HAILSHAM

Character Assessment

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Contents

1	INTRODUCTION	1
2	THE CHARACTER AREAS	3
3	SUMMARY AND RECOMMENDATIONS	11
4	APPENDIX 1 - CENTRAL AREA	25
5	APPENDIX 2 - SOUTH OF TOWN CENTRE	28
6	APPENDIX 3 - CENTRAL AXIS	30
7	APPENDIX 4 - WINDING EAST	32
8	APPENDIX 5 - EDGE DETACHED	34
9	APPENDIX 6 - LINEAR DEVELOPMENT	35
10	APPENDIX 7 - NORTH EAST RESIDENTIAL	37
11	APPENDIX 8 - NORTH WEST RESIDENTIAL	39
12	APPENDIX 9 - WEST EDGE RESIDENTIAL	41
13	APPENDIX 10 - WEST RESIDENTIAL NORTH	43
14	APPENDIX 11 - WEST RESIDENTIAL SOUTH	45
15	APPENDIX 12 - CONTEMPORARY DEVELOPMENTS ON EDGE	47
16	APPENDIX 13 - MODERN COMMERCIAL	49
17	APPENDIX 14 - LOCAL MATERIALS	51
18	APPENDIX 15 - LOCAL ARCHITECTURE	52
19	APPENDIX 16 - ROOF TYPES	54
20	APPENDIX 17 - HISTORIC URBAN CHARACTER AREAS (HUCAS)	55
	SOURCES	59

1 Introduction

1.1 This is the Hailsham Character Assessment (CA). Although the designated neighbourhood plan area covers the entire Parish, the focus of the Plan, and thus the CA, is on the town of Hailsham.

1.2 A character assessment is a document that describes the distinct appearance and feel of a settlement or an area. It communicates the key physical features and characteristics that combine to give a particular settlement or an area its local distinctiveness and unique identity.

1.3 This CA was prepared to inform the Hailsham Neighbourhood Plan and involved site visits, community engagement workshops and spatial analysis of satellite imagery and historic maps. It sits behind the Neighbourhood Plan, helping to inform policies in the Plan relating to character and design.

1.4 The main body of the CA presents an overview of the approach to the work, the different areas identified, the key features and characteristics in each of the areas, and recommendations for the plan.

1.5 Further information on each of the character areas is then presented in the appendix, including an overview of key land uses, form, layout and materials in each of these. In addition, the appendix also includes information on key local features, such as local materials and architectural details, including roof types, common to the area.

Figure 1 *- Location of Hailsham in relation to Eastbourne (Source of satellite imagery and data: Google Earth)*

2 The Character Areas

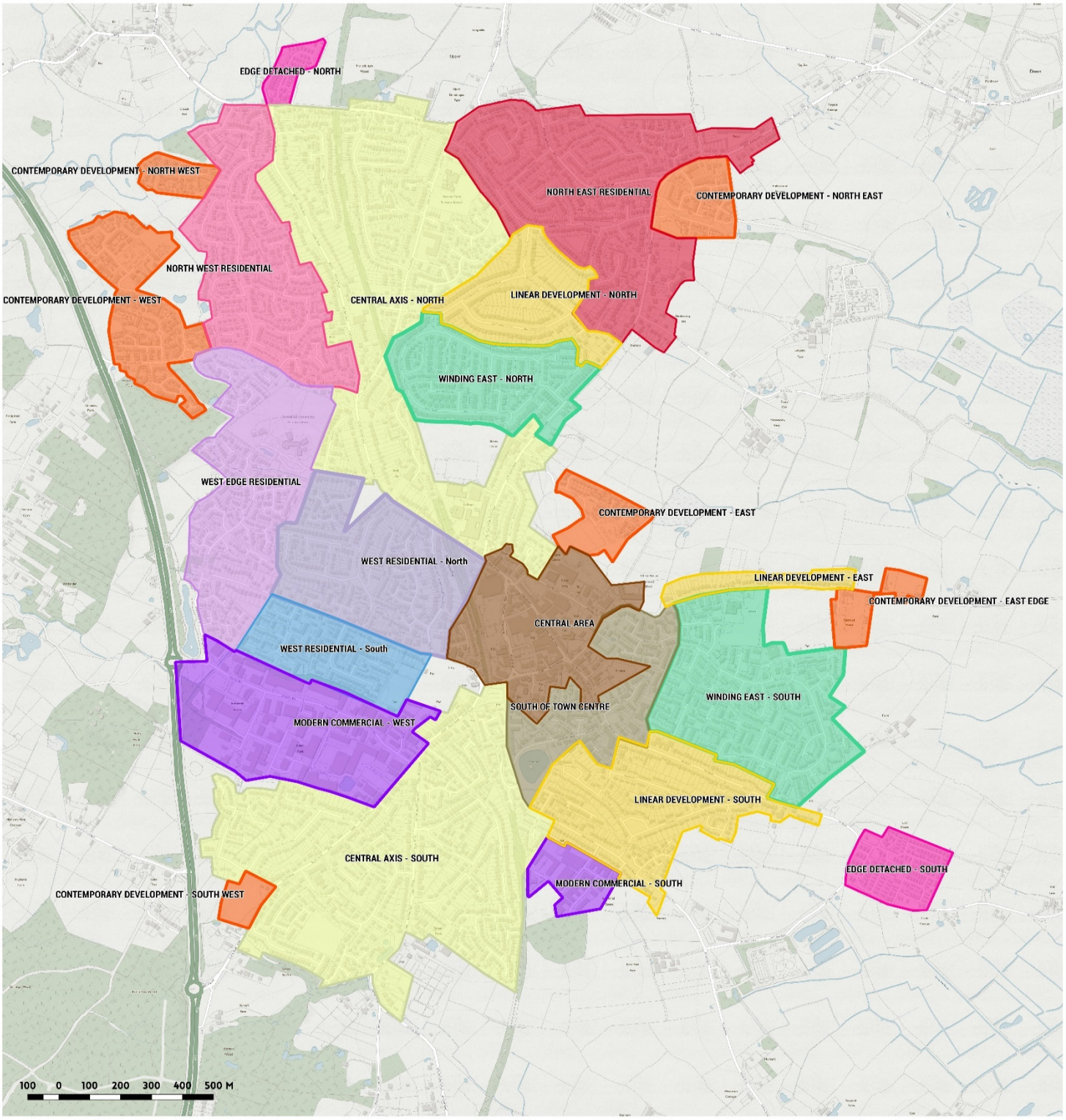
2.1 Hailsham is the largest of the five towns in Wealden. It is located about 15.5 km north of Eastbourne (see Figure 1) and has a population of approximately 20,500 people (based on the 2011 census).

2.2 This CA provides an important link in helping to understand the growth of Hailsham over time, the pattern of development, and the associated relationship with the built and natural environment that represent considerations for planning policy in guiding development and managing land use change. The character areas identified thus have a relatively strong relationship with the history and key features of the town.

2.3 Thirteen character areas are identified in the town, including the town centre and surrounding residential areas (see Figure 2 and associated Table 1). The identification of these was mainly influenced by the period of historic development (see, for example, Figure 3, which illustrates the average age of residential development in Hailsham), plot and street layout, architectural design and land use.

2.4 None of the Character Areas identified are entirely homogenous. Each contains some variations in terms of layout, architectural style, materials and colours used. There are also some commonalities across the different character areas, including for example the average density of development across the town (see Figure 4). Hailsham is a relatively low-density town, with higher density development having come forward more recently on newer developments towards the edge of the town.

HAILSHAM CHARACTER AREAS



LEGEND

Character Areas

LINEAR DEVELOPMENT

CENTRAL AREA

MODERN COMMERCIAL

RESIDENTIAL

NORTH EAST RESIDENTIAL

NORTH WEST RESIDENTIAL

SOUTH OF TOWN CENTRE

WEST EDGE RESIDENTIAL

WEST RESIDENTIAL - North

WEST RESIDENTIAL - South

CONTEMPORARY DEVELOPMENT

WINDING EAST

CENTRAL AXIS

EDGE DETACHED SMALL

Figure 2 *- Character Areas in Hailsham*

Table 1 *- Character Areas in Hailsham - including area occupied, average number of buildings and the percentage of the area occupied related to the assessed area*

CHARACTER AREA	AREA (ha)	Average No. of buildings/ha	%
1. Central Area	22.5	-	4.8%
2. Modern Commercial	27.3	-	5.8%
3. Central Axis	135.2	20	28.9%
4. Winding East	47.3	25	10.1%
5. Edge Detached	8.8	38	1.9%
6. Linear Development	43.0	15	9.2%
7. North East Residential	41.5	25	8.9%
8. North West Residential	27.0	25	5.8%
9. South of Town Centre	15.5	35	3.3%
10. West Edge Residential	28.3	20	6.1%
11. West Residential North	25.3	20	5.4%
12. West Residential South	12.6	20	2.7%
13. Contemporary Developments on Edge	33.1	28	7.1%

