this probably followed a different alignment slightly to the north of Lower Street, corresponding in part to today's Rectory Lane and Church Place.

St Mary's Church is pre-Conquest in origin, although the present structure is later. The chancel was built in the thirteenth century, while the nave and tower are the result of a major rebuilding in the 1400s-1420s. The original village of Pulborough grew up in its vicinity and most of the handful of surviving medieval houses from 1350-1500 are in this area. Those outside it were probably outliers encompassed by the expanding village

at a later date. Most are timber-framed and two of them are Wealdens, the characteristic Sussex and Kentish type with a recessed central bay, although there is a stone house known erroneously as The Chapel. The small size of Pulborough during the Middle Ages meant that the plots remained irregular and there was no planned development.

The original manor may have been on the moated site now to the north of the railway. In the thirteenth century it was destroyed by fire and rebuilt on a new site by Alard le Fleming, who at that point held it. When he died in the early 1260s he divided the manor between two joint heiresses, giving rise to Old Place and New Place. By this point the castle was no longer in military use and had been enclosed in the manorial park.

While initially Pulborough turned its back on the river, slowly the Arun began to draw the settlement southwards. A bridge was constructed across it a short distance to the west in the neighbouring village of Stopham in c. 1309, serving a road corresponding to today's A283. Prior to improvement works carried out in the late sixteenth century, when it was straightened and made navigable up to that point, the river ran much closer to Lower Street, meaning that at its eastern end the backlands became a wharf area. At this stage, however, the crossing of the Arun in Pulborough itself was provided by a ferry and the route across the water meadows was often impassable because of flooding.

## The early modern period

By around 1700 Pulborough had expanded and acquired the form which came to dictate its current topography, with the original population centre focused on St Mary's Church to the north, Swan Corner a short distance to the south by the ferry crossing and, further away to the east, the linear settlement along Lower Street by the junction with Rectory Lane. A number of inns serving travellers were extant by this point, although Pulborough was never as significant a staging post as Petworth and Midhurst to the west. The Guildford to Arundel road was turnpiked in 1757, when a cutting was first excavated on Church Hill to lessen the gradient. A bridge across the Arun was finally constructed in 1785. However, the road south of Newbridge was dis-turnpiked in 1799, since most traffic to the South Coast was then taking a different route that bypassed the village. There was a certain amount of industry in the eighteenth century, mostly

focused on the quayside area between Lower Street and the river. A warehouse, maltings and remains of lime kilns survive from this period.

### **The nineteenth century**

During the nineteenth century, transport links came to assume a steadily greater importance in Pulborough's development. The east-west route from Steyning to Stopham was turnpiked in 1810. In 1816 the Wey-Arun Junction Canal was opened, turning the river into part of an inland waterway linking London to the English Channel. Although the construction of the Coldwaltham Cut provided a way for river traffic to bypass the village, a toll was charged for using it and so the old route remained popular. In 1828 a causeway was built across the Arun floodplain, making the north-south route far more useful, and in 1830 the Church Hill cutting was deepened to reduce further the gradient. The Swan Inn became an important staging post for coaches travelling to South Coast. By 1855 a corn market was being held on Fridays at the corn exchange belonging to the Swan Inn. Cereals and root crops were grown in the clay soils in the northern part of the parish, but the area to the south near the river was mainly water meadows. In 1857 St Mary's National Schools opened at a site on Pot Common, replacing a school known to have been functioning by 1818. The area in the vicinity of Lower Street carried on growing and Pot Common was gradually reduced in size through enclosure.

Pulborough acquired a connection to the national rail network in 1859 when a station was opened on what was initially a branch from Horsham to Petworth. The site chosen for it was on the Steyning to Stopham Road, just west of Swan Corner. In 1863 a spur diverging at a junction south of Pulborough was built running down to Arundel and connecting with the Brighton to Chichester line, while the Petworth branch was later extended through to Midhurst and Petersfield. In 1866 a cattle market was opened near the station, but although the arrival of the railway may have checked the rural depopulation recorded in this part of West Sussex in the latter half of the nineteenth century, it did not initially bring about any growth in the village. Instead, the most immediate effect was to send river traffic into terminal decline (the Arun Navigation closed in 1888 although commercial wharves lingered on into the 1930s) and to kill off the coaching trade.

### **The twentieth century**

In the 1900s Pulborough began to grow. Alpha Cottages, the village's first council houses, went up on Lower Street in 1912, where some commercial buildings also appeared around this time. The rise in motor traffic helped to bring back to prominence the roads passing through the village although the effect was not entirely positive. The shops in the middle of Swan Corner were cleared for road widening in 1935 and the following year a new bridge was built on the A29 to bypass the original Arun crossing of 1787.

