

Arlington Conservation Area Appraisal

Overview

One of Wealden's principal assets is the high quality of its environment, including its historic environment and landscape. The District has a dispersed and varied settlement pattern within different landscape areas, with a number of small market towns, villages and hamlets. Each settlement has its own unique characteristics and functions, depending on its location and historical influences.

The Council also has a duty under the Planning (Listed Buildings and Conservation Areas Act) 1990 to review existing conservation areas and determine whether any further parts of the District should be designated as conservation areas and, if appropriate, designate those parts accordingly.

In March 2017, the Council designated 33 conservation areas in the District. This was the result of reappraisal of existing conservation areas and the identification of new conservation areas as part of the Issues and Options Consultation on the Local Plan in Autumn 2015. The designated boundaries of the conservation areas are shown on the Proposals Maps of the Local Plan. Please see the Heritage pages on the Council's website for further details on the designation process.

Where areas of special historic and architectural interest have been designated as conservation areas, the Council has a duty to set out a positive strategy for the conservation and enjoyment of the historic environment, whilst understanding its significance, the wider social, cultural, economic and environmental benefits of the area, and ensuring that new development makes a positive contribution to local character and distinctiveness. This takes the form of a character appraisal to identify and articulate the significance of each conservation area.

The Council will also formulate and publish proposals for the preservation and enhancement of conservation areas. This will include Local Plan policies, as well as a separate Management Plan for the conservation areas to set out how these areas should be managed and enhanced to guide new development within conservation areas and their setting.

Every conservation area has its own distinctive character and a strong sense of place. This character is made up from many elements, including the topography and setting, historic development, current uses and features, buildings and traditional materials, paths, lanes, hedges, trees, boundary treatments, place names and open spaces. Understanding this unique character, including the social and economic background, is the starting point for the future management of the conservation area, in order to conserve and enhance its significance in the future.

This character appraisal considers:

- The location and landscape setting of the area;
- Historic development;

- The character of the area in detail;
- Building materials and details;
- The contribution of the natural environment; and
- Issues having a negative impact on the character and appearance of the area.

This document is the draft conservation area character appraisal for Arlington conservation area, designated in March 2017.

The character appraisals have been prepared in conjunction with both national and local policies concerning the historic environment. The conservation area character appraisal documents will assist in planning decisions and will be used alongside the Council's 'Development Plan' and a future Conservation Area Management Plan (once published) when assessing planning applications.

This document is for:

- Anyone interested in commenting on the draft character appraisal for the Arlington conservation area;
- Anyone interested in finding out information about the area;
- Anyone proposing to carry out development within the area;
- Organisations responsible for any management within the area;
- Statutory providers and partnership authorities who may carry out work within the area; and
- Members and Officers of Wealden District Council.

1 Background

1.0.1 Arlington conservation area was designated in March 2017. The reasons for the consideration of designation of the conservation area are explained in the Background Paper accompanying the Autumn 2016 Consultation on the Wealden Local Plan. To view the document, along with further information on the process and how community involvement and public consultation was undertaken; how the input from the community was evaluated; and how it influenced the recommendations for designation of areas, please see the Conservation Area Background Paper 2018 and the Heritage pages on the Council's website.

1.0.2 The designated boundary of the conservation area, detailed visual character appraisal map and views map are at Appendix 1.

PICTURE 1- GENERAL PICTURE OF CONSERVATION AREA (TO FOLLOW)

2 Context

2.1 Introduction to the Conservation Area

2.1.1 Arlington is a small hamlet located to the north of the A27 between Polegate and Lewes. It is around 5 miles to the northwest of Eastbourne and in close proximity to the South Downs.

2.1.2 The hamlet has developed around a very small historic core on a crossroads and there is a strong sense of remoteness and tranquility within the settlement. The parish of Arlington was much larger until 1990 when boundary changes saw the southern boundary moved north to the railway line and the land to the south forming part of the new parish of Long Man.