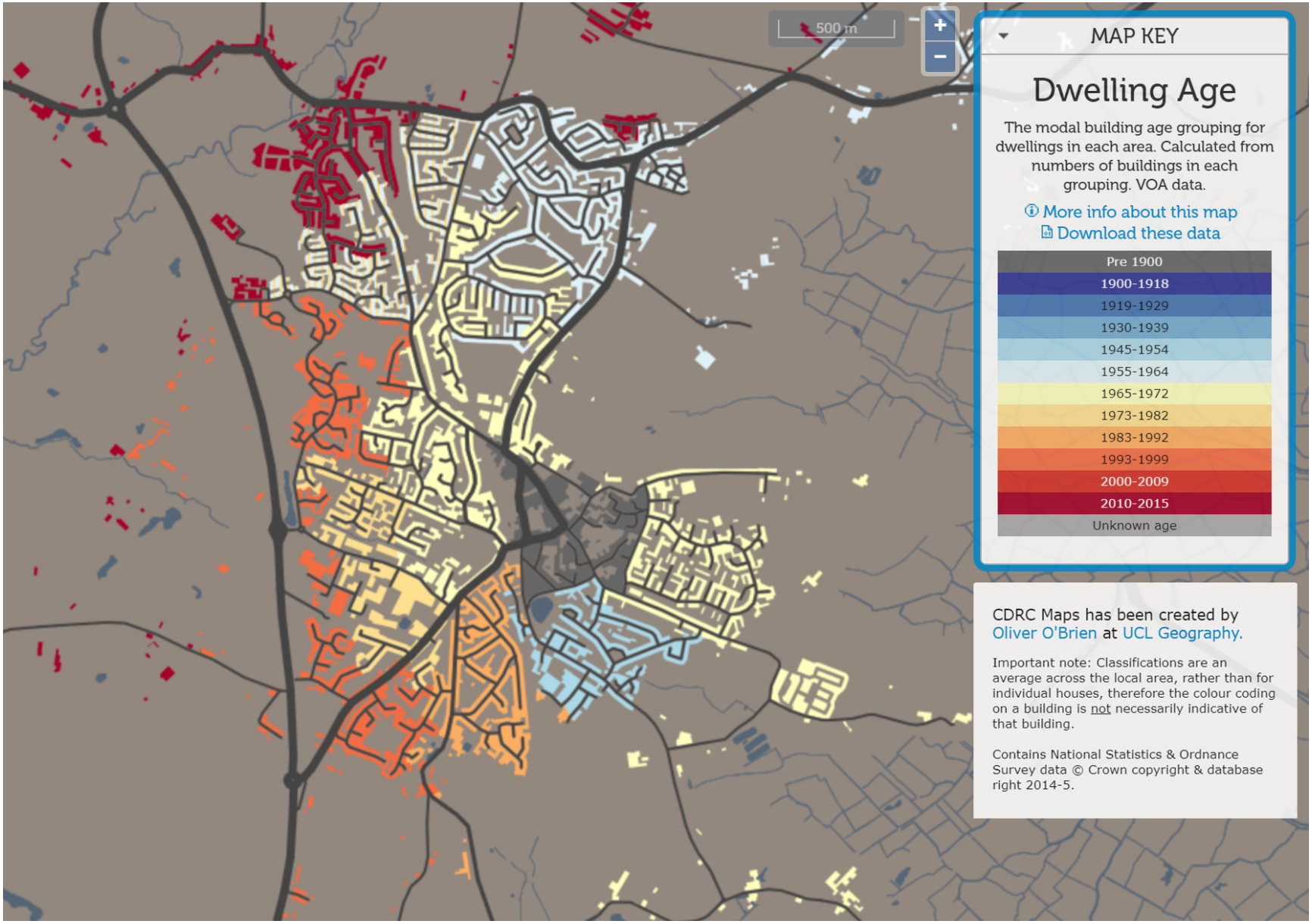


Figure 3 *- Dwelling Modal Age. Source: https://maps.cdrc.ac.uk/#/metrics/dwellingage/default/BTFTFTT/14/0.2189/50.8544/*

HAILSHAM CHARACTER AREAS DENSITIES

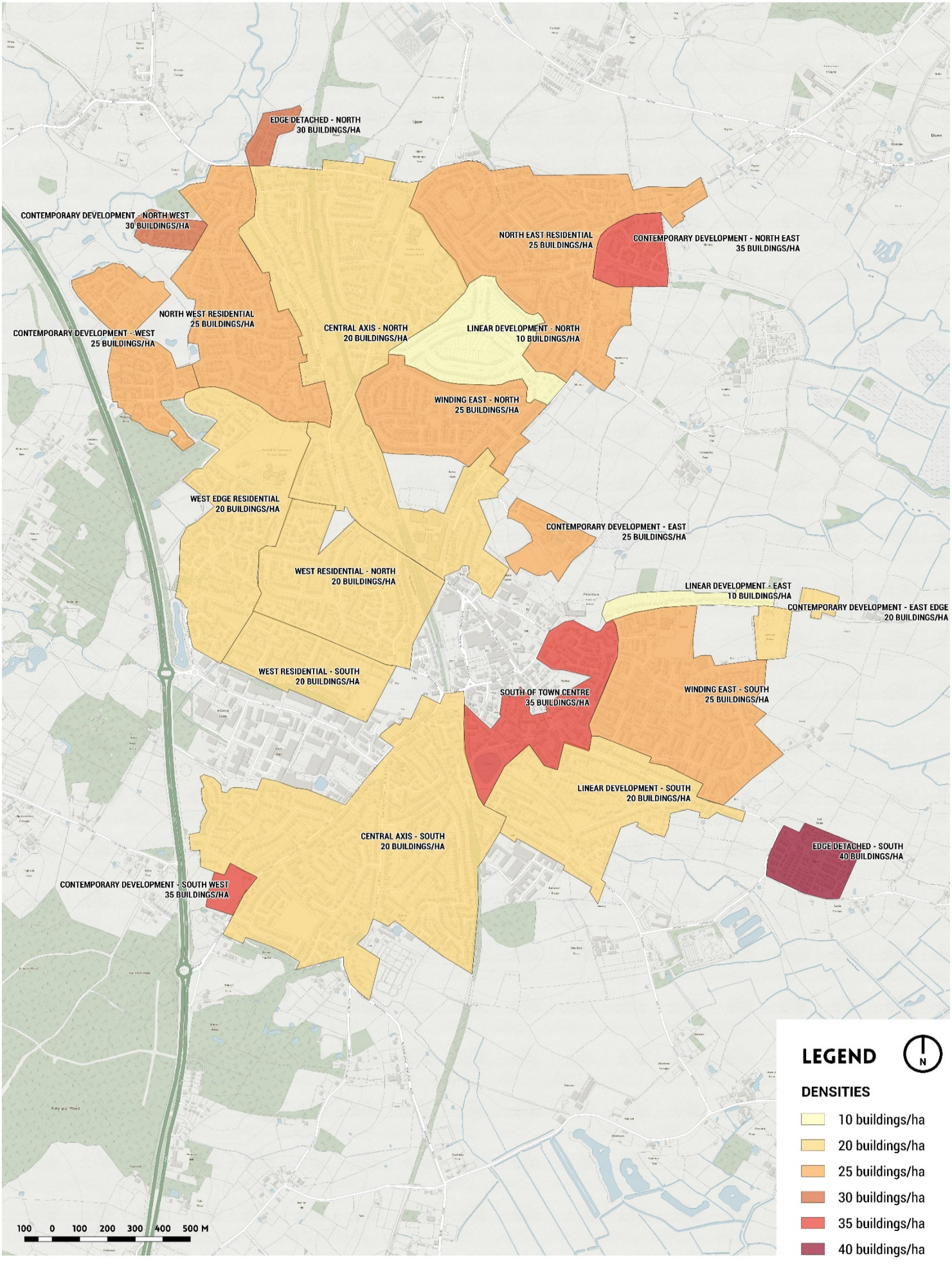


Figure 4 *- Density variation in Hailsham*

2.5 The CA should be read alongside other sources to provide the fullest possible understanding. For example, the "**Hailsham Historic Character Assessment Report**"[1] (Harris, 2008) is a useful resource for the Character Assessment of the central areas. This is particularly relevant in terms of charting the development of the town and identifying heritage assets. It includes analysis of local listed buildings and heritage, focusing on 'aspects of the material evidence of the town's past that relate most closely to the historic environment today'[2]. It includes maps regarding development, character types and historic value. Key messages are summarised in the highlighted box below, with associated maps reproduced in Appendix 17 of this report. It is recommended that any further change should reflect the historic fabric, local scale and variation in order to protect those character areas (e.g. long narrow plots, passageways and alleyways taking behind properties, variation of scale and mix of materials).