During the Second World War the defence of Britain was planned with a series of defensive lines running from Kent to the Isle of Wight. Within this framework, Pulborough was situated on the 'Covering Line' or second line of defence following the presumed coastal invasion. The coastal fortifications were designed to break at planned points and therefore funnel attacks inland along identified routes so that limited British troops could be effectively used to counter and slow the invasion. Close to the Saxon Motte and Bailey castle, an artillery gun emplacement was constructed (partially extant), with commanding views south over the River Arun floodplain. If the invasion had happened, Pulborough may have been a key defensive position due to its advantageous topography.

Also located within Pulborough was a munitions factory, located on land adjacent to the railway. From 1940, the factory produced shell casings and nose cones, employing both men and young women. The factory supplied Woolwich Arsenal where the shells were filled with explosives.




After the Second World War, residential construction accelerated substantially as Pulborough became popular both with retirees and commuters. There was much infill construction, mainly to the north of Rectory Lane, to the east of London Road and to some extent also to south of Lower Street, where blocks of flats appeared. Much of Pot Common was built over, the remainder becoming a recreation ground. Generally new development added to rather than replaced existing buildings and it helped the three centres to coalesce into a unified settlement, but it lacked focus. Writing in 1965, Ian Nairn called Pulborough 'A puzzling place, undecided whether to be village, town

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or suburb. As an important crossroads... it is a natural town site. But it has not grown up so and most of the building of the last fifty years has been suburban'. In 1958 the Swan Inn was rebuilt (it was demolished for residential redevelopment in 2002). An industrial estate grew up near the station, as well as factories between the railway and London Road. In more recent years planning has gradually improved and focused on preserving views south from the slope of the escarpment looking over the Arun.



## Appendix 2: Gazetteer of listed buildings

Western section of Pulborough Conservation Area						
Image	ListEntry	Name	Description	Grade	ListDate	NGR
	1027311	CHEQUERS HOTEL	C18 or earlier, with modern additions. Two storeys. Three windows. Stuccoed. Ashlar parapet. Slate roof, Casement windows on first floor, sash windows with glazing bars intact on ground floor. Trellised wooden porch. Modern additions of stone or brick to east, west and north.	II	09/05/1980	TQ 04790 18782
	1027312	THE RECTORY	The Rectory is a large late C18 building which has recently been reduced in size by the removal of an attic storey, which was a later addition, and by the demolition of part of the east or service wing. Two storeys. Nine windows. Ashlar. Parapet. Glazing bars intact. Two bays of three windows each on both floors. Small porch between with doorway in moulded architrave surround with pediment over and door of eight fielded panels. Recessed wing of two windows and lower elevation to east.	II*	09/05/1980	TQ 04855 18806
	1027313	STABLES, GRANARY AND DOVECOT OF THE RECTORY TO SOUTH EAST OF THE HOUSE	Three small rectangular buildings of stone rubble with hipped tiled roofs. The stables and Granary are of two storeys and one window each. The Dovecot has a pyramidal roof with originally a birds' entrance at the apex that is now closed.	II	09/05/1980	TQ 04883 18791

	1027314	RECTORY LODGE	C17-18. Two storeys. Three windows. Ashlar. Tiled roof. Casement windows.	II	15/03/1955	TQ 04776 18753
	1027343	FORGE COTTAGES	L-shaped block behind No 3. C17 or earlier. Two storeys. Three windows. Stone rubble with red brick dressings and quoins. Tiled roof. One gabled dormer to north wing. Casement windows.	II	09/05/1980	TQ 04621 18552
	1027344	TEMPLEMEAD TEMPLEMEAD HOUSE TEMPLEMEAD LODGE	Early C19. Two storeys. Three windows. Ashlar. Eaves cornice. Slate roof. Glazing bars intact. Doorway with engaged stone columns, painted cornice on console brackets and semi-circular fanlight. South front tile-hung. Good staircase.	II	09/05/1980	TQ 04733 18584