2.1.3 Amenities include a pub, church and village hall.

2.1.4 The population of the parish in 2021 was 834.¹

2.2 Setting

2.2.1 The National Planning Policy Framework states that the setting of a designated heritage asset, such as a conservation area, can contribute to its significance. In addition, Historic England have also confirmed that conservation is the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations (2).

2.2.2 The setting of a heritage asset, including a conservation area, includes the surroundings in which it is experienced. Its extent is not fixed and may change seasonally, throughout the day and over time. It is not restricted to public views and one may not need to see a heritage asset to be within its setting. Setting may make a positive or negative contribution to the character, appearance and significance of a conservation area. A conservation area that includes listed buildings will also include and form part of their setting/s as well as the conservation area itself. In such positions, consideration should be given to the collective and overlapping settings and the role that they play in contributing to the significance of the heritage asset.

2.2.3 Historic England have published guidance on the setting of Heritage Assets, (3) which sets out an iterative approach to the assessment of setting. It is not the only approach that can be employed but it is a well-established approach that has stood up to examination at appeal including Public Inquiries. It is advised therefore that its advice and guidance should be referred to when considering development that may affect the setting of a conservation area, or any other designated heritage asset within or adjacent to its boundary.

2.2.4 This character appraisal considers the landscape setting of the conservation area, including important views into and out of the defined area; and the historical association between the conservation area and its setting, all of which contribute to the identified significance of this designated heritage asset. The broad approach to assessment of impact on setting of a heritage asset should be undertaken as a series of steps that apply proportionately to complex or more straightforward cases, in line with guidance published by Historic England and based on local and national planning policy and the over-riding statutory legislation.

¹ <https://arlington.parish.uk/>

2.3 Topography and Landscape Setting

2.3.1 Arlington is situated approximately 5 miles to the northwest of Eastbourne. It is a small hamlet with a church, pub and village hall and the present settlement has grown around a minor crossroads. The hamlet lies to the north of the A27 in the upper Rivers Cuckmere and Ouse joint valley north of the South Downs in the south of Wealden District and is located within the Low Weald National Character Area.

2.3.2 The Low Weald forms the eroded outer edges of the High Weald, largely coinciding with the outcrop of Weald Clay but also with narrow bands of Gault Clay and the Lower and Upper Greensands, which outcrop close to the scarp face of the South Downs. Below the irregular escarpment of the Greensands belt and the chalk lies a broad vale, rarely exceeding more than 40 m above sea level, with many areas as low as 15 m. The resulting landscape is gently undulating with occasional steep-sided stream valleys, ridges and plateau, becoming hillier to the south as it reaches the South Downs.

2.3.3 Water is a dominant feature, owing to the topography and impervious clay, particularly ponds and many meandering streams. Land use is still predominantly agricultural, and largely pastoral owing to the heavy clay soils with either grazed grassland or forage, including hay meadows.

2.3.4 Fields are generally small and irregular in shape, many formed by woodland clearance or 'assarting' in the medieval period and often bounded by shaws, or formed from cleared land along woodland edges. Many of the species-rich hedgerows in this area may be remnants of larger woodland and often follow the pattern of medieval banks or ditches. Wherever there are lighter soils on slightly higher ground, more mixed farming is found. Fields in these areas tend to be larger and more regular in shape with fewer hedgerows.

2.3.5 The Low Weald is densely wooded in places, characterised by numerous and extensive blocks of ancient, semi-natural coppiced woodland and important wood pasture sites. Oak is the principal tree and, despite centuries of clearances for settlement, transport and agriculture, significant areas of Ancient Woodland survive.

2.3.6 Isolated farmsteads, often occupying ancient sites (some moated), form the predominant settlement pattern, intermixed with small villages, often with 'Street' or 'Green' names suggesting secondary settlement. These farmsteads are associated with a landscape of small and irregular shaped fields, created by assarting from woodland in the medieval period, or medium-sized and more regular shaped fields created between the 15th and 18th centuries by enclosure through agreement of former arable strips. The latter are more common in the eastern parts of the area. Many small towns and typical Wealden villages, on the heavier clay soils in the western part, are scattered among a patchwork quilt landscape of woodland, permanent grassland, hedgerows and wetlands. Traditional buildings are often made of brick, with local colour variations, and some flint towards the South Downs. Pre-18th-century buildings were predominantly timber-framed and even later buildings are often weatherboarded (4).