Brief History of Hailsham expansion:

11th - 15th century

Hailsham appears to have been established as a small town in the second half of the 13th century, developed around its market, attracting an urban Jewish community of merchants. Hailsham was a recognized market town and it was chosen as the location of a special assize court in 1352. Topographic analysis suggests that part of the High Street area was occupied by narrow plots at perpendicular to the street (burgage-like plots) in the medieval period. Most of the pre-19th century plots east side of the High Street 'form a narrow band in front of the church yard' and 'the only extensive historic plots on the High Street lie on the south side of the churchyard, and here it seems evident that these represent encroachment on to Vicarage Road'[3].

16th - 17th century

Hailsham market developed in the 16th century, died out either at the end of 17th century or in 18th century, followed shortly by a revival at the end of 18th century. The linear main street (i.e. High St, Market Square and Market St) and the roads which cross it at Market Square focused the built-up area in this period. It is considered likely that the westwards expansion happened in this period. Plots close to the town centre (e.g. George Inn)

[1] Harris, R. B., 2008. Hailsham Historic Character Assessment Report - Sussex Extensive Urban Survey (EUS). https://www.westsussex.gov.uk/media/1727/hailsham_eus_report_maps.pdf
[2] ibid. p. 8
[3] Ibid. p. 20

might represent encroachment of the 16th century, while spacious plots to the west of (e.g. Cortlandt, George St) might be 18th-century encroachment.

18th - 21st century

Hailsham experienced an expansion starting 1800s caused by the barracks built for the influxes of troops in the coastal area during Napoleonic Wars. The expansion supported the growth of Hailsham market becoming the most important cattle market in Sussex by the middle of 19th century. New breweries were founded and diversified rope-making and allied businesses began in the town, aided by the arrival of the railway. Major rebuilding and changes to existing houses marked the early 19th century, while the expansion of the town was slower. Modest-sized terraced houses for workers were developed on Station Road, Garfield Road and Bell Banks Road at the end of 19th century together with the Railway Tavern (Gothic style). New large, typically detached villas were built adjacent to the school at the east end of Wester Road and on both sides of North Street. Mixed development, including terraced houses, was extended on the east side of the High St. Hailsham expanded along the railway for 25 years – northwards to Eridge in 1880, 'providing a westwards focus for development' (Harris, 2008). The pattern of development followed that of 1850-75, focusing terraced and small semi-detached houses east of the station and south of George St, large villas and some terraces in the north of the station and new terraces and semi-detached houses in the west of the station. More terraced and small semi-detached homes were developed south and west of the station during the Edwardian expansion. Outside the centre of the town, 'semi-detached villas, interspersed with fields, nurseries and rope walks, further from the centre of the town – as on Ersham Road and Summerheath Road' (Harris, 2008) were added.

A new rural branch line was developed at the end of 19th century, known as the Cuckoo Line, which was closed in 1960s and railway buildings demolished, with the site becoming a housing estate in 1980. In 1992 the Cuckoo Trail was re-opened as a path for walkers and cyclists and as a bridleway, later extended to Polegate.

The inter-war period saw the building of Neo-Classical buildings on George St and Market Square and road widening schemes (Western Rd and Vicarage Rd).

The radial expansion during the post-war period included shopping centres, civic buildings and schools to the rear of shallow plots (on High St) and adjacent to the north side of the churchyard. The historic core and historic environment were significantly impacted by infill residential development and new shopping centres in the 60s and 80s developed on open land and including adjacent car parks. This resulted in extensive loss of historic fabric on High St and North St.

Valuable characteristics

'**Church**' and '**Market Square**' Historic Urban Character Areas (HUCA)[4] are considered the most important areas according to the Historic Environment Value (HEV) [5] assessment (scoring **4** and **3** respectively[6]). The public space around the church and the existence of the little lanes running off the High Street have a significant importance in relation to the historic character.

The town centre includes a number of buildings and monuments, including clusters of buildings, dating back from the 15th, 16th, 17th and 18th centuries.

The Harris document identifies key building types and materials characteristic of the central area as:

a. Timber-framed construction:

- dominates the pre-1700 buildings, except the parish church (mainly made of sandstone).
- Examples:
  - ***The Stone*** (Vicarage Ln).
  - ***The Fleur-de-Lys*** (est. by 1540 on Market St) – timber frame is exposed on the exterior and it has a jettied gable on the north side.

b. Brick:

- Main building material of the 18th-century and later buildings, often used for the re-fronting of timber-framed houses.
- Examples:
  - ***The George*** (George St) - has a late 19th-century rendered brick façade, hiding the remains of a two storey timber-framed building from early 16th century.
  - ***The Grange*** (Vicarage Rd) - dating c.1700-10, it has corner pilasters, a mansard roof and a central pedimented doorway including Ionic pilasters.
  - ***The Grenadier*** (High St) - built around 1800, re-fronted in 1910.

c. Tile-hanging and weatherboarding are a recurrent feature.

[4] Appendix 17 – Figure 5 shows the HUCAs in Hailsham town centre.
[5] Appendix 17 – Figure 7 illustrates the HEV scoring
[6] HEV scoring is explained in Appendix 17

3 Summary and Recommendations

3.1 This section presents a summary of key features and characteristics that should be reflected in applications for future development in Hailsham. It provides a list of positive features that are recommended as a good practice and a set of negative features that should be avoided. More information pertaining to the individual character areas is then presented in the appendix.

Layout

3.2 Features identified within the character areas include:

- Regular winding routes with internal loops and quiet culs-de-sac with access to green areas.
- Generous plot sizes that can include enough space for front and/or back gardens.
- Front gardens with diverse vegetation and large back gardens.
- Layouts that create a sense of place.
- Consistent building lines.

Buildings and details

3.3 **Architectural Styles[7]:** there are some valuable areas (particularly in the Central Area) where there is a unity in a diversity of styles, including Tudor, Georgian, Victorian and some rural cottages.

3.4 **Common features** include chimneys, dormers, orangeries, diversity of window and door types.

3.5 A positive feature, primarily in the town centre, is **flexibility in proportions**, especially at the ground floor. Generous floor to ceiling heights, particularly at ground floor level, should be encouraged within mixed use development as this allows for adaptation over time for different uses and different ways of living for present and future residents.

3.6 Buildings tend to comprise **a mix of materials,** and often with more than one material on the same elevation[8]: Key features include:

- mostly brick (red, orange, bridle, white and pastel coloured),
- timber-framing,
- vertical club tiles and weatherboards at second floors,
- brick and club tiles decorations,
- where there are signs (mainly on older buildings), they are often subtle, good quality, locally specific and well-integrated in the architectural style of the building and they also create a balance with the signs from the other buildings in terms of colour.

> *"The building materials reflect this geology. Flint on the Downs and the coastal plain, with occasional incursions a mile or two north into the Weald. Sandstone in the Weald itself, usually buff-coloured from Horsham eastwards, nutty and brown in the hills around Pulborough, greenish in the north west corner, north of Midhurst, where it is the same as the Burgate stone of Surrey. And after that, of course, brick everywhere: first seen at Herstmonceux Castle in the mid C15, now over the whole county, usually a cheerful vermillion".*
>
> (Pevsner, 1965)[9]

[7] Illustrated in *Appendix 14 – Local Materials*
[8] Illustrated in *Appendix 15 – Local Architecture*
[9] Pevsner, N. and Nairn, I. 1965, Pevsner Architectural Guides: Sussex (The Buildings of England)

3.7 There is a **mixture of roof types** present on buildings in Hailsham[10]: Key features include:

- Gabled and steep gabled,
- Half hipped and hipped, sometimes in combination with catslides,
- Lean-to (pent roofs) and pentise,
- Cross gabled and cross hipped – especially in areas with higher density.

Positive and negative features

3.8 The above summary has begun pointing to key features that help define the character of the area and which applicants should respond to in a positive way. All positive features identified, both through the work and through wider consultation on the neighbourhood plan, are summarised below. Equally, those features considered to negatively impact on or detract from the local character are highlighted. These are design features that should be avoided in new developments.

[10] Illustrated in *Annex 3 – Roof Types*

POSITIVES

3.9 Key positive features are summarised below, and then illustrated in the images that follow.

Town Centre

- Historic buildings and residences, including the vicarage
- Historic fabric and fine grain nature of much of the High Street survives.
- High Street - good views to Hailsham Parish Church,
- St Mary Walk - strong character linked to the historic identity,
- Some well integrated signs - e.g. George Hotel.

Older developments

- Well-proportioned plots
- Mix of well-integrated buildings of different ages with a variety of architectural design
- Proximity to the Cuckoo Trail,
- Green areas with tall trees.

Newer developments

- Some high quality architectural designs and mix of materials.

