

# **Church Road Horley Conservation Area Character Appraisal & Management Proposals**

February 2014

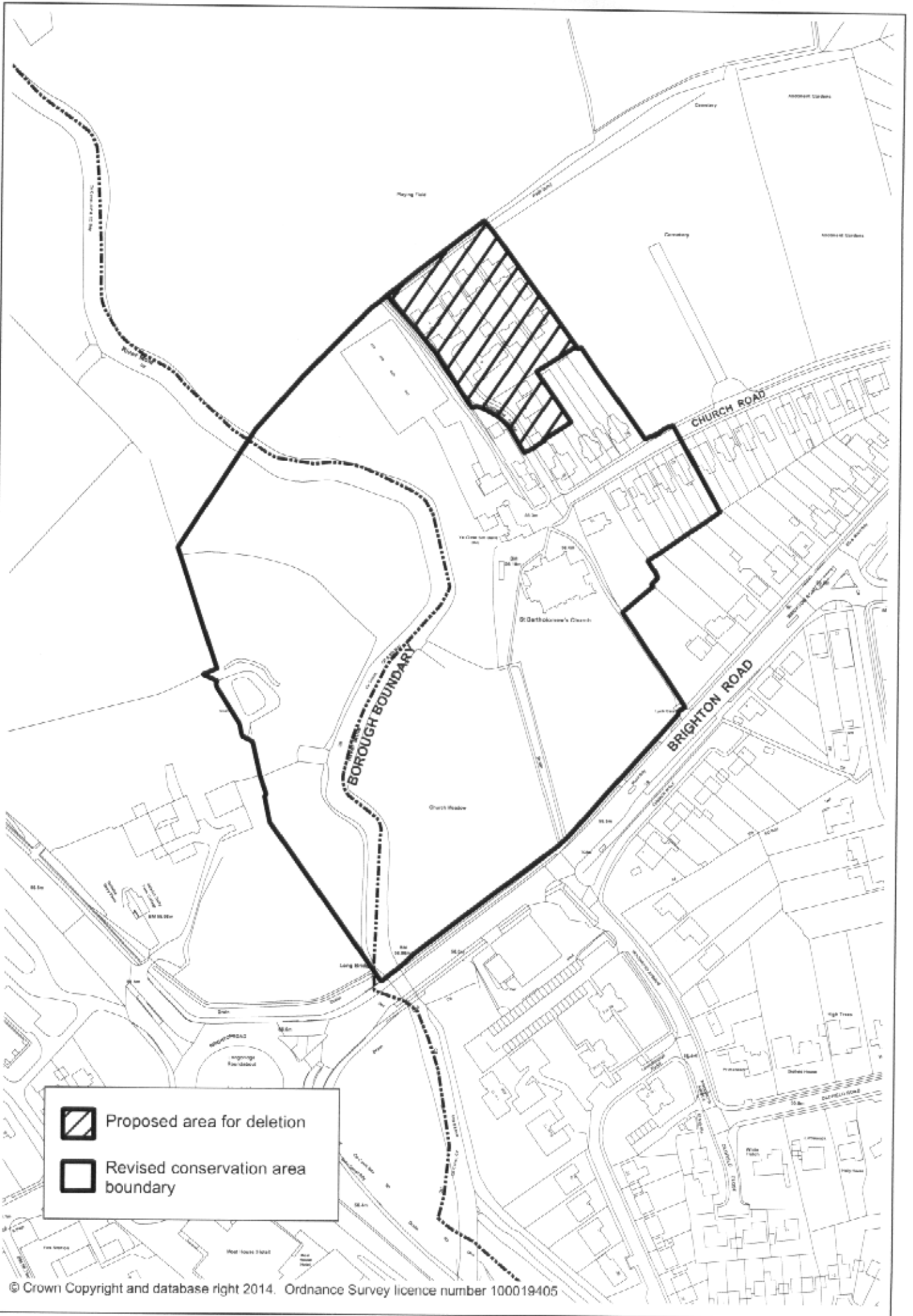
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# Proposed revision to Church Road, Horley Conservation Area



## **Introduction**

### **What is a Conservation Area?**

Conservation areas were first designated as a result of the Civic Amenities Act 1967. They are defined in the legislation as “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” (Planning (Listed Buildings and Conservation Areas) Act 1990: Section 69(1)(a)). The Borough contains some 20 Conservation Areas at present.

Designation gives the local planning authority greater control over extensions and demolition, the display of advertisements and works to trees. Special consideration has to be given to proposals for development or redevelopment within them, to ensure that the character or appearance of the conservation area is preserved or enhanced. In most cases, however, conservation areas are living and working communities with both residential and commercial uses. The purpose of designation is not to stifle or prevent change and evolution, but to control it in such a way as to maintain and enhance character and local distinctiveness.

### **Purpose of Appraisal**

Local authorities are advised by English Heritage to carry out appraisals that should identify the key features of the area and how they combine to give a place its particular character. By establishing what makes a place special and distinct, the local planning authority can more effectively ensure that change through development, or through other changes resulting from its own actions or those of other statutory authorities, do not undermine this character and can in fact enhance it.