Low Weald Landscape

The history of the landscape is most evident in the:

- Broad, low-lying, gently undulating clay vales with outcrops of limestone or sandstone providing local variation;
- The underlying geology has provided materials for industries including iron

working, brick and glass making, leaving pits, lime kilns and quarries. Many of the resulting exposures are critical to our understanding of the Wealden environment;

- A generally pastoral landscape with arable farming associated with lighter soils on higher ground. Land use is predominantly agricultural;
- Field boundaries of hedgerows and shaws (remnant strips of cleared woodland) enclosing small, irregular fields and linking into small and scattered linear settlements along roadsides or centred on greens or commons;
- Rural lanes and tracks with wide grass verges and ditches;
- Small towns and villages are scattered among areas of woodland, permanent grassland and hedgerows on the heavy clay soils where larger 20th-century villages have grown around major transport routes.
- Frequent north–south route ways and lanes, many originating as drove roads, along which livestock were moved to downland grazing or to forests to feed on acorns.
- Intricate mix of woodlands, much of it ancient, including extensive broadleaved oak over hazel and hornbeam coppice, shaws, small field copses and tree groups, and lines of riparian trees along watercourses. Veteran trees are a feature of hedgerows and in fields.
- Many small rivers, streams and watercourses with associated water meadows and wet woodland.
- Abundance of ponds, some from brick making and quarrying, and hammer and furnace ponds, legacies of the Wealden iron industry.
- Traditional rural vernacular of local brick, weatherboard and tile-hung buildings plus local use of distinctive Horsham slabs as a roofing material.
- Weatherboard barns are a feature. Oast houses occur in the east and use of flint is notable in the south towards the South Downs.

Arlington

- Small settlement off a minor road to the north of the A27.
- The church and pub are is a key landmark buildings in the centre of the hamlet;
- There are substantial long views to the South Downs in the west and south.
- The predominant field type surrounding Arlington is ancient field patterns including an extensive tract of regular piecemeal enclosure. Ancient co-axial fields with an extensive tract of historic planned private enclosure to the southeast.
- The edges to the settlement are sensitive as a result of mature vegetation.

Arlington Landscape Setting Areas

To the north the characteristics of the landscape setting are :

- Mature tall hedgerows and trees lining rural road corridors;
- Open views to the ridges of the South Downs;
- Large scale historic arable and pastoral fields.
- Intervisibility with the historic core of the hamlet.

To the south and east, the area is characterised as:

- The meandering valley of the River Cuckmere lined with willow and alder;
- Views to the reservoir;
- Narrow rural road corridors;
- Patchwork of arable and pastoral fields with a strong landscape structure.
- Much of this area provides the direct physical setting to the village.

To the west, the area is characterised as:

- The key landscape feature is the Arlington reservoir with a network of ecological habitats;
- Strong sense of remoteness and tranquility;
- Minor rural road corridors;
- Intervisibility between the eastern part of the area and the historic buildings within the core of the hamlet.²

2.3.7 All the setting areas have a strong inter-visibility with the historic core of the village and a very strong strength of place resulting from views to the South Downs.

2.3.8 The landscape surrounding Arlington falls within County Landscape Character Area 15: Eastern Low Weald and is created by:

- A predominantly ancient landscape comprised of coaxial fields which abut the majority of the settlement edge, with some smaller areas of brooks innings and planned private enclosure;
- Several farms with large farm buildings at the northern edge of the village;
- Overriding rural character, with the urban edges comprising a mixture of trees and hedgerows;
- Interconnected network of footpaths within the Landscape Setting of Arlington, which connect the village to its surroundings³