Consultation responses

3.10 In addition to the features outlined above, responses made through consultation have indicated that residents value:

- The quiet nature of some of the residential areas
- Generous garden sizes in older residential areas

TOWN CENTRE – A RICH COMBINATION OF VARIED STYLES AND MATERIALS

1 – Mix of materials

2 – Variety of roof types

3 – Use of vertical tiles

WELL INTEGRATED SIGNS

LOCALLY SPECIFIC DETAILS

1 – Mix of materials

2 – Variety of roof types

3 – Use of vertical tiles

OLDER DEVELOPMENTS: LAYOUTS WITH GENEROUS SETBACKS AND LARGE GARDENS, GREEN

1 – Generous setbacks and large gardens

OLDER DEVELOPMENTS: MIX OF LOCAL AND TRADITIONAL MATERIALS

1 – Mix of local and traditional materials
2 – Use of vertical tiles

NEW DEVELOPMENTS: GOOD QUALITY MATERIALS

1 – Mix of good quality materials
2 – Use of vertical tiles

NEGATIVES

3.11 Negative features are summarised below. They are considered to be features that add little to or detract from the character of the area. They are features that could be found in many towns and cities and do not respond to the character and history of Hailsham. These are design features that should be avoided in new developments.

Town centre:

- some shops signs in striking colours, not very well integrated, different dimensions, which have a particularly detrimental impact on the quality of the conservation area and setting of listed buildings
- large parking spaces, surface car parking and big retail units undermine the quality of the historic urban fabric and are poorly related with street frontages, with blank facades and servicing areas exposed to public view.
- Traffic and vehicle dominated spaces, particularly along North Street

Older developments:

- left over spaces which have limited use and function, with areas of mown grass representing a maintenance bill to the Council,
- some poor materials used (e.g. white PVC for some windows).
- Limited mix of housing tenures and sizes in some areas

Newer developments:

- some 'squeezed' **layouts** with small or no front gardens and lack of privacy
- traffic dominated layouts, limited space for pedestrians and cyclists, interrupted pathways,
- **parking** that is not used in the way it was intended because it is in the wrong place, resulting in people parking on the pavement outside the dwelling units.
- **Presence of courtyard parking** that is unused
- **house** proportions: limited flexibility to be adapted over time, lack of diversity of house types,

- presence of blank gable ends and many **garden walls** to the edge of the street,
- using the reference to traditional materials, but in a limited way (lack of authenticity),
- poorly designed, equipped and small **playing spaces**.

3.12 In addition to the points outlined above, the main employment areas disrupt the fabric of the town, are vehicle dominated and present an unwelcoming and unattractive place for walking and cycling. The palette of materials is limited and buildings do little to engage with the street.

RECOMMENDATIONS

3.13 Based on the analysis of the Character Areas it is important that future developments in Hailsham respond positively to local features and characteristics that define the area. New development should demonstrate how the proposals respond to the character.

3.14 **Key characteristics that should be responded to include:**

LAYOUT AND SPACES

- Layouts that create a sense of place
- Well-proportioned plots
- Generous plot sizes and setbacks that include space for front and back gardens.
- Well-designed, proportioned and overlooked playgrounds
- Diverse vegetation
- Consistent building lines
- Good access to green areas
- Encouraging walking, cycling and the use of environmental-friendly transportation
- Parking that is provided close to the home, in places where it will be used, but which does not detract from the street scene nor undermine walking and cycling conditions

BUILDINGS

- Flexibility in proportions, especially for the ground floor to enable the adaptation for different uses and different ways of living for the present and future residents
- Well-integrated architectural design, details, colour palette and good quality materials (see **Appendix 15** and **Appendix 16**), linked to and/or compatible to the local character (as localised in **Appendix 1**)
- Mix and variety of locally sourced materials (see **Appendix 15**):
    - mostly brick (red, orange, bridle, white and pastel coloured),
    - timber-framing,

  - vertical club tiles and weatherboards at second floors,
  - brick and club tiles decorations.

- Where there are signs, they should be subtle, good quality, locally specific and well-integrated in the architectural style of the building, in balance with the signs from the other buildings in terms of colour.
- Variety of roof types (see **Appendix 17**), mainly:
  - Gabled and steep gabled,
  - Half hipped and hipped, sometimes in combination with catslides,
  - Lean-to (pent roofs) and pentise,
  - Cross gabled and cross hipped – especially in areas with higher density

4 Appendix 1 - Central Area

Layout

4.1 **Irregular with varied density and building sizes** - contrast between historic buildings and large retail additions.

4.2 **Setbacks:** most of the buildings are close to the road, especially along High Street - Market Road. There are occasional instances of buildings set back from the street edge, though this is limited.

4.3 **Plots** are irregular along High Street - narrow on the west side of the street and irregular and wide along George Street.

Roads, street, routes

4.4 Main access for cars and pedestrians is enabled by High Street - Market Road - connecting the area with the north west and south east of Hailsham. The local architectural heritage of Hailsham is connected and concentrated along this route.

4.5 George Street - Vicarage Road route connects Hailsham Vicarage and Parish Church, Hailsham Pavilion and other valuable buildings in terms of architectural heritage.

4.6 Cuckoo Trail is a major cycle and pedestrian route.

Buildings and details

4.7 There is a high variety of building types and arrangements (detached, semi-detached, terraced), designs (window types) and mix of materials. Most of the buildings are two and three storey in good and fair condition.

4.8 **Siding:** a rich variety of materials used: white and pastel painted brick, chequered grey, red, bridle and orange brick, brick with decorative models, red vertical club tiles, weatherboards, some stucco.

4.9 **Roofs:** large variety of roof types, including:

- gabled and cross gabled,
- pyramid hip, hipped, cross hipped, hipped with gablet and half hipped,
- some catslides,
- lean-to, m-shaped,
- mansard and flat (mostly for recent additions),

made of: slate tiles, red and brown clay tiles and curved shingles.

4.10 **Notable architectural styles:** cottages, Tudor, Georgian, Victorian

4.11 **Other elements:** dormers and chimneys are common features.

Landmarks

4.12 There are a significant amount of historic buildings in the area, including Hailsham Parish Church and Vicarage and The Pavilion.

Uses and activity

4.13 Mixed-Use Area:

- **A1 Shops**
- **A2 Financial and professional services**
- **A3 Restaurants and Cafés**
- **A4 Drinking establishments**
- **A5 Hot food takeaways**
- **B1 Business**
- A few **C3 Dwelling Houses**

- **D1 Non-Residential Institutions:** Hailsham Parish Church, Hailsham Town Hall, Kingdom Hall of Jehovah's Witnesses, Hailsham Community Fire Station, Hailsham Library, surgeries.
- **D2 Assembly and Leisure:** Hailsham Leisure Centre, Hailsham Pavilion

5 Appendix 2 - South of Town Centre

Layout

5.1 **Irregular and compact** urban grain with winding routes and culs-de-sac.

5.2 **Setbacks:** mostly short, but varied lengths, fairly consistent building line.

5.3 **Plots:** there are both rectangular and irregular shapes.

5.4 **Gardens:** small back and front gardens.

Roads, street, routes

5.5 Station Road is often busy and parking is a problem.

5.6 Path near Common Pond is dangerous particularly as lighting is not good.

Buildings and details

5.7 One, two and three storey in good and fair condition.

5.8 There is a high variety of building types and arrangements (detached, semi-detached, terraced), designs (window types) and mix of materials.

5.9 **Siding:** a rich variety of materials used: white painted brick, red, bridle and orange brick, brick with decorative models, red vertical club tiles, weatherboards, pastel coloured textured render, stucco.

5.10 **Roofs -** multiple roof types, including:

- gabled and cross gabled,
- pyramid hip, hipped, cross hipped and half hipped,
- lean-to, m-shaped, catslides,
- some flat and mansard roofs,

made of: slate tiles, red and brown clay tiles and curved shingles.

5.11 **Notable architectural styles:** Victorian terraces off Station Road, Tudor, Georgian

5.12 **Other elements:** dormers and chimneys are common features, some orangeries

Spaces

5.13 Common Pond, community greenery & gardens are positively contributing to creating a sense of place in this area.

Uses and activity

5.14 Predominantly Residential: **C3 Dwelling Houses**

5.15 Other limited uses include:

- **A2 Financial and professional services**: T&L
- **B1 Business** - small businesses
- One **D1 Non-Residential Institution**: Hailsham Baptist Church

6 Appendix 3 - Central Axis

Layout

6.1 Layout is mostly regular and linear along the primary routes and some culs-de-sac on the secondary routes.

6.2 Combination of long and short narrow **plots**, especially along the main routes.

6.3 **Setbacks:** 2-8 m from road, consistent front and back building line.

6.4 **Gardens:** generous rectangular gardens - long back gardens (sometimes long front gardens as well)

Roads, street, routes

6.5 **Cuckoo Trail** - major cycle and pedestrian route

6.6 **North:** London Road - Residential main road

6.7 **South:** A295 - main road connecting Hailsham with south west to Hailsham Bypass and A22.

Buildings and details

6.8 Mostly one and two storey buildings in good and fair condition with a high variety of types and arrangements (detached, semi-detached, terraced), designs (window types) and mix of materials.