	1027370	BISHOPS COTTAGE	An almshouse built in 1861 and restored and modernised in memory of George Bell, Bishop of Chichester, who died in 1958. One storey. Three windows. Stone rubble. Tiled roof. Casement windows. Plaque in north wall with date and inscription of the restoration.	II	09/05/1980	TQ 04741 18761
	1027371	THE LYCH GATE AT THE NORTH EAST CORNER OF THE CHURCHYARD	Wooden lych-gate with pyramidal roof of Horsham slabs.	II	15/03/1955	TQ 04739 18772
	1027372	ANCASTER HOUSE ANCASTER PLACE	The front portion of this building dates from about 1900. But in the centre of the west wall is some exposed timbering with a curved brace and infilling of red brick and stone. The range behind that is of C18 date and built of red brick and stone. The front is of ashlar with red brick dressings. Tiled roof. large round-headec doorway. Two storeys. Six windows	II	09/05/1980	TQ 04726 18798

	1027373	OLD PLACE MANOR	<p>C15, modernised and almost entirely rebuilt externally in brick, now painted. Southernmos window-bay added about 1860 with a modern additional storey. Back of the house facing east has four narrow gables, tile-hung, one containing two storeys. Casement windows with diamond-shaped or small square panes, one window having two tiers of three lights with wooden mullions and transoms. Tiled roof. Two storeys. Five windows. The north portion of the house has a C16 roof and a kitchen fireplace with bake-oven. Modern ground floor addition beyond that. Medieval features inside.</p>	II	15/03/1955	TQ 04570 18974
	1027374	NAGS COTTAGE	<p>C18. Originally a small garden-house, later a stable, now a dwelling. One storey. Two windows. Ashlar. Hipped tiled roof. Round-headed window with panes of Gothic pattern. Doorway with segmental fanlight and door of eight fielded panels. Later addition to south.</p>	II	09/05/1980	TQ 04492 18996
	1039958	CHURCH COTTAGE	<p>Late C16 timber framed house of 2 bays, altered in the C19 when a further bay was added. Main elevation is at rear. 2 storeys faced with brick and stone steeply pitched hipped. tiled roof with gablets. Central renewed brick chimneystack. Outshut to rear. 3 C19 casement windows end 2 C19 trellis work porches. Exposed timbers to interior including some diagonal braces. Wattle and daub partition to outshut.</p>	II	07/07/1981	TQ 04658 18819

	1193380	THE OLD HOUSE	<p>L-shaped C17 or earlier timber-framed building with plaster infilling. South portion of west front oversailing on brackets, north portion tile-hung. Tiled roof. Casement windows with diamond-shaped panes. Two storeys. Three windows.</p>	II*	15/03/1955	TQ 04752 18739
	1193486	CHAPEL IN THE GARDEN AND TO THE NORTH EAST OF CHURCH HOUSE	<p>Small C15 monastic building. Stone rubble. Tiled roof. It contains a stoup. At one time it was converted into a stable and still contains a manger. It now retains more original medieval work than the house portion of the building. C15 L-shaped building. The south wing is of 2 storeys, the west wing of one storey only. The ground floor is of Pulborough sandstone ashlar. Above weather-boarding with some timber-framing visible at the east and west ends of the south wing with plaster infilling. The roof is partly of Horsham slabs, partly of tiles, and is of king post construction inside. The entrance for vehicles was in the centre of the west wing.</p>	II	15/03/1955	TQ 04760 18803
	1193526	3 AND 3A, CHURCH PLACE	<p>One building. Mid C19. Two storeys. Six windows. Red brick with painted dressings and quoins. Tiled roof. Vertical glazing bars intact. Central pediment containing a round recess. Two doorways with rectangular fanlights.</p>	II	09/05/1980	TQ 04710 18806



1193665	A V CORDEN CHEMIST	C18. Two storeys. Three windows. Stuccoed. Tiled roof. Glazing bars intact on first floor. Modern shop windows below and porch with step pediment.	II	09/05/1980	TQ 04603 18554
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1193672	THE COACH HOUSE	Originally the stables of the house adjoining on the east (Templemead). Early C19. Two storeys. Six windows. Stone with red brick dressings, quoins and eaves cornice of cogging. Hipped slate roof. Glazing bars intact.	II	09/05/1980	TQ 04726 18566
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1286034	WILLOW COTTAGE	C17. Two storeys. Two windows. Front stuccoed, sides Hythe sandstone and Pulborough stone rubble. Tiled roof. Casement windows.	II	09/05/1980	TQ 04810 18603
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	1286122	<p>RAMBLERS</p> <p>RUMPUS COTTAGE</p> <p>THE PRESBYTERY (BROADVIEW)</p>	<p>L-shaped block. Ramblers (or the south-east wing) C17. Two storeys. Four windows. Now faced with stone rubble. Tiled roof. Casement windows. The remainder or north-west wing. C18. Two storeys. Eight windows. Stone rubble with red brick dressings, part of the first floor tile-hung. Tiled roof. Casement windows.</p>	II	09/05/1980	TQ 04637 18846
	1286130	OLD PLACE	<p>This was originally part of the now separate building known as Old Place Manor. Together they may have formed a complete court-yard originally, or this building may have been a barn and stables with workers accommodation over the stables.</p>	II*	15/03/1955	TQ 04521 18958
	1286174	THE PARISH CHURCH OF ST MARY	<p>Chancel C13-14, nave and tower C15. Chancel with north chapel, nave with aisles, north porch and west tower.</p>	I	15/03/1955	TQ 04701 18765