2.3.9 The village also lies within the Arlington Local Landscape Area (LLCA). The characteristics of this LLCA are the flat and gently sloping topography related to several stream and river corridors; small scale pattern of rural hamlets located along minor roads in the rural landscape; open views across fields, particularly to the South Downs; and a strong sense of remoteness and tranquility. The large expanse of Arlington reservoir is the key landscape feature within this LLCA. Open views across the water from locations in close proximity to the reservoir are a key feature. In addition, views southwards to the ridges of the South Downs contribute to recognisable sense of place. The railway corridor crosses the southern part of the area and the A22 main road corridor forms the southern boundary. Both of these transport corridors introduce a source of noise and movement to this otherwise predominantly tranquil landscape.⁴

2.4 Geology and Building Materials

2.4.1 The geology of the area has also had an impact on the development of the village,

² https://www.wealden.gov.uk/UploadedFiles/LandscapeStudy2014_Arlington.pdf

³ https://www.wealden.gov.uk/UploadedFiles/LandscapeStudy2014_The_Low_Weald_Landscape..pdf

⁴ https://www.wealden.gov.uk/UploadedFiles/LandscapeStudy2014_The_Low_Weald_Landscape..pdf

with the settlement having taken place on the clay of the Low Weald and the strip of gault and greensand that separates this from the chalk of the South Downs.

2.4.2 The use of the local materials available to builders in the past throughout the District, including: brick, timber, stone, flint, weather boarding, tile hanging, clay tiles and thatch, has a significant influence on the character of built form, including boundaries, and the overall visual nature of an area. The more historic buildings will display traditional building techniques based on the materials available in the locality. However, with improved transport in the 18th and 19th centuries, a wider choice of materials from around the country became available, often leading to more standardised building styles and forms.

2.4.3 Chapter 5 of this appraisal provides location specific information on traditional materials and building techniques within Arlington conservation area.

2.5 History of the Settlement

Prehistoric

2.5.1 Archaeological finds in the Parish demonstrate evidence of early human activity in the area.

2.5.2 The Paleolithic period was characterised by hunting and scavenging in an open landscape and most of the evidence for human activity in this period comes from isolated finds of stone tools, including handaxes and a retouched flake implement⁵.

2.5.3 A Mesolithic period transept axe has also been found at Arlington⁶.

2.5.4 The settlement is located in the area of the Low Weald at the bottom of the South Downs and is highly fertile. It is located within one of the earliest areas north of the Downs to be cultivated, starting during the Iron Age and continuing into the Roman period

Roman and Saxon

2.5.5 Excavations in fields to the south of the village at Arlington in 2006-8 suggest a small Roman town grew up close to a crossing of the Cuckmere, with kilns, other industrial buildings, and a cemetery, all probably dating to around the 1st Century A.D. It would appear that the settlement went into decline around the time of the building of the Roman period fort at Pevensey (Anderitum), which took over as the area's administrative centre.

2.5.6 Evidence of a Roman road, believed to have linked Pevensey through to another Roman settlement in Hassocks was also found and the site of a possible Romano British farmstead to the north of the Church.⁷ There is also evidence for another Roman Road to the west of Arlington which is likely to have linked the area of modern Newhaven to the low weald north of the South Downs⁸

2.5.7 There is evidence that Arlington continued to be a settlement during the Saxon period, including for an earlier wooden church on the site of the 11th century Church of St Pancras.

2.5.8 Nearby, within the Parish, are two earthworks, Burlough Castle and The Rookery,

⁵ Monument number: 408398

⁶ Monument number: 970557

⁷ Monument Number: MES8054

⁸ <https://sites.google.com/view/scateeastsussex/roman-history>

which were built during the early Norman period to protect the Cuckmere River.

2.5.9 Up to 1066, the Lord of the Manor was the Abbey of St Mary, Wilton.

Place name, Domesday and early manors

2.5.10 In the Domesday Book of 1086, Arlington was named *Herlintone*. It was in the Hundred of Wandelmestrei, in the Rape of Pevensey. There were five villagers, 1 ploughland and 3 plough-teams belonging to tenants.⁹ The Tenant-in-Chief and Lord of the Manor in 1086 was the Count of Eu.