6.9 **Siding:** large variety of materials used: white painted brick, red, bridle and orange brick, brick with decorative models, red vertical club tiles, weatherboards, pastel coloured textured render.

6.10 **Roofs:** large variety of roof types, including:

- steep gabled and cross gabled,
- pyramid hip, hipped, cross hipped, hipped with gablet and half hipped,
- lean-to, outshot (catslide),

made of: slate tiles, red and brown clay tiles and curved shingles.

6.11 **Notable architectural styles:** Tudor, Georgian, Victorian

6.12 **Other elements:** dormers and chimneys are common features.

Spaces

6.13 Common Pond, community greenery & gardens are positively contributing to creating a sense of place in this area.

Uses and activity

6.14 Predominantly Residential: **C3 Dwelling Houses**

6.15 Other uses include:

- **A1 Shops** - small shops
- **A3 Restaurants and Cafés**
- **A4 Drinking establishments**
- **A5 Hot food takeaways**
- **B1 Business** - small businesses and charity
- **C2 Residential institutions:** residential care, nursery.
- **D1 Non-Residential Institutions:** Lansdowne Childrens Centre, Hawkes Farm Academy, Hailsham Community College

7 Appendix 4 - Winding East

Layout

7.1 **Regular layout with consistent geometry** and winding main routes linking culs-de-sac.

7.2 **Setback from road:** around 5 m or 10 m.

7.3 **Plots** have a narrow shape with a consistent and continuous building line.

7.4 **Gardens:** variation of small and long back and front gardens.

Roads, street, routes

7.5 Accessibility in the area is ensured by loops and culs-de-sac.

Buildings and details

7.6 One and two storey, detached, semi-detached and terraced dwellings in in good and fair condition.

7.7 **Siding:** a variety of materials used: white and pastel painted brick, red, bridle and orange brick, brick with decorative models, red and dark green vertical club tiles, weatherboards.

7.8 **Roofs:**

- gabled and cross gabled, lean-to,
- Green Walk terraced dwellings: flat and shed roofs,
- some pentise,

made of: slate tiles, red and brown clay tiles and curved shingles.

7.9 **Other elements:** chimneys are common features and there are some dormers (west of Miland Road).

Uses and activity

7.10 Predominantly Residential: **C3 Dwelling Houses**

7.11 **D1 Non-Residential Institutions:** Hailsham East Children's Centre, Phoenix Academy

8 Appendix 5 - Edge Detached

Layout

8.1 **Regular and linear layout** with consistent building line with short back and front gardens.

8.2 **Short setback from road:** around 2 m.

Roads, street, routes

8.3 Accessibility in the area is ensured by internal loops.

Buildings and details

8.4 **One storey detached dwellings** in good condition.

8.5 **Siding:** mostly painted brick, pastel coloured textured render.

8.6 **Roofs:** gabled, cross hipped and half hipped made of: slate tiles, red and brown clay tiles.

8.7 **Other elements:** dormers and chimneys are common features.

Uses and activity

8.8 Residential: **C3 Dwelling Houses**

9 Appendix 6 - Linear Development

Layout

9.1 **Low density regular and linear** layout with consistent building line.

9.2 **Setback from road:** around 2 m.

9.3 **Plots:** mostly long and rectangular.

9.4 **Large gardens:** front 7-16 m, back 8-64 m.

Roads, street, routes

9.5 **Triangular intersections** - e.g. Archery Walk-Swan Road (south), Hawthylands Road - Hawthylands Drive (north)

Buildings and details

9.6 One and two storey in good and fair condition. There is a variety of building types and arrangements (detached, semi-detached, terraced), designs (window types) and mix of materials.

9.7 **Siding:** mostly red, bridle and orange brick, brick with decorative models, some mixes incluin brick, red clay tiles, white weatherboards and white/pastel coloured textured brick.

9.8 **Roofs:** large variety of roof types, including:

- gabled and cross gabled,
- pyramid hip, hipped, cross hipped, hipped with gablet and half hipped,

made of: slate tiles, red and brown clay tiles and curved shingles.

9.9 **Notable architectural styles:** Tudor, Georgian, Victorian

9.10 **Other elements:** chimneys are common features, some dormers.

Uses and activity

9.11 Predominantly Residential: **C3 Dwelling Houses.**

9.12 Some **C1 Hotels:** Bed & Breakfast, Elizabeth Lodge.

10 Appendix 7 - North East Residential

Layout

10.1 **Regular layout with winding main routes**, internal loops and culs-de-sac.

10.2 **Plots** are rectangular.

10.3 **Setbacks** of varied lengths, but with consistent building line.

10.4 **Gardens:** large back gardens between 9-22 m, shorter front gardens of various lengths.

Roads, street, routes

10.5 Main access for cars and pedestrians: **Hawkswood Road** and **A295**.

Buildings and details

10.6 One and two storey detached, semi-detached and terraced in good and fair condition with a diversity types and arrangements (detached, semi-detached, terraced), designs (window types) and mix of materials.

10.7 **Siding:** mostly red, bridle and orange brick.

Other materials used: white painted brick, brick with decorative models, weatherboards, pastel coloured textured render, some stucco.

10.8 **Roofs:**

- gabled,
- catslide,

- half-hipped, cross hipped,
- lean-to and some pentise,

made of: slate tiles, red and brown clay tiles, curved shingles, thatch.

10.9 **Notable architectural style:** some cottages.

10.10 **Other elements:** chimneys are common features, some dormers and orangeries.

Uses and activity

10.11 Residential: **C3 Dwelling Houses**

11 Appendix 8 - North West Residential

Layout

11.1 **Winding layout with culs-de-sac** with **setbacks** of varied lengths, but with consistent building line.

11.2 **Plots** are narrow and rectangular.

11.3 **Gardens:** small back and front gardens (approximately 6-10 m).

Roads, street, routes

11.4 Primary access is ensured by **Anglesey Avenue,** connecting further through culs-de-sac.

Buildings and details

11.5 One and two storey detached, semi-detached and terraced in good and fair condition.

11.6 Multiple types and arrangements (detached, semi-detached, terraced), designs (window types) and mix of materials.

11.7 **Siding:** mostly red, bridle and orange brick

Other materials used: white painted brick, brick with decorative models, weatherboards, pastel coloured textured render, some vertical club tiles decorations, some timber framed.

11.8 **Roofs:**

- gabled,
- catslide,
- half-hipped, cross hipped,
- lean-to and some pentise,

made of: slate tiles, red and plain brown clay tiles, curved shingles.

11.9 **Notable architectural styles:** some cottages, Tudor, Georgian.

11.10 **Other elements:** chimneys, dormers and orangeries are common features.

Uses and activity

11.11 Residential: **C3 Dwelling Houses**

12 Appendix 9 - West Edge Residential

Layout

12.1 **Regular and winding layout** with culs-de-sac.

12.2 **Plots:** narrow and rectangular.

12.3 **Setbacks:** 8 m on average, consistent building line.

12.4 **Gardens:** mostly in the back, 10 m on average.

Roads, street, routes

12.5 Main access is provided by **Gleneagles Drive**.

Buildings and details

12.6 One and two storey detached, semi-detached and terraced in good and fair condition.

12.7 **Siding:** mostly red, bridle and orange brick combined with pastel coloured brick

Other materials used: white painted brick, brick with decorative models, weatherboards, some timber framed.

12.8 Diversity of **roof types:**

- steep gabled, cross gabled
- catslide
- half-hipped, hipped, pyramid hip roof

- lean-to and some pentise

  made of: slate tiles, red and plain brown clay tiles.

12.9 **Notable architectural styles:** Tudor, Georgian

12.10 **Other elements:** dormers and orangeries are common features.

Uses and activity

12.11 Over 75% of the area is occupied by Residential: **C3 Dwelling Houses.**

12.12 One **D1 Non-Residential Institution:** Grovelands Community Primary School.

13 Appendix 10 - West Residential North

Layout

13.1 **Mostly winding layout** (except the area between Forest View and Woodpecker Drive) with internal loops and culs-de-sac

13.2 **Plots** are narrow and rectangular.

13.3 **Setbacks** are larger in west (12-15 m), smaller in est (5-8 m), there is a consistent building line.

13.4 **Gardens:** larger back gardens in north and east (10-25 m), smaller in south and west (8-10 m)

Roads, street, routes

13.5 Walking Distance to town. Gridlocks at peak times. Good access to **Cuckoo Trail**.

13.6 Main access is provided by **Western Road.**

Buildings and details

13.7 Mostly two storey detached, semi-detached and terraced in good and fair condition with a diverse mix of materials.

13.8 **Siding:** red, bridle and orange brick combined with pastel coloured brick, white painted brick, brick with decorative models, timber framed, vertical clay tiles.

13.9 **Roofs:**

- gabled and cross gabled,
- hipped, half-hipped and cross-hipped,

made of: slate tiles, red and plain brown clay tiles.

13.10 **Notable architectural styles:** Tudor

13.11 **Other elements:** dormers and orangeries are common features.