	1353973	PULBOROUGH BRIDGE	<p>Built in 1787 but in the medieval tradition, the southernmost arch added in 1834. Ashlar. Four round-headed arches with blunt cutwaters between them that are carried up above the water level to form buttresses. Parapet with rounded coping.</p>	II; SM	15/03/1955	TQ 04599 18481
	1353983	CHURCH HOUSE	<p>L-shaped early C19 house. Two storeys. Three windows facing south. Red brick. Modillion eaves cornice. Slate roof. Glazing bars intact. Semi-circular tympana over those on first floor. Doorway with pilasters, pediment, semi-circular fanlight and door of six fielded panels. Long L-wing behind to north-east in coursed stone with five windows facing east.</p>	II	15/03/1955	TQ 04742 18791
	1353984	4, CHURCH PLACE	<p>C18. Two storeys. Two windows. Ashlar. Stringcourse. Tiled roof. Glazing bars intact. Doorway with flat hood over.</p>	II	09/05/1980	TQ 04699 18814








	1354008	MALT HOUSE COTTAGE	C18. Two storeys. Three windows. Red brick. Modillion cornice and parapet. Pilasters flank the front. Centre window-bay projects under a steeply-pointed pediment in the centre of the parapet containing a lunette panel in the tympanum. Casement windows. Modern gabled porch.	II	15/03/1955	TQ 04833 18609
	1354022	SADDLERS, HORNCROFT AND OLD TIMBERS	C16 timber-framed building with painted brick infilling, ground floor rebuilt in stone rubble and brick, painted. Tiled roof. Casement windows, some with diamond-shaped panes. Small shop window at south-west end. Porch with tiled roof in centre. Sandstone chimney breast on south-west wall. Two storeys. Six windows.	II	15/03/1955	TQ 04620 18592
	1354034	PREMISES OCCUPIED BY PULBOROUGH MOTORS AND WEST SUSSEX TYRE SERVICE  PULBOROUGH MOTORS  WEST SUSSEX TYRE SERVICE	C18 warehouse or commercial building. Two storeys. Three windows. Stone rubble, now painted. Half-hipped tiled roof. Casement windows.	II	09/05/1980	TQ 04574 18574




	1027339	THE FIVE BELLS INN	C18. Two storeys. Three windows. Painted brick. Tiled roof at two levels. Glazing bars intact. Modern addition at north-east end.	II	09/05/1980	TQ 04819 18882
	1354005	WAYSIDE	C17 timber-framed cottage faced with roughcast. Hipped tiled roof. Casement windows. Chimney breast at north-east end. One storey and attic. Two windows. Two gabled dormers.	II	09/05/1980	TQ 04844 18903
	1286090	SHEPHERDS COTTAGE	C17 timber-framed cottage, partly plastered, partly refaced with red brick. Painted brick steeply-pitched hipped tiled roof. Modern casement windows. Two storeys. Four windows.	II	09/05/1980	TQ 04849 18917




	1413381	PULBOROUGH SIGNAL BOX	<p>The present Pulbrough Signal Box, a Saxby &amp; Farmer Type 5 design, was built in 1878. Saxby and Farmer introduced its Type 5 design in 1876 and signal boxes continued to be built to the design until 1896. It was a widespread design and appeared on more than a dozen railways, including the London, Chatham &amp; Dover Railway, the Great Eastern Railway and also in Ireland and overseas. It was particularly associated with the London Brighton &amp; South Coast Railway, where John Saxby had commenced his career and with which he had pioneered the use of mechanical interlocking of points and signals.</p>	II	15/08/2013	TQ 04353 18732
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**Eastern section of Pulborough Conservation Area**