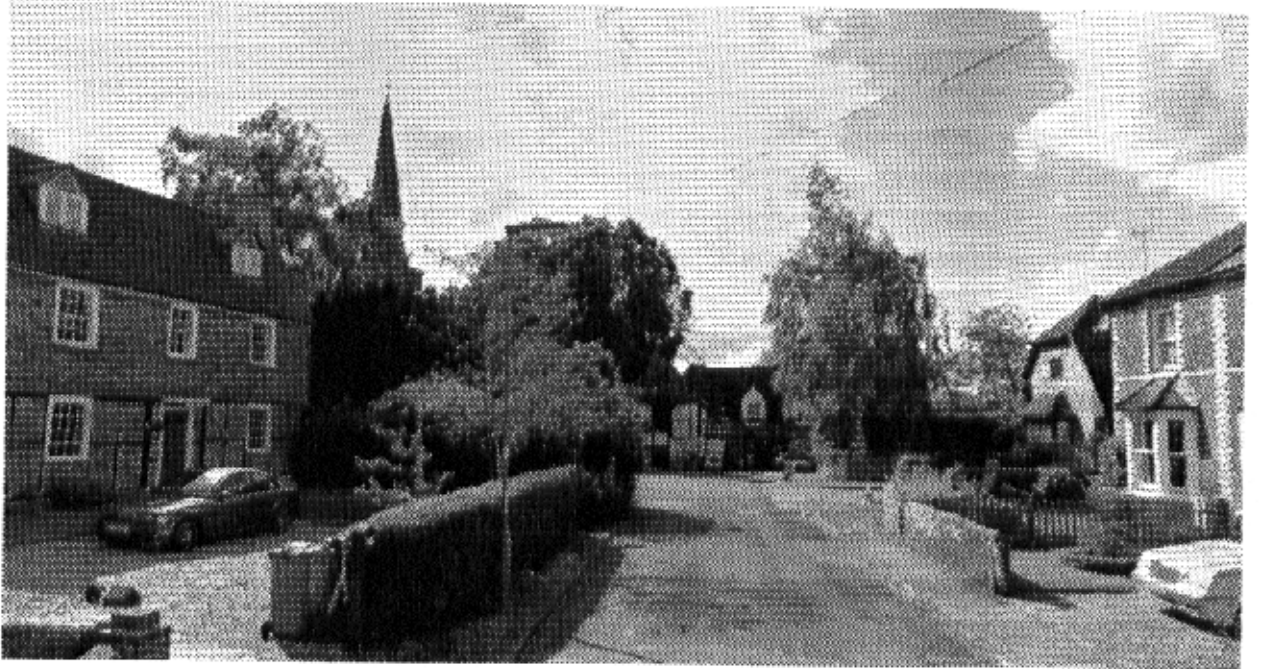
As well as identifying the positive features of a place, an appraisal can also highlight areas where there is scope for improvement. This could be in terms of new development or redevelopment, or more small-scale improvements to, for example, the appearance of street furniture or signage. The results of appraisals can also be used to help prioritise available resources for environmental enhancement. This appraisal also sets out the Enhancement Scheme for the area, which makes reference to potential areas for enhancement, as well as providing guidance for use in the development control process.

The Planning (Listed Buildings And Conservation Areas) Act 1990 sets in sections 71 a duty to formulate policies for preservation and enhancement. The 2005 Borough Local Plan Policy Pc 14 reinforces this objective. English Heritage guidance states that policies are needed that clearly identify what it is about the character or appearance of an area it is desirable to preserve or enhance, and the means to achieve this. A clear assessment and definition of an area's special interest is needed.

The structure of this Conservation Area Appraisal is based on the English Heritage documents “Conservation Area Practice” and “Conservation Area Character Appraisals” and the RTPI's ‘The Character of Conservation Areas’ document. It follows the urban morphology approach of cascade from large to small elements.

## Land Use & Activity

The Conservation Area is residential apart from the Church and Public House. As a Cul de Sac it has a relatively quite character and a domestic scale.



## **Main Character and Basic structure Topography and Geology**

### **Main Character & Basic structure**

Church Road Horley is located on the flat river gravels of the river Mole catchment area. The special interest of the conservation area is derived from the interrelationship between the townscape and the landscape as well as the architectural and historic interest, and it is this character which the local planning authority will seek to preserve or enhance through statutory controls. Church Road, Horley is the historic heart of Horley, ( the modern heart being centred round the railway) The predominant character is of a small hamlet, of vernacular buildings, with a setting of Victorian terraces to the north and open landscape to the south.