Uses and activity

13.12 Residential: **C3 Dwelling Houses.**

13.13 **Sui Generis:** one veterinary clinic.

14 Appendix 11 - West Residential South

Layout

14.1 **Regular layout** with internal loops and culs-de-sac.

14.2 **Plots** are narrow and rectangular

14.3 **Setbacks:** around 4m in west, 5-8m in east.

14.4 **Gardens:** short front gardens, variation of back gardens (between 8-30 m).

Roads, street, routes

14.5 Main access is provided by **Western Road**.

Buildings and details

14.6 One and two storey detached, semi-detached and terraced in good and fair condition with a variety of designs (window types) and mix of materials.

14.7 **Siding:** red, bridle, grey and orange brick, white weatherboards, white painted brick, some timber-framed, vertical clay tiles.

14.8 **Roofs:** gabled, hipped, lean-to and some pentise - made of: slate tiles, red and plain brown clay tiles.

14.9 **Notable architectural styles:** some Tudor and Georgian houses.

14.10 **Other elements:** visible solar roofs, some orangeries.

Uses and activity

14.11 Predominantly Residential: **C3 Dwelling Houses.**

14.12 One **D1 Non-Residential Institution**: Diplocks Hall.

15 Appendix 12 - Contemporary Developments on Edge

Layout

15.1 **Compact high-density layout** with internal loops and culs-de-sac.

15.2 **Plots** are mostly rectangular, narrow or short, some of them irregular on the outside corners of the developments.

15.3 **Very low setbacks:** 0-5 m.

15.4 **Gardens:** compact back gardens (5-10 m).

Roads, street, routes

15.5 Low rank routes inside the developed area.

Buildings and details

15.6 Two and three storey detached, semi-detached and terraced houses in good condition.

15.7 **Siding:** there is a rich variety of materials: mostly red, bridle, grey and orange brick,

Other materials: pastel coloured (in west and north east), weatherboards (in east), vertical club tiles, brick and vertical club tiles decorations.

15.8 **Roofs:**

- gabled and cross gabled,
- pyramid hip, hipped, cross hipped and half hipped,
- lean-on, pentise,

made of: slate tiles, red and brown clay tiles and red curved shingles.

15.9 **Other elements:** chimneys and dormers are common features.

Uses and activity

15.10 Residential: **C3 Dwelling Houses**

16 Appendix 13 - Modern Commercial

Layout

16.1 Rectangular plots of different sizes and proportions with large parking and units of retail and services.

Roads, street, routes

16.2 The primary access routes in the area are **South Road** and **Diplocks Way**.

16.3 Diplocks Way connects this character area further through secondary streets.

Buildings and details

16.4 Mostly two and three storey large terraced and detached units with a low variety of designs and materials.

16.5 **Roofs:**

- gabled, cross gabled
- pyramid hip, hipped, hipped with gablet and cross hipped
- flat

Uses and activity

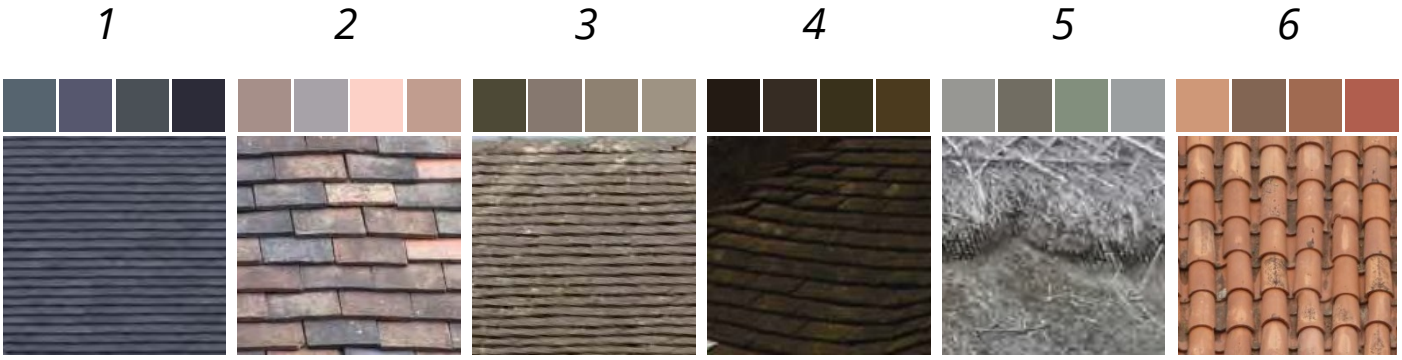
16.6 Predominantly Large Retail Units: **A1 Shops**

16.7 Other uses:

- **B2 General industrial**: Car repair shops
- **Sui Generis:** Christ Church Hailsham
- **D2 Assembly and Leisure:** Gym
- **A3 Restaurants and Cafés:** e.g. KFC

17 Appendix 14 - Local materials

Traditional roof materials and colours



1. Slate tile

2. Clay tiles

3. Plain brown clay or concrete tile

4. Plain dark brown concrete tile

5. Thatch

6. Curved shingles

Typical wall materials and colours

7. White painted brick

8. Brick (orange, red, brindle, grey)

9. Timber-framed

10. Weatherboards (different colours)

11. Pastel coloured textured render

12. Vertical club tiles (different colours)

18 Appendix 15 - Local architecture

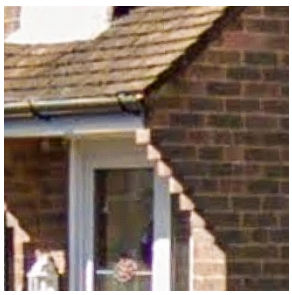
Windows and Bays

Dormers

Porches and canopies

Chimneys

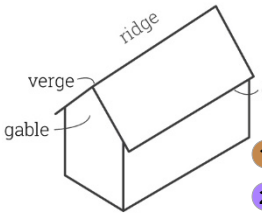
Eaves detail



The photographs illustrate some of the more frequently used building elements on the historic buildings in and around Hailsham. These elements could be considered representative of the local vernacular. The images are included as inspiration for future reserved matters applications where contemporary interpretations of these historic forms could help to create a locally distinctive character for the new neighbourhood.

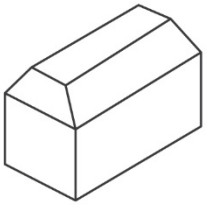
CHARACTER AREAS - KEY
1. Central Area
2. Modern Commercial
3. Central Axis
4. Winding East
5. Edge Detached
6. Linear Development
7. North East Residential
8. North West Residential
9. South of Town Centre
10. West Edge Residential
11. West Residential North
12. West Residential South
13. Contemporary Developments on Edge

19 **Appendix 16** - Roof Types



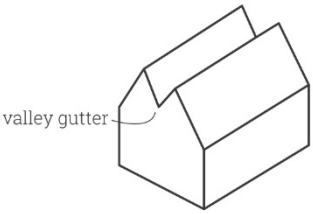
GABLED

1 6 11
2 7 12
3 8 13
4 9
5 10



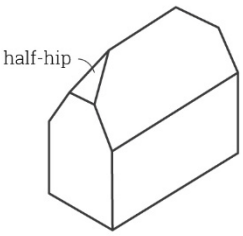
MANSARD

1



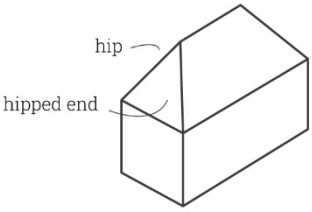
M-SHAPED

1
9



HALF-HIPPED

1 6 11
7
3 8 13
9
5 10



HIPPED

1 6 11
12
3 8 13
9
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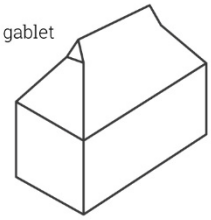
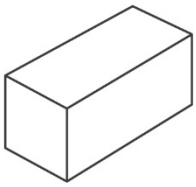


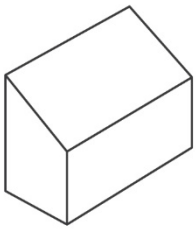
HIPPED
with gablet

1 6
2



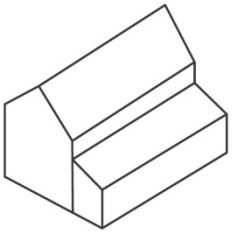
FLAT

1
2
4



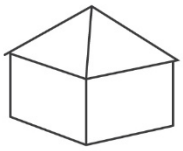
SHED

4



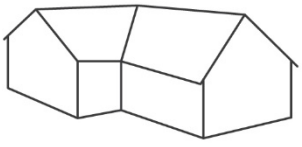
LEAN-TO (PENT ROOF)