	1027315	LAVENDER HILL	<p>Early C19. Two storeys. Two windows and one window-space. Stuccoed. Eaves cornice. Slate roof. Glazing bars intact. Doorway with pilasters, pediment, semi-circular fanlight and door of six fielded panels.</p>	II	09/05/1980	TQ 05448 18675
	1027316	ORANGE TREE COTTAGE	<p>Early C19. Two storeys. Three windows. Fronted with grey headers with dressings quoins, stringcourse and modillion eaves coggling cornice of red brick. Sides and back ironstone rubble. Hipped tiled roof. Glazing bars missing. Two modern bays on ground floor with porch between.</p>	II	09/05/1980	TQ 05489 18658

	1027345	73, 75 AND 79, LOWER STREET	<p>C15 timber-framed building of "wealden" type. 2 storeys, 3 windows. Plaster and painted brick infilling. Curved braces. Originally comprised recessed centre and projecting wings, of which the first floor oversailed, but these have been under built in brick, now painted. Bressumer between and sprocket eaves with curved braces supporting them. Steeply-pitched hipped tiled roof. Casement windows.</p>	II	15/03/1955	TQ 05287 18615
	1027346	109 AND 111, LOWER STREET	<p>C17 timber-framed building, largely refaced with plaster, false modern timbering being applied to this. Horsham slab roof. Casement windows. Three modern bays on ground floor. Two storeys. Three windows.</p>	II	09/05/1980	TQ 05452 18611
	1027348	50, LOWER STREET	<p>C17. Two storeys. Two windows. Now faced with stucco. Half-hipped tiled roof. Casement windows. (No 48 has been built out in front of the west end).</p>	II	09/05/1980	TQ 05311 18635



	1027349	LLOYDS BANK	Early C19. Two storeys. Three windows. Stuccoed. Tiled roof. Glazing bars intact. Porch of solid type.	II	09/05/1980	TQ 05395 18641
	1027350	CEDAR COTTAGE	C18. Two storeys. Two windows and one window-space. Coursed stone with red brick dressings and quoins. Hipped tiled roof. Casement windows.	II	09/05/1980	TQ 05571 18611
	1193335	GREENWAYS	One building. C17 or earlier. Two storeys. Four windows. Faced with ironstone rubble with red brick dressings and quoins. Hipped tiled roof with pentice at north and south ends. Casement windows	II	09/05/1980	TQ 05294 18509


	1193731	PULBOROUGH HOUSE	C17 or earlier timber-framed building refronted with brick, now painted, but with the timbering visible in east wall. Tiled roof. Sash windows without glazing bars on first floor. Shop window below with projecting cornice, the western portion retaining its C18 or early C19 form with glazing bars intact.	II	09/05/1980	TQ 05373 18612
	1193747	BYRNE COTTAGE	Early C19. Two storeys. Two windows. Red brick. Hipped slate roof. Glazing bars intact.	II	09/05/1980	TQ 05532 18601
	1193751	THE RED LION PUBLIC HOUSE	C18 building, altered in C19. Two storeys. Three windows. Painted brick. Tiled roof. Glazing bars intact. Later gabled porch.	II	09/05/1980	TQ 05676 18571

	1193826	<p>CHARLES HEMMINGS STORES</p> <p>LONDON HOUSE</p>	<p>C18. Two storeys. Three windows. Stuccoed. Tiled roof. Glazing bars intact. London House has doorway with pilasters, pediment and semi-circular fanlight. Modern shop front to east of this.</p>	II	09/05/1980	TQ 05362 18636
	1193852	WALNUT TREE HOUSE	<p>C18. Two storeys. Two windows. Fronted with stucco, sides stone rubble, painted. Tiled roof, Casement windows.</p>	II	09/05/1980	TQ 05438 18642
	1193855	72, LOWER STREET	<p>C18. Two storeys. Three windows. Stone rubble, front plastered. Hipped tiled roof. Casement windows.</p>	II	09/05/1980	TQ 05507 18628

	1286020	THE MONERIEFF BARN	C18. Faced with tarred weather-boarding on a red brick base. Half-hipped tiled roof.	II	09/05/1980	TQ 05309 18588
	1354009	THE ODDFELLOWS ARMS	C17 or earlier timber-framed building refaced with brick, stone and tiles, all painted, but some timbering with painted brick infilling exposed at east end of first floor. Tiled roof. Casement windows. Two doorways with pediment- shaped hoods and doors of six panels. Two storeys. Five windows.	II	15/03/1955	TQ 05408 18602
	1354010	HENLEYS	Early C19. Two storeys. Three windows. Red brick. Stringcourse of grey headers. Modillion eaves cornice. Tiled roof. Glazing bars intact. Doorway with projecting cornice. Later window bay to east in red brick and grey headers, end wall ironstone rubble.	II	09/05/1980	TQ 05585 18585