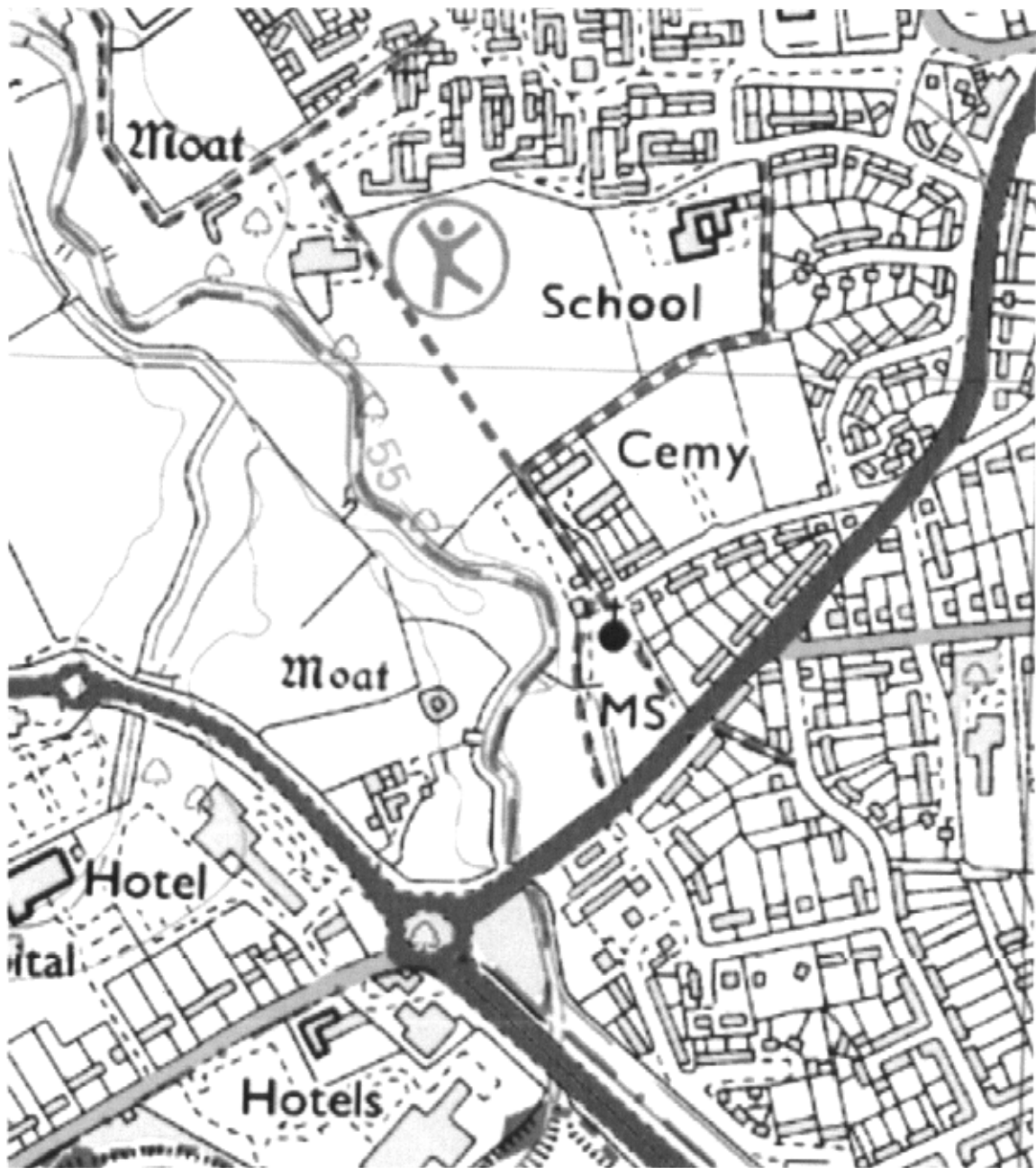
### **Topography & Geology**

The area is situated on flat river gravel set over Wealden Clay, with the church on a prominence higher than the surrounding land. The gravel, called lower terrace, was laid down in the ice age (Pleistocene) as flood plain gravel from glacial waters.



### Geological Map

The settlement is on river gravel, next to the Wealden Clay.



### Contours

The settlement is on relatively flat land next to the Mole river.

## **2) History and evolution**

It would appear that the settlement's origins are as a trading point on the river Mole, being the last wide point before the river splits in two further upstream, coupled with an area of high ground that that would have been free from flooding. The chancel of the church is on this high point and indicates the birthplace of the village, the church dating from the 12<sup>th</sup> century or earlier. The church itself was increased substantial in 1315 by the north aisle extension. The 6 Bells has the character of a medieval church house and may have originally served a parish purpose. The church attracted a settlement of houses, which declined in numbers in later years. The Manor House or Court House was outside the area just beyond the Stoney Way in a location where a defensive moat could be provided.

The character of the parish changed by the enclosure act and the opening in 1841 of the railway, which moved the centre of Horley to the vicinity of the railway station, a mile or two to the east. However as the railway settlement grew, development spread until it reached the area round the church.

### **KEY DATES**

Founding of the Church 12<sup>th</sup> century or earlier

Railway opened 1841





This 19<sup>th</sup> century view shows the relationship of Church and river, which has since been lost.



Horley Church in 1877. The timber Graveboards have disappeared though there are still remains of the Wealden Sandstone examples.