1
7
3 13
4 9
10



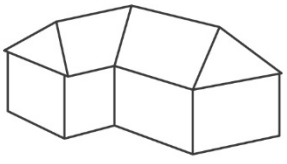
PYRAMID HIP ROOF

1 6
2
3 13
9
10



CROSS GABLED ROOF

1 6 11
2
3 13
4 9
10



CROSS HIPPED ROOF

1 6 11
2 7
3 13
9
5

20 **Appendix 17** - Historic Urban Character Areas (HUCAs)

Information extracted from Harris, R. B., 2008. Hailsham Historic Character Assessment Report - Sussex Extensive Urban Survey (EUS) – page 31, Table 3 is provided below. The Historic Environment Value (HEV) of each HUCA is expressed as a subjective value from **1 (low)** to **5 (high)**, providing 'a necessary means of consistently and intelligently differentiating (for the purposes of conservation) the upstanding fabric, boundaries and archaeology that form the historic urban environment. The Historic Environment Value (HEV) of each HUCA is based on assessment of townscape rarity, time-depth or antiquity and completeness. Lesser additional considerations in the assessment comprise visibility and historic association.'[11]

Summary of assessment of Historic Urban Character Areas (HUCAs) for Hailsham

Historic Urban Character Area (HUCA) - Figure 5	*Historic Character Types (HCTs) – Figure 6*	*Historic Environment Value (HEV) – Figure 7*
1. Church	Church/churchyard Irregular historic plots Suburb	**4**
2. Market Square	Church/churchyard Irregular historic plots Retail and commercial	**3**
3. Market Street	Irregular historic plots Market Suburb	**2**
4. High Street north	Irregular historic plots Barracks Retail and commercial School/college Suburb	**2**
5. North Street	Irregular historic plots Retail and commercial Suburb Station, sidings and track	**2**
6. Station	Inland water Irregular historic plots Park Public Suburb	**1**

[11] Harris, R. B., 2008. Hailsham Historic Character Assessment Report - Sussex Extensive Urban Survey (EUS) – page 27 – 5.3.3 Historic Environment Value (Map 13)

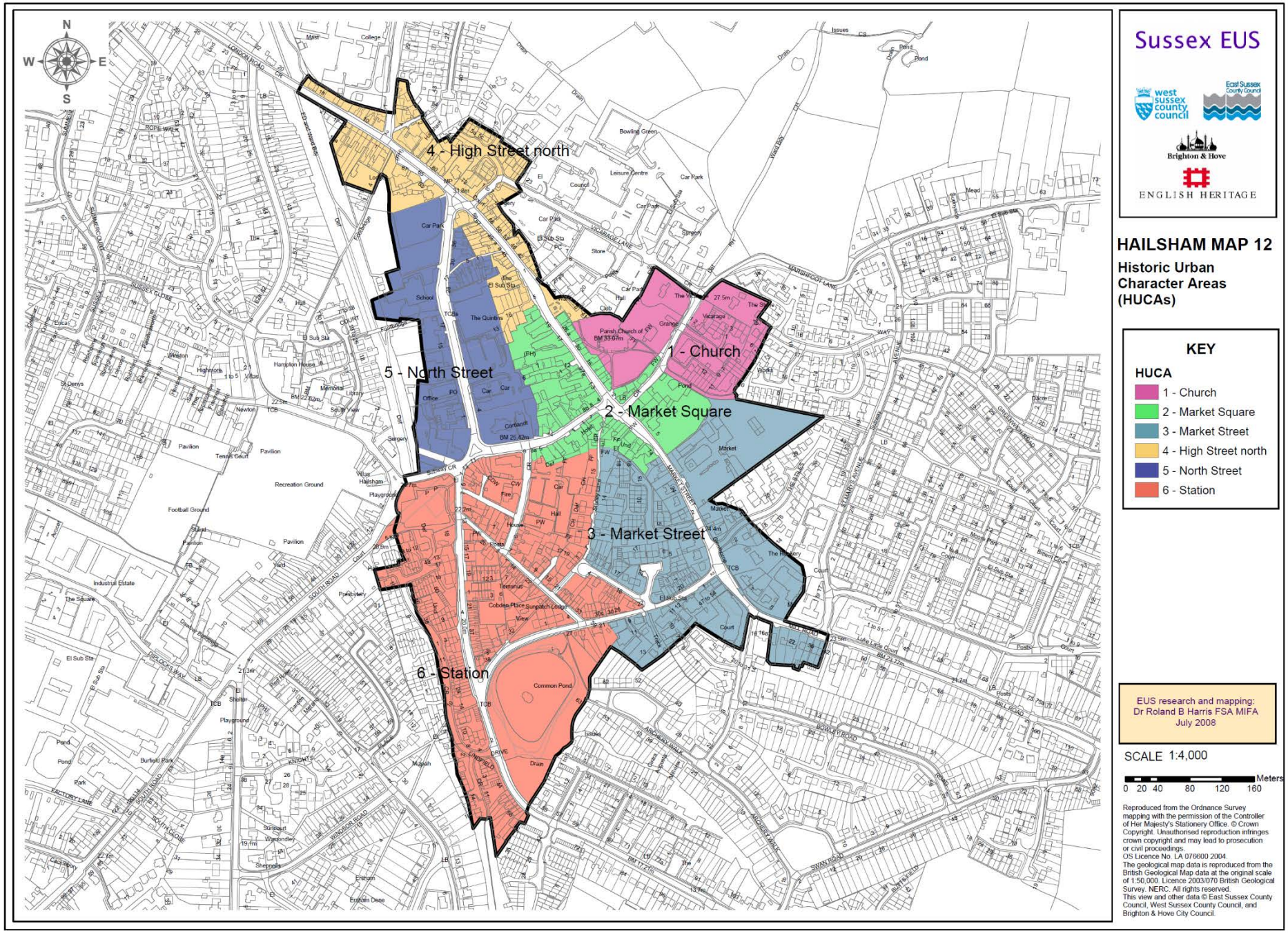


Figure 5 - *Historic Urban Character Area - Source: Harris, R. B., 2008. Hailsham Historic Character Assessment Report - Sussex Extensive Urban Survey – page 48*

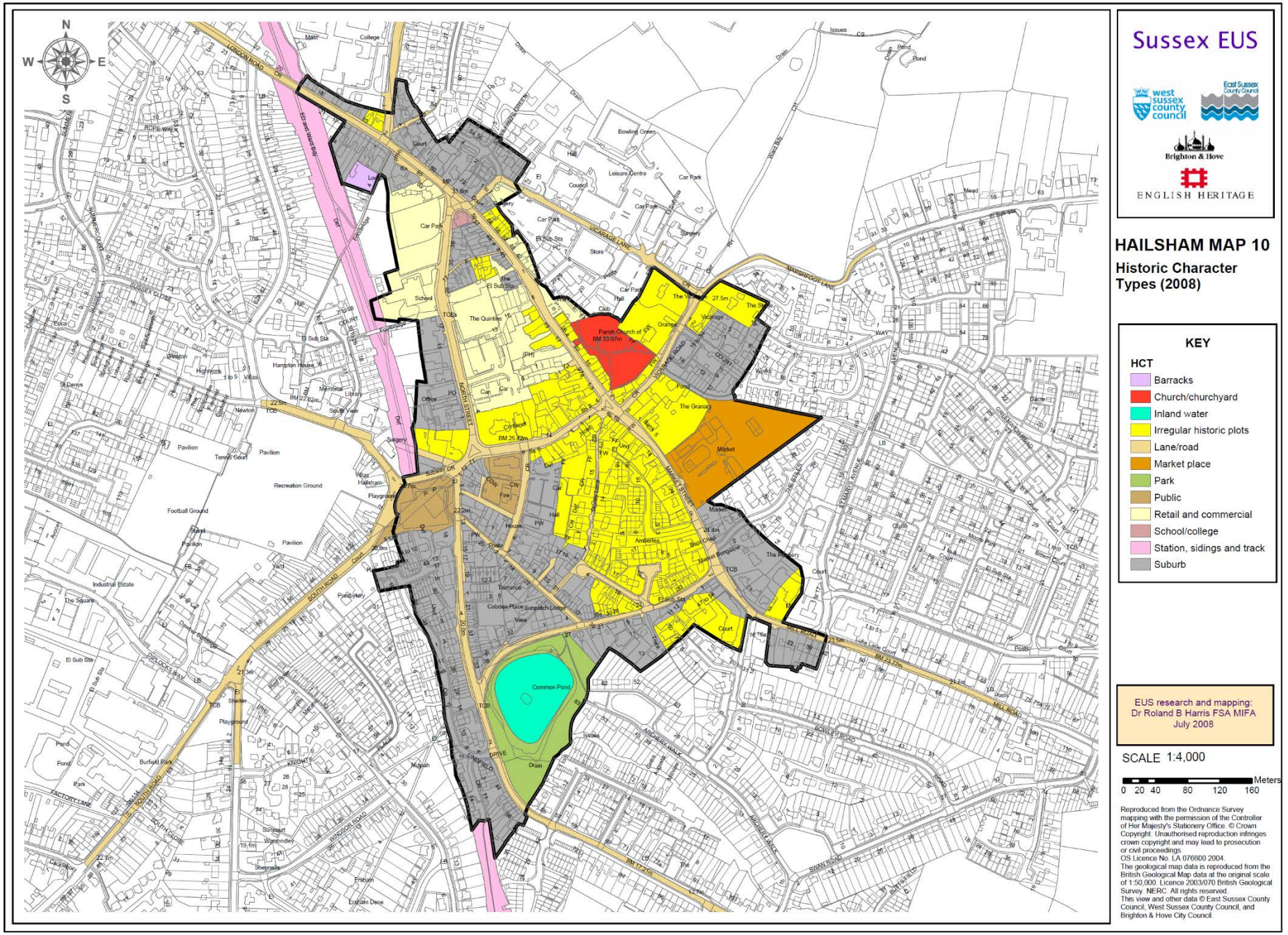


Figure 6 - *Historic Character Types (2008) Source: Harris, R. B., 2008. Hailsham Historic Character Assessment Report - Sussex Extensive Urban Survey – page 46*