	1354011	THE WHITE COTTAGE	C17. Two storeys. Three windows. Now faced with stucco. Half-hipped tiled roof. Casement windows.	II	09/05/1980	TQ 05328 18636
	1354012	68 AND 68A, LOWER STREET	L-shaped C18 building. Two storeys. Two windows. Coursed ironstone with dressings and quoins of red brick and grey headers. Tiled roof. Casement windows. Modern gabled porch to No 68.	II	09/05/1980	TQ 05471 18638
	1193820	152 AND 157 LOWER STREET	Early C19 house, now sub-divided. Two storeys. Five windows. Ashlar. Stringcourse. Hipped slate roof. Glazing bars missing. Doorway with flat hood over.	II	09/05/1980	TQ 05891 18528

	1027347	147 LOWER STREET	C17. Two storeys. Four windows. Now faced with painted brick, tiles and cement. Tiled roof. Casement windows.	II	09/05/1980	TQ 05815 18542
	1027351	COURT COTTAGE	C18. Two storeys. Three windows. Painted brick. Tiled roof. Glazing bars intact. Later gabled porch.	II	09/05/1980	TQ 05522 18676

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

- 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 guidance<sup>1</sup>. 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.

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

# Appendix 4: Pulborough boundary review justification

Local authorities are obliged to re-consider the boundaries of Conservation Areas 'from time to time' (Section 69 – Act 1990 Planning (Listed Buildings and Conservation Areas)). Since the designation in 1973, there is no evidence of any previous boundary review having been undertaken.

Nine proposals for expanding Pulborough's Conservation Area boundaries have been adopted as part of the boundary review:

A. Inclusion of the railway lands at the western end of Pulborough since this area is judged to be a very important contributor of local character and appearance. The railway forms the western boundary to the settlement, running in a cutting to minimise negative effects and also including a road bridge which has become a feature of the Conservation Area. The cutting has attractive wooded slopes and going south this opens into the station area with the recently grade II listed signal box and the almost complete 19th century station with station building and island platform with long roof on cast iron columns and timber awnings. South of the station, the ground drops away and the railway is on an embankment crossing over Station Road / Stopham Road and then the river. West of the railway embankment at the start of Stopham Road are a pair of cottages and a terrace of houses built by the railway company.

B. Inclusion of the land to the west of Swan Corner since this area contains two distinctive brick built 20th century buildings - the masonic hall and a former bank. These feature in views into the Conservation Area from the west.

C. Inclusion of parts of London Road to the north of Church Place, and the properties on the western side of London Road as far as, but not including, the Police Station:

- No 2 The Rectory a stone and slate roof mid-19th century building;
- Strathclyde Place, a modern block of flats of brick and render and slate roof in a contextual style (considered a negative feature);
- Going across the front boundary of the garage (considered a negative feature);
- The grade II listed Bell House, the former Five Bells Inn 18th century public house, rendered with a plain tile roof;

- The grade II listed No 7 Wayside, 17th century cottage, rendered over timber frame with a plain tile roof;
- The grade II listed Shepherds Cottage, also 17th century, render over timber frame with a plain tile roof;
- A pair of cottages double pile cottages, with roofs orientated perpendicular to their principal elevation, mid-20th century of brick with pebble-dashed first floor and plain tile roof with decorated ridge tiles and different dormers to the front, one conventionally gabled the other incorporating an art deco eyebrow. Considered a positive unlisted building, in part, due to it forming a positive gateway feature in views into the Conservation Area from the north; and
- On the east side, the panelled brick wall to the Chestnut Walk housing development forms a good boundary.

D. Inclusion of part of Lower Street to the east of Swan Corner opposite the enclosed fields of Glebelands up to Alfrey's Court. Here the generously spaced buildings allow glimpsed views of the river and floodplains to the south:

- No 27 is the weakest case, a late-20th century bungalow of brick but whose saving grace is its pantile roof;
- Nos 29-31 is a pair of mid-20th century semi-detached houses pebbledashes with plain tiled roofs and in the centre a large paired gable in sub-Voysey style;
- Nos 33-5 are a similar but more conventional air with half-timbered gable;
- No 37 is a detached early-20th century house of brick with rendered first floor and slate roof with dormers (considered a positive unlisted building);
- Nos 39 is a detached early-20th century house, now flats, of brick with tile-hung first floor and slate roof (considered a positive unlisted building); and
- Alfrey's Court is a former builders yard with a range of mainly stone buildings along the street front, of coursed stone with some brick and tile hanging and plain tile roofs. The older buildings are presumed to be 19th century in date, the whole site converted to housing in the 1990s (considered a positive unlisted building).