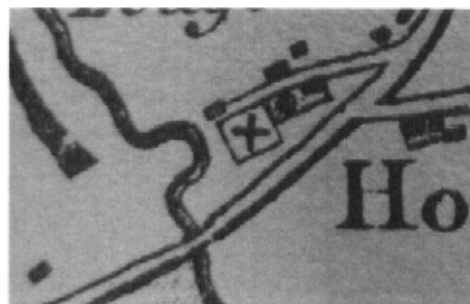
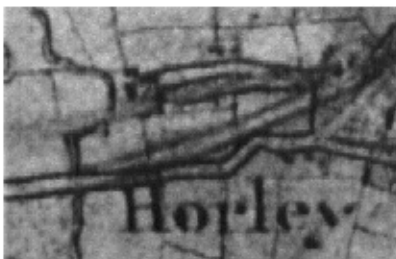




Lindley & Crosley 1793



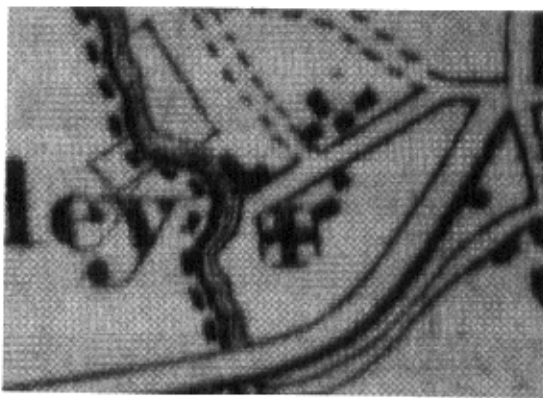
1799 Horley Bainbridge



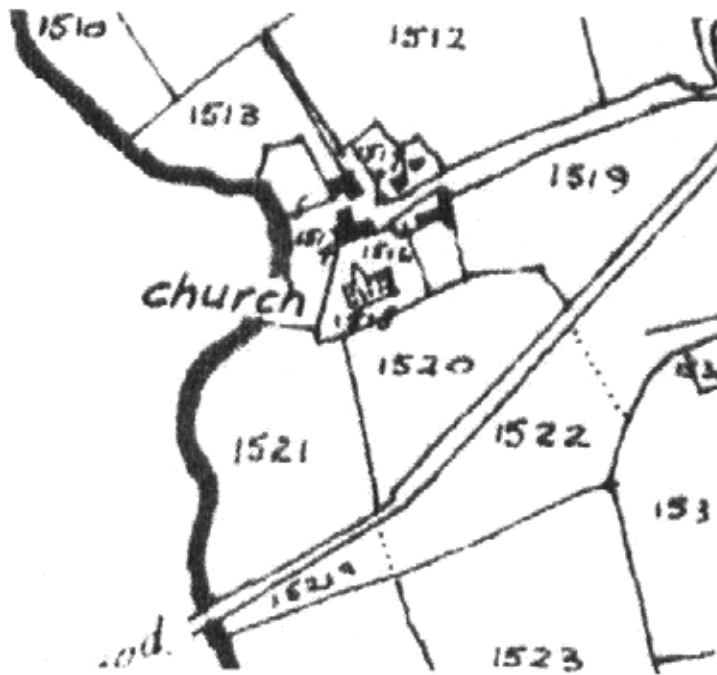
Ordnance Survey Manuscript 1808- 1810 and First edition 1816 prepared from this survey