2.5.11 The settlement was known in the medieval period as Arlyngton or Erlington – the farm associated with 'Eorla'.

Church

2.5.12 During restoration work at the end of the 19th century, burnt remains of timber buildings of two distinct periods were found under the floor of the nave, providing evidence for buildings on this site predating the existing Saxon nave. The Saxon origins of the church are evident in the long and short stonework to the corners of the nave; and the round topped window to the right of the porch on the south elevation. There is also evidence of an earlier Saxon chancel, replaced by the current 14th century chancel and it is still possible to make out the shape of the earlier chancel arch in the stonework internally. Roman tiles and pottery are incorporated in the surviving Saxon window and elsewhere in the church walls. The church is constructed of flint with stone dressings and tiled roof and comprises a chancel (14th century replacement of earlier Saxon); with north Lady Chapel of Norman date; the Saxon nave has a 13th century north aisle, and 13th century west tower with broached shingled spire. There are traces of 14th century mediaeval wall paintings internally on most of the walls.

2.5.13 The church fittings include a number of stone coffin lids carved with crosses. The stone coffin lids within the church came from the floor of the Lady Chapel, and are presumed to be contemporary with its construction. On display within the church are sherds of medieval pottery, glazed tile, early glass and Roman tile and a storage jar (classified by the British Museum as probably 13th C) the latter found in the late 19th C under the church tower.

Medieval and post-medieval development

2.5.14 The village grew during the middle ages mainly to the west of the church on the low lying clay on the south eastern bank of the River Cuckmere. This abandoned part of the settlement represents the original extent of the village of Arlington, however, sometime during that period the village was deserted or shrank in size with the remnant coalescing on the higher ground around its current position on a minor crossroads to the east of the church.

2.5.15 The abandoned part of the settlement survives as an area of earthworks and associated buried remains, the most distinctive features of which are a roughly rectangular area interpreted as the now disused, western half of the churchyard; hollow ways; at least four building platforms; and two now dry depressions thought to represent contemporary village ponds.

⁹ <https://opendomesday.org/place/TQ5407/arlington/>

2.5.16 There is evidence for six medieval moated sites near Arlington and within the Parish boundary.¹⁰ These sites are Michelham Priory; an unnamed site called Moleswood by the farmer; Wilbees Farm; Sessingham; Lower Claverham Farm; and Claverham Manor.

Post medieval trade and industry

2.5.17 The main form of employment over the centuries in the village and surrounding area has been overwhelmingly related to agriculture. This is evidenced by the early drove route from the Downs to the Weald; the information provided within the Domesday Book; and the historical land management around the village within the Low Weald landscape. There are no known surviving farmhouses or steadings in the village with medieval origins.

Institutions

2.5.18 Between 1834 and 1894, Arlington was one of the eight parishes which made up the Hailsham Poor Law Union. The 1851 Census for the Parish shows a property called the 'Old Poor House', but it is unclear where this was located.

Transport

2.5.19 Two main roads briefly crossed the old parish boundaries; the A27 in the south that has now been transferred to Long Man parish and the A22 which forms the eastern boundary with Hailsham. Both are new roads, the latter was approved and started in 1937 but not completed until after the war, whilst the former was built as a turnpike in 1819 to replace a much older east-west route that dates from the Roman period known as Farne Street and which linked Chichester to Pevensey Castle. As it crossed the parish it followed Chilverbridge Road now a minor lane from Berwick, then Moorshill Lane, Whiteing Lane and Hayreed Lane now little more than unmetalled restricted byways. Another former local Roman Road that once ran from Newhaven to The Dicker follows the course of the minor road called Wick Street from Berwick to Upper Dicker.

2.5.20 The Lewes to Eastbourne railway crosses the parish to the south with Berwick station just over the parish boundary. The station building dates from 1846 and is clearly marked on an 1874 OS map as Berwick Station.

Education

2.5.21 The National School opened in the village in 1891, with a school house constructed to the eastern end. The school closed in the 1960s and the building is now in residential use as 'Benedicts' (The School House) and 'The Old School'.