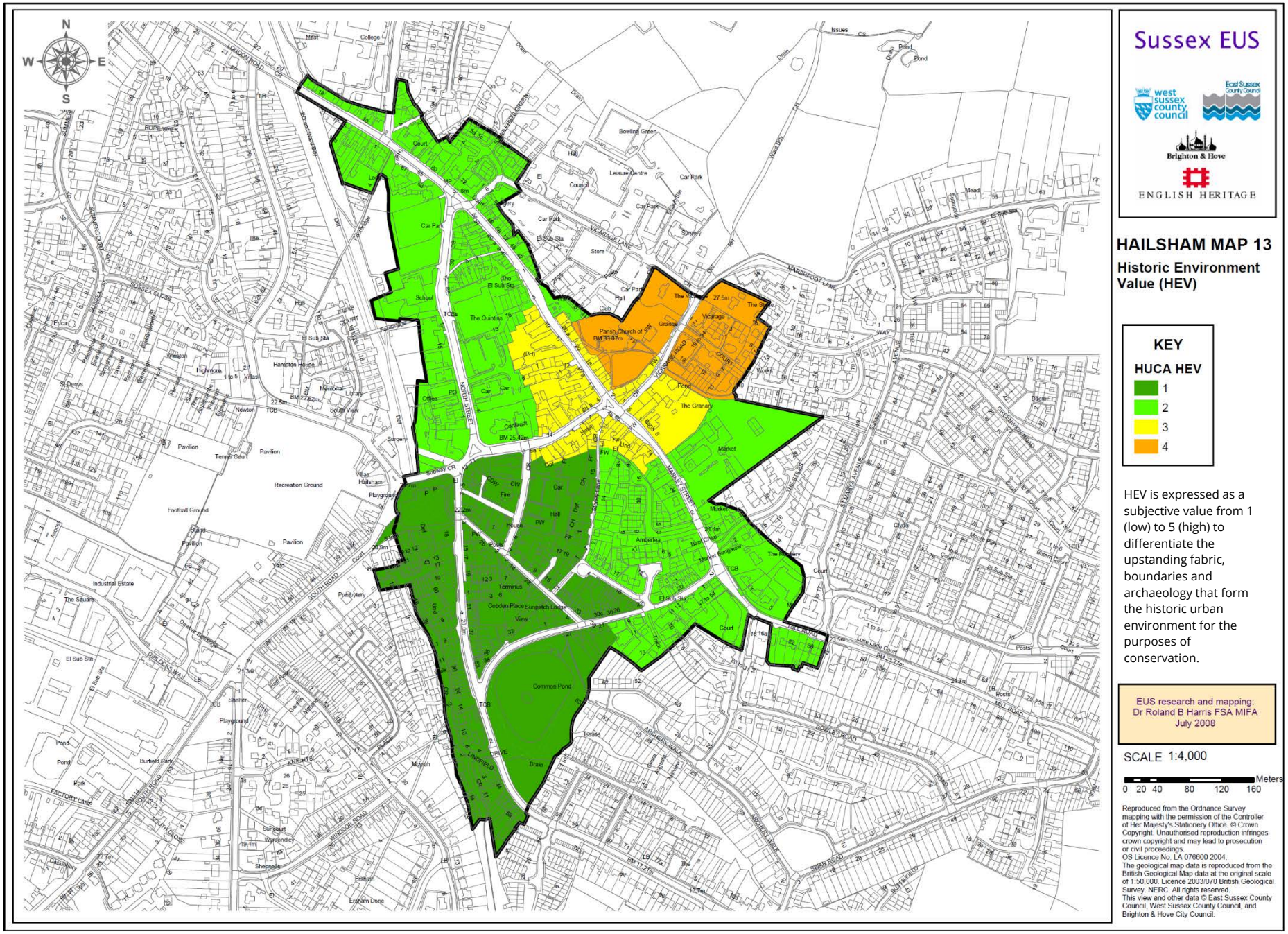


Figure 7 - *Historic Environment Value (HEV) Source: Harris, R. B., 2008. Hailsham Historic Character Assessment Report - Sussex Extensive Urban Survey – page 49*

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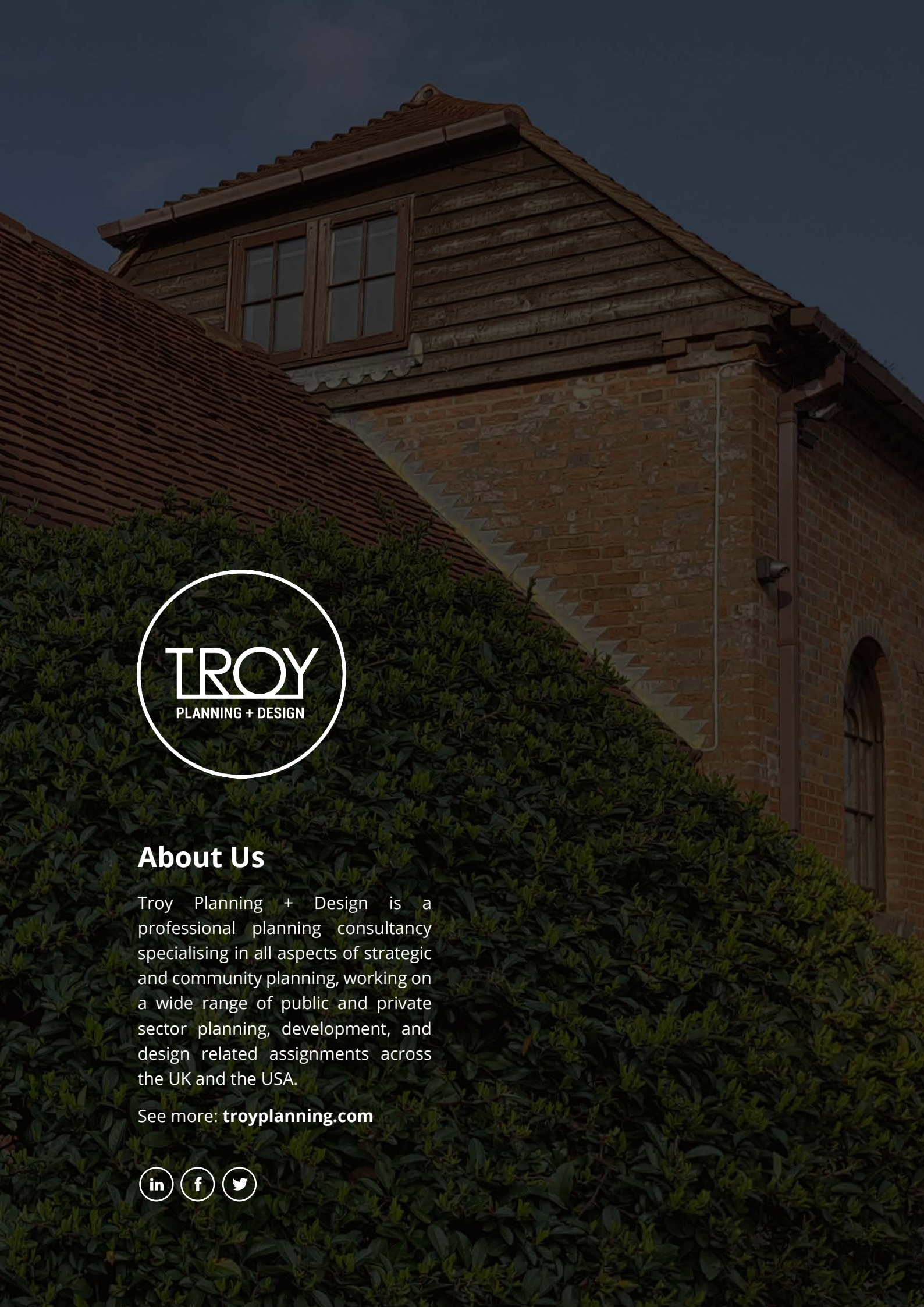

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