Horley 1812 enclosure map

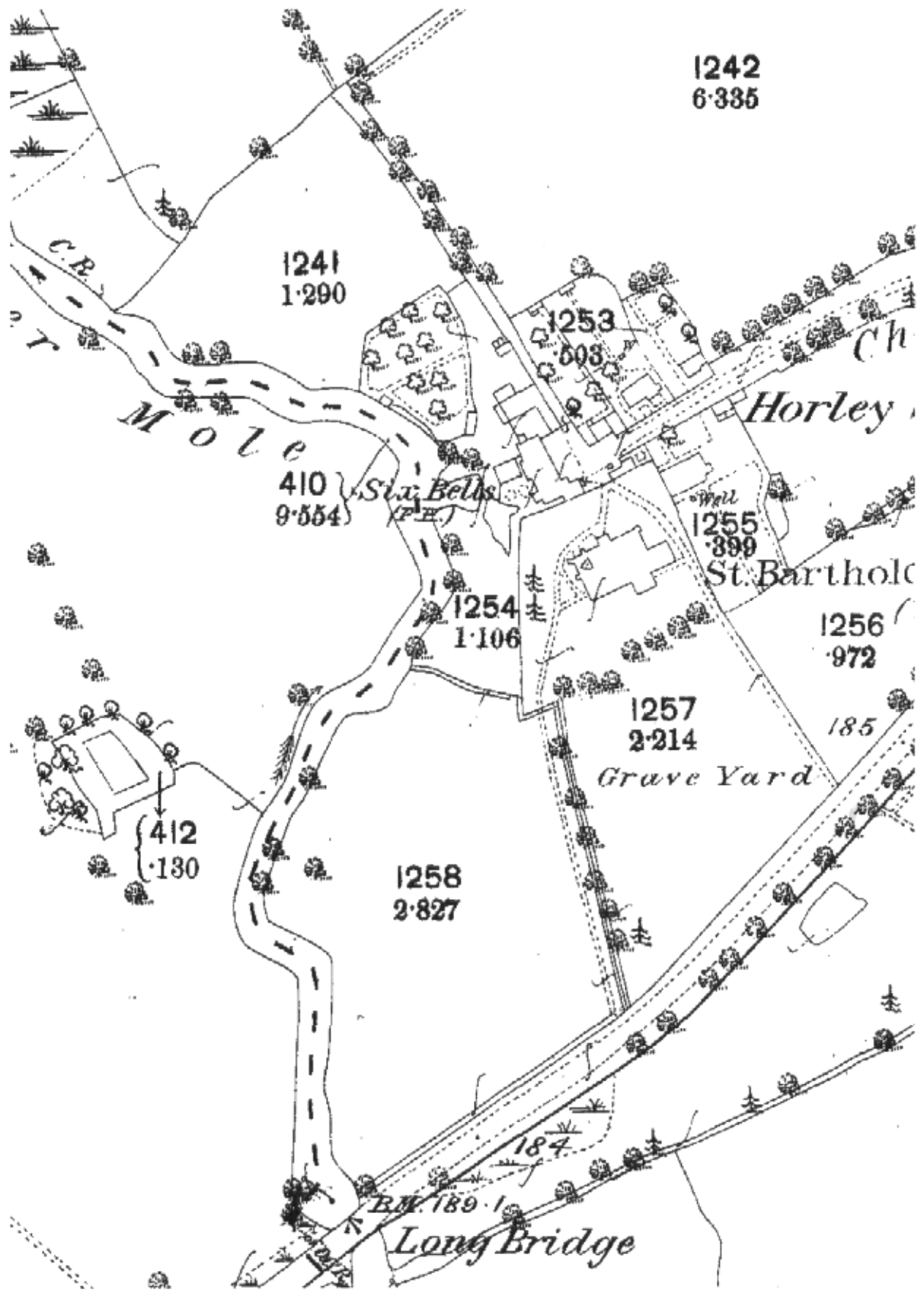


Greenwood 1823

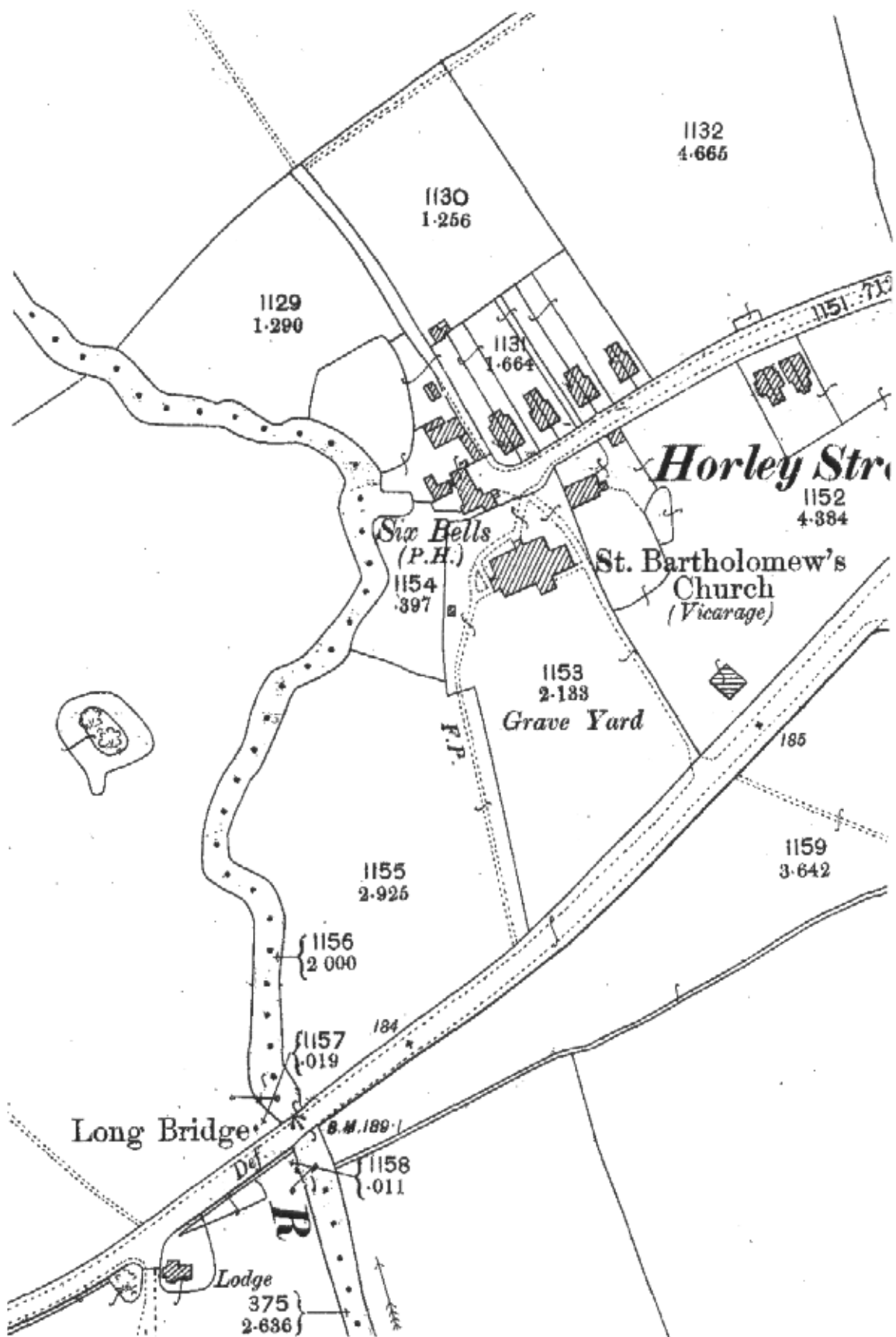


Horley 1848

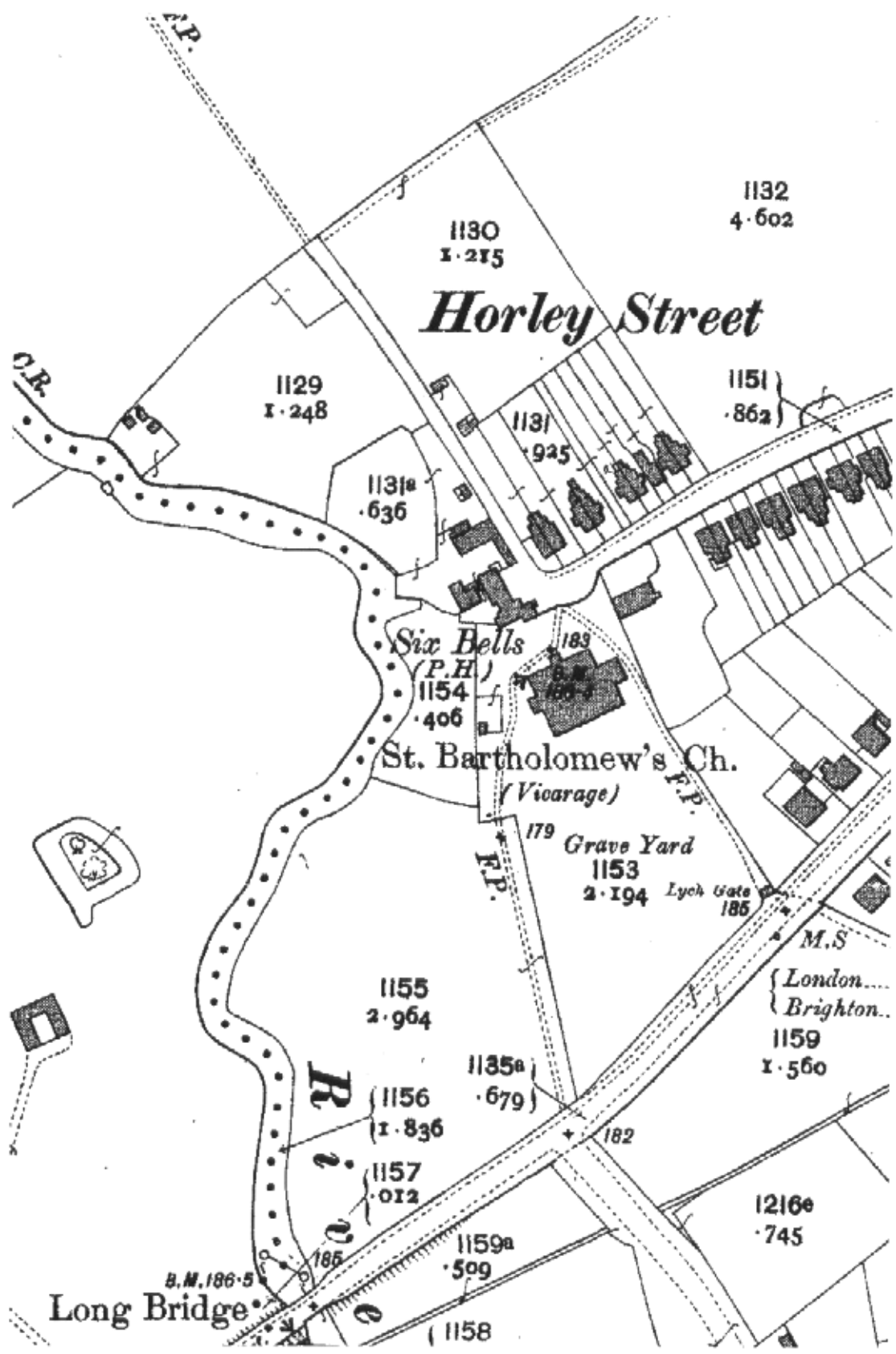
# CHURCH ROAD HORLEY



Surveyed 1870

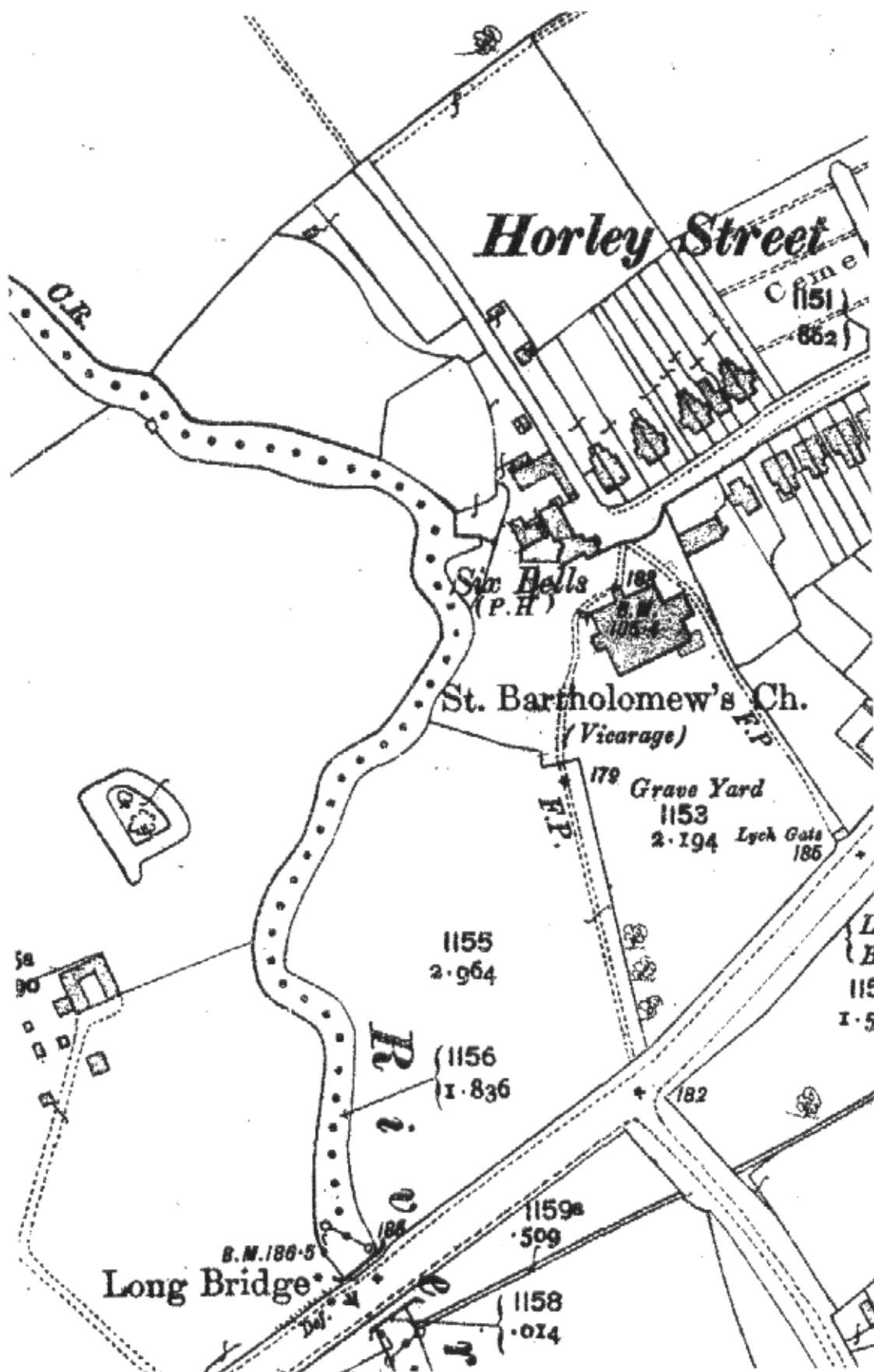


**Revised 1895**



Revised 1912





Revised 1936

### **3) Spatial Structure & Pattern: Identity Areas, Rhythm: plot size, unit size**

An identity area is an area which has an identifiable character. Conservation Areas can have composite characters as well as cohesive character. In both cases it is usually possible split such areas in to smaller identity or character areas. Whilst Church Road Horley is a compact area, there is a core area, with a Victorian sub area and wider landscape areas forming the setting.