19th - 20th century

2.5.22 The Post Office Directory from 1861 gives the parish acreage as 5,185 acres and the population as 623.

2.5.23 Within the Parish were ten farmers, a wheelwright, a beer retailer and a twig basket maker. The Vicar was Rev. Henry William Farebrother.

2.5.24 The 1882 edition shows a slight decrease in the overall population, but a rise in number of farmers in the Parish to thirteen. The chief crops were wheat, oats and beans.

¹⁰ The Medieval Settlement Research Group in their Annual Report 17, 2002, article 'Six Medieval Moated Sites near Arlington, East Sussex', Tom Hollobone.

A Post Office had opened in The Street by this time.

2.5.25 It wasn't until the 1890s that the Yew Tree Inn opened as a beer house in the village, the other two beer houses in the Parish being located in Milton Street and Cane Heath.

2.5.26 During World War II, a small circular anti-aircraft gun emplacement was located close to the south west corner of the churchyard.

2.5.27 In 1971, a large meander of the River Cuckmere lying to the west of the village was cut off to make the Arlington Reservoir.

2.5.28 Stream Cottage built on the lane to the church, adjacent to Cuckmere Cottage, was built after the Second World War it was known as Little Lions during the 1970s.

2.5.29 The village hall was built in 1988 replace the old recreation hut that was erected after the First World War using an old army hut.

Population

2.5.30 The population of the Parish of Arlington was 623 in 1881 and 834 in 2021. The 2021 Parish area is smaller than that of 1881.

2.6 Historical Maps

2.6.1 Maps are useful for showing the development of areas and generally survive from the 17th century onward for the area.

2.6.2 The earlier maps are representative of settlement and tend to lack detail, although some of the early Estate maps do show individual buildings and features with some accuracy.

2.6.3 Arlington is named on early maps with the spelling 'Erlington' and is named as such on John Speed's Map from 1610, and Robert Morden's map of 1695. The first map to show the full name of 'Arlington' is Kitchin's 1750 map of Sussex, the first large-scale county map.

2.6.4 A map of 1629 made by Edward Gyer shows the Glebe land belonging to the Parsonage of Erlington and shows field names, the parsonage house still standing and about 10 or 11 houses, as well as the church¹¹.

2.6.5 In preparation for the 1-inch to 1-mile 'Old Series' of the Ordnance Survey maps, a series of preliminary surveyor's drawings were made between the 1780s and 1840. Thomas Budgen's 1789 draft for Eastbourne covers Arlington and shows the settlement with a bit more clarity, with the church clearly shown and a scatter of buildings on the northwest side of the crossroads, an isolated building to the east, and Copyhold on the road to the south. Church Barn is shown, and interestingly other buildings in close proximity which do not appear on any subsequent map.

INSERT BUDGEN MAP

2.6.6 The Tithe maps, which date to approximately 1840, vary in quality and accuracy depending on the cartographer and state of preservation, but are a useful source of information, especially combined with the Tithe apportionment to identify owner, tenant and use. The Arlington Tithe map of 1842 shows the village in far more detail with individual buildings shown as well as plot boundaries. The accompanying Apportionment gives a description of each plot and identifies the owner(s), occupier(s) and state of cultivation.

¹¹ 'A Perfect and Exact Surveye of the Glebe land belonging to the Parsonage of Erlington' September 1629, deposited at Lewes.

2.6.7 Lord Amhurst is given as a main landowner in the parish and owns much of the land surrounding Michelham Priory in the north of the Parish.

2.6.8 Within the village of Arlington, the main landowner was Reverend Thomas Scutt, followed by the Reverend Charles Bradford. Reverend Scutt owned land to the east and south of the village farmed by the tenant at Wilbees; and Reverend Bradford is shown as the encumbent in the church and as still owning the site of the former parsonage (plot 421.) A large area of Rectorial Glebe is shown to the west and north of the church in plots 414 and 416 and 424.

2.6.9 The extent of the village is almost unchanged to what is seen now, and most of the historic buildings in the village are shown on the Tithe map. These include Cuckmere Cottage, Corner House, Chesslands and Robins Nest, Tudor Cottage and a building on the site of the present Yew Tree Inn. To the north, Woodhorne Manor is shown, as well as the outlier Church Barn.