E. Inclusion of the old sunken route of Rectory Lane, extending

east from Glebefields. Also, to protect the open space of Glebefields it is beneficial to include Lane End (considered a positive unlisted building) and its long garden that reaches down the slope and Tranque Four as its bottom. Immediately to the north of Rectory Lane, the 20th century bowling green is included as it contributes to the open character of the lane and field.

F. Inclusion of the converted 1830s National School (St. Mary's Cottages), which is considered a positive unlisted building, the northern parts of Potts Lane and the four adjacent detached properties which all offer good quality boundary features that reinforce the semi-rural character of Rectory Lane.

G. Inclusion of the grade II listed Court Cottage and its garden, which is located immediately north of Rectory Lane and which contributes positively to the character of the Conservation Area at the apex of Rectory and Moat Lanes.

H. Inclusion of parts of Lower Street between Barnhouse Lane and Beaumont Drive:

- Nos. 36 & 32 are a tiny cottage attached to a house of mid-19th century date, rendered walls and slate and pantile roof (considered positive unlisted buildings);
- No. 32 Vitality is a dental practice in a hipped roof 20th century building, rendered walls and slate roof with rendered wall in front for a flight of access steps which breaks a run of stone boundaries;
- No. 30 set above a stone boundary is a mid-19th century cottage, rendered walls with slate roof and a modern ground floor rectangular bow window (considered a positive unlisted building);
- Nos. 22-24, 26-28 are two semi-detached pairs of late 19th century houses with rendered fronts, canted bays with hipped slate roofs and slate roofs (considered positive unlisted buildings);
- Nos. 18-20 MBC Office and Dominos are two 2 storey early 20th century buildings with a single storey building between all with traditional shop fronts, rendered walls and slate roofs;
- Nos 16-16b are a terrace of 3 small houses that are modern but in Victorian style;
- The Royal Mail building dates from 1906 and is an attractive building

of brick ground floor and rendered upper floors with projecting gables and a slate roof (considered a positive unlisted building);

- Nos 67-69, 63-65 are two pairs of c.1900 semi-detached houses the brick with some unusual features and full height canted bays and slate roofs (considered positive unlisted buildings);
- No 61 Kyneton Lodge is a modern Victorian style building;
- Brook House is a 1980s terrace of shops with flats over of brick with overhanging plain tile covered roof structure, which divides opinion between being seen as an alien form and trying to be contextual;
- No 57 the former Barclays Bank is a well-designed mid-20th century bank neo-classical building (considered a positive unlisted building).