#### **Prominent buildings**

A number of key focal points and landmarks can be identified. The principal landmarks are :

The Church and Church yard

The 6 Bells

The river and open setting.

#### **Views in & Out**

A number of views can be identified which are memorable and help define the character of the area. The key views are Church and 6 Bells.

#### **Rhythm: plot size, unit size**

The area has a rural village character. The historic core of the village has a tighter character, with smaller front gardens.

## Townscape analysis

The following is a perambulation around the Conservation Area giving a brief description of the buildings and layout, by identity area.

Scale, height, rhythm, form, layout & materials summary ;

Two storey, relatively tight plots, small front gardens, , roughcast, slate, plain tiles, sash

Later Victorian elements which lack the ancient character of the vernacular buildings but nonetheless are important to encourage a good standard of presentation as part of the setting of the historic core. The Victorian buildings have multistock brick and slate roofs.

The historic core is the church, the 6 Bells Public House, the 6 Bells Barn and the High House. They are characterised by steep roofs, Horsham slab roofs, tile hanging, sash and casement windows , timber frame, painted brick and red atr brick.



**Illustrations of Materials, Architectural Conventions & detail by period**



The 6 Bells illustrates the materials found in the area such as Horsham Slab, decorative tile hanging, timber frame, painted brick as well as sash windows and casements.