INSERT TITHE MAP

2.6.10 The most accurate and detailed maps available tend to be the 1:2,500 Ordnance Survey (OS) maps, starting with the 1st edition maps of the 1870s through to the present day. The 1st edition of the larger 1:10,000 (or 6-inch) Ordnance Survey is particularly valuable in that many landscape features made their debut on these maps, including parks and ornamental grounds, orchards and gardens, and distinguishes the different types of woodland and uncultivated ground, as well as providing many placenames. The Ordnance Survey maps also record historic footpaths and routes which may survive today.

2.6.11 The 1st edition OS maps from 1875 and 1878 are the first to show the site of the Chapel and Parsonage to the south of the Church. It also names the outlier barn to the north of the Church as 'Church Barn'. Tributaries of the Cuckmere River are shown running to the north and south of the village core in a generally east west direction, with footbridges and fords shown. The village post office is also shown on the southeast side of the crossroads.

2.6.12 The 2nd edition 1898 OS map shows the addition of the School to the south of the Church. By the 1910 3rd edition map, the Yew Tree Inn is shown marked as 'BH' for beer house, but no further development has occurred in the village by this period.

INSERT 3rd EDITION OS MAP

2.6.13 In the later 20th century, the village hall was added on land to the south of Corner House; Stream Cottage was constructed to the west of Cuckmere Cottage; and Yew Tree Cottage and Yew Tree Farmhouse had been built.

2.7 Areas of Archaeological Potential

2.7.1 Most settlements contain archaeological evidence which helps to explain their origins and the way of life of former inhabitants. The likelihood of the occurrence of archaeological material is related specifically to previous and present land usage.

2.7.2 An area of archaeological interest (ANA) extends over the entire conservation area.

2.7.3 The NPPF makes it clear that up-to-date evidence of the historic environment should

be used to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be found in the future. Areas of archaeological interest are frequently updated and are not shown on the appraisal maps, but up-to-date information can be found at: <https://www.eastsussex.gov.uk/environment/archaeology/planning/>

2.7.4 The Historic Environment Records for East Sussex is located at The Keep in Falmer, and information can be accessed online (31). This will also be helpful in assessing the likelihood of the presence of archaeological remains in the area and help with interpretation of a particular site and its setting.

2.7.5 To the west of the church is Scheduled Monument 1016769. The area of land covered by the scheduling includes the abandoned part of a medieval settlement located on the eastern bank of the River Cuckmere and represents most of the original extent of the village of Arlington which has now shifted to higher ground to the east of the church.

2.7.6 On the south side of St Pancras' Churchyard formerly stood a chapel, but only part of the foundation remains and there are mentions of it in the Churchwarden's Accounts of the 15th century.¹²

2.7.7 In 1937, archaeological excavation found evidence for a Roman Road and further evaluation in 2003 revealed evidence of a metalled surface with a number of possible buildings with flint wall foundations beside it.¹³

2.7.8 When considering the archaeological potential of settlements and the knowledge that there is extensive Roman and medieval settlement influence on the surrounding landscape and the fact that the current church dates to the 11th century, it is important to recognise that archaeology often survives 19th and 20th century development.

2.7.9 In the case of works to a building within a conservation area, it may be appropriate to undertake a standing building archaeological survey and/or recording, where it is identified, via map regression exercises and/or historical research, that buildings have been located on the site for some period of time or may have incorporated or replaced earlier buildings.

3 Character Appraisal

3.1 Introduction

3.1.1 Arlington conservation area is formed of two character areas for the purposes of the appraisal and this is shown on the map in Appendix 1.

- A. Arlington village core
- B. Deserted Medieval Village and Church Barn

3.1.2 Each character area relates to a distinct area of development that has a specific character and history. Character areas may relate to different periods in the historic settlements, but also take into account the impact of topography and landscape, and the impact of different uses.