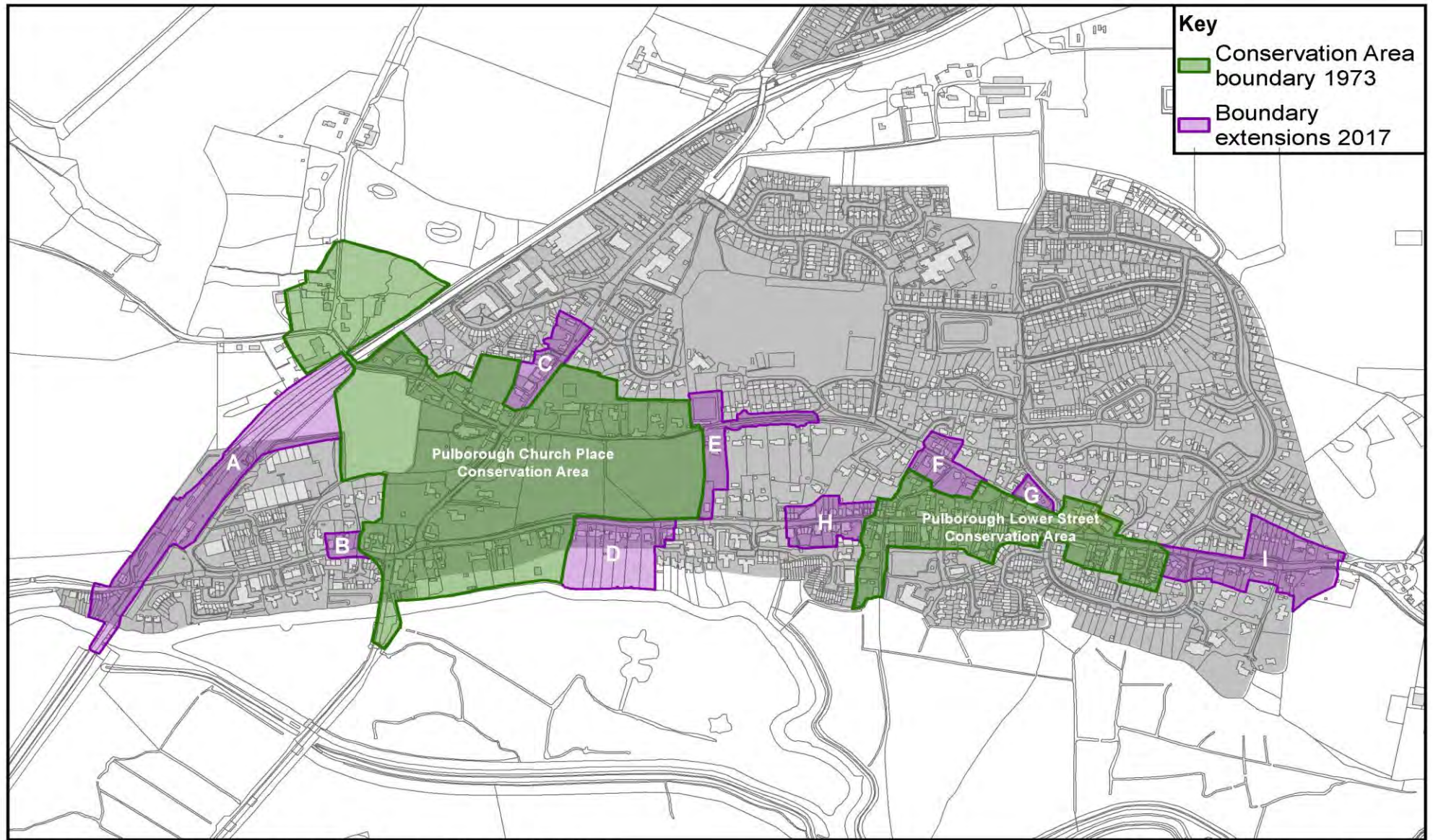
I. Inclusion of parts of Lower Street at the eastern end of the settlement, within which are included several interesting buildings as well as two listed buildings that inform the historic interest of Pulborough:

- Beyond the Wildbrooks Close Development are the splayed entrance pairs of stone semi-detached houses at the top of Rivermead (nos. 1-2, 47-48) which were carefully designed in the mid-20th century to frame the view (considered positive unlisted buildings);
- On the south side, after Rivermead, is no. 147 a late-20th century bungalow, brick and pantile roof, built on part of the site of the setback No 147, a grade II listed 16th century timber-frame building with tile hung front and plain tile roof and stone boundary wall (considered a positive unlisted building);
- Nos 157-159 are a pair of early 20th century houses of brick with plain tile roof;
- Next is Willow Springs, mid-20th century and part of the Old Mill Place development of individual Arts and Crafts style houses which are all worth of inclusion: Gentian Cottage, Belwelthers, Windmill Cottage, Old Mill Cottage, Millstone Cottage. These are all on a lane which led to the site of the windmill;
- On the other side of this lane on Lower Street is No 157-159 and impressive grade II listed house of 18th century date, stone and with a hipped slate roof;
- No 159 is an interesting property of a stone cottage with plain tile roof and extensions, one tile hung with a long garden stretching along the street with a low stone wall and hedge to where it becomes Mare Hill Road (considered a positive unlisted building);

- 
- On the north side of the road from opposite Rivermead is a long pebble surfaced strip between carriageway and footway with a brick retaining wall beyond. This is followed by a grassed bank coming down to the footway edge and a layby with above Nos 1-8 Alpha Cottages, a series of paired 1912 council houses of brick with clay tile half-hipped roofs and gabled dormers with bargeboards (considered positive unlisted buildings);
  - Next door is the late 20th century URC Church and the attached No 82 a house (considered positive unlisted buildings); and
  - Lower Street ends with No 84 an early 20th century house with tile hung first floor and slate roof with bargeboards (considered a positive unlisted building).

The proposed changes to the boundaries are shown on the Boundary Proposals Map, below.

Map 12: Pulborough Church Place and Lower Street Conservation Areas boundary review map.



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NORTH 0 50 100 200 300 400 1m

# 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 sub-division 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.

**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.

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