The Barn to the 6 Bells shows the the use of black stained feathered edge weatherboard and has someperiwinkle stone to the plinth.

## **Materials, Architectural Conventions & detail**

### **Architectural Conventions**

The area is typified by two types of building;

1) The Vernacular. The historic buildings in the area dating from before the Victorian period. These are typified by peg tile roofs, steep roof pitches, either Horsham Slab (shallower) or Peg Tile (steeper), short roof spans, tile hanging, painted brick, timber frame, feather edge weatherboarding and stone. The fenestration is characterised by mostly sash and casement windows.

2) Late Victorian. These are multistock brick houses with low pitch roofs of slate and sash windows. Windows have a vertical emphasis, in their division. High floor ceiling heights are a characteristic.

### **Fenestration**

The predominant character of the area is sash windows and some casements.

### **Materials & Detail**

The historic properties in the area are typified by Horsham slab and peg tile roofs, decorative tile hanging, painted brick, timber frame, feather edge weatherboarding and stone.

## 5) Highway issues, Street furniture and Footscape

The area between the 6 Bells and the Church is a significant space and would benefit from careful treatment. The road surface has suffered from disturbance by statutory undertakers over the years.

The 16<sup>th</sup> century periwinkle stone Stoney Way was buried under loose aggregate some 10 years ago and the long term objective must be to restore this historic path.

Periwinkle stone was in much wider use both on Church Road and the churchyard but has disappeared over the centuries. The 6 Bells and the Churchyard has some yorkstone paving, some of it being former headstones.

The Borough Council will seek to influence the design of schemes affecting the conservation area. It will also seek to encourage the implementation of other improvements identified in this appraisal.



The historic 16<sup>th</sup> century Stoney Way in 1989, before the addition of aggregate on the top obscured the periwinkle stone.

## **6) Greenery: Trees, Shrubs**

The most prominent trees are the church yard trees, notably Yew and Irish Yew. The remains of two ancient Yews may be found on the south side, with new Yew sprung from their remains.

As a backdrop a number of large native trees, particularly those that favour water such as willow, alder and poplar are to be seen, with Oak in the drier parts.



The two ancient Yews in the 1910.

## **Boundary Treatment/ Enclosure: Walls & Hedges**

Brick walls are characteristic of the central part of the area, with hedges to residential properties, of privet and box honeysuckle.



## 8) Enhancement & Improvements

*No extra funding is proposed for the enhancement of the Conservation Area but a number of the objectives can be achieved in part by the Development Control process.*

The potential for enhancement appears to consist of the following key elements;

### 1) Townscape elevational treatment

The need to encourage reinstatement of traditional detailing is important. Horley has suffered less than many of the Conservation Areas in the Borough, but the loss of traditional painted timber windows in some buildings is regrettable. There is no retrospective control so any improvements must be by persuasion or negotiation.

### 2) Road Surface

The road surface has suffered from disturbance by statutory undertakers over the years. The area between the 6 Bells and the Church is a significant space and would benefit from careful treatment.

### 3) Stoney Way

The 16<sup>th</sup> century periwinkle stone Stoney Way was buried under loose aggregate some 10 years ago and the long term objective must be to restore this historic path.

### 4) Stone Masonry of Church

The church was cement rendered in the 1860's. The mid 20<sup>th</sup> century restoration of the stonework to the porch shows how much character has been lost. When the opportunity arises to restore the appearance of the church by removal of the cement render, this should be taken.

## Resource Implications

Enhancement of the Conservation Area can be achieved in part by the Development Control process and encouragement to have respect for traditional forms, materials and detailing.



### **Review of boundaries**

The boundary of the area was subject of review at the time of production of the appraisal and a revised boundary has been designated subject to confirmation after public consultation.

### **Other Statutory Authorities**

Statutory authorities are not generally subject to control by the local planning authority, although the provision and maintenance of their services can have an impact on the conservation area. A copy of this Appraisal will be forwarded to the relevant service providers to highlight the need for sensitive treatment within the conservation area.

### **Responsibilities of Owners and Occupiers**

This Appraisal has identified the buildings, open spaces and individual features that define the character of the conservation area. The siting and design of new development should be such that the appearance and character of the conservation area is preserved or enhanced, and this Appraisal will be used to assess whether development proposals achieve this aim.

It is hoped that residents and other occupiers will, through this Appraisal, be made aware of the contribution that they can make to the preservation and enhancement of the conservation area. This can be achieved through the retention of features such as chimneys and chimney pots, boundary walls and traditional windows, the use of appropriate materials in new build and repairs, and the general maintenance of properties and land. Alien materials such upvc windows and concrete tiles should not be used.

### **Statement of Consultation**

The draft version of this Appraisal will be issued for public consultation. Letters will be sent to all residential and business premises in the conservation area. These will outline the purpose of conservation area designation and invite comments on the draft appraisal.

Copies of the Appraisal will be sent to English Heritage, Surrey County Council and Local Societies. Their comments are invited. A press release will be issued and the Appraisal was publicised in the local press . A public meeting will be held to consider the study. The responses made to the draft Appraisal will be considered and reported to the Council's Planning Committee