3.1.3 This chapter of the appraisal describes the character area and considers:

- The character of the area in detail;
- Buildings, materials and details;
- The contribution of the natural environment;
- The significance of the setting of the conservation area.

3.2 Key Characteristics of the Conservation Area

3.2.1 The Key Characteristics include buildings, structures and features within the conservation area.

Key Characteristics of the Conservation Area

- Village core of 14 buildings concentrated around the crossroads in the centre of the settlement and the lanes that radiate out.
- Location of deserted Medieval village to the west of the church which is a scheduled monument.
- Cluster of 15th-19th century buildings forming the post medieval settlement, with very little later development.
- Buildings in the village almost exclusively in residential use, with commercial activity represented by the public house.
- 5 listed buildings or structures within the conservation area, comprising 4 Grade II listed buildings and structures and the Grade I listed church.
- Some older buildings are timber-framed, but this has been concealed by later refacing with brickwork and tile-hanging.
- Most buildings are two storey in height, predominantly of brick, with some use of tile-hanging.
- Roofs are predominantly covered with clay plain tiles, with very little use of slate.
- Built form within the village is predominantly sited along the lanes radiating out from the central crossroads, with varied setbacks within individual plots.
- Front boundaries are generally formed by hedges.

- Trees are an important feature of the conservation area and its wider setting.
- Key buildings: St Pancras Church, Church Barn, The Yew Tree Inn, Tudor Cottage, Corner House, The Old School and Benedicts, Woodhorne Manor.
- Key open spaces include the churchyard and the open low-lying fields to the east comprising the site of the deserted medieval village.
- Key views include: those to and from the church and across the fields to the outlying Church Barn; views into the crossroads from along the narrow lanes, and views along the rural lanes; those across the wider countryside, with the low-lying fields to the west allowing views in and out of the conservation area, including from the Arlington Reservoir; and the views southwest towards the South Downs.

3.3 Character Area A - Arlington village core

Introduction to the character area

3.3.1 The character area comprises the post medieval village core of 14 buildings concentrated around the crossroads in the centre of the settlement and the lanes that radiate out to north, south, east and west. The character area is primarily residential, with the church, village hall and public house being in alternative community or commercial use.

3.3.2 The character area is surrounded by open low-lying fields, with hedged and treed boundaries. Character area B to is located to the west, with the majority of the area within the floodplain of the River Cuckmere.

3.3.3 Buildings in the character area date from the 12th-20th centuries, with a very small amount of 20th century infill. Some of the older buildings in the character area have been re-fronted in the 18th-19th centuries.

Landscape setting

3.3.4 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. The rural location of the village means that there are open fields both within the character area and surrounding it, the low levels within the Cuckmere valley having shaped the development pattern of the village so that buildings are sited on the slightly elevated land to the east of the church. The churchyard within the character area is publicly accessible open space, as well as being the village burial ground.

3.3.5 Trees are important both within the character area and in the wider setting and these reinforce the rural character of the village. There are some important tree specimens within the character area and these are noted on the visual appraisal map in Appendix 1, along with the identification of important hedgerows. Particularly noteworthy specimens include those within the churchyard and on its boundaries; the Yew Tree adjacent to the pub; trees marking plot boundaries and some field boundaries, as well as those within gardens.

3.3.6 Views through the character area are generally along the roads radiating from the crossroads, with the Yew Tree Inn a prominent feature in the centre of the village. Views across the wider countryside are also important, with the low-lying fields allowing views in and out of the conservation area, particularly to the south, north and west, including to the South Downs. Views back to the church from the surrounding area are especially important and create a strong strength of place.

Local built form

3.3.7 The church is the oldest building in the character area, dating to the early 12th century. Buildings within the character area, listed and unlisted, have not often been the subject of archaeological survey and so dating of the buildings can be uncertain. Older buildings may have been re-fronted in the 18th-19th centuries, which has obscured earlier phases. Apart from the church, buildings in the character area date to the 16th-20th centuries.

3.3.8 The modest church lies down a narrow lane by a farm which terminates at a gate into the field where the deserted medieval village of Arlington is located, in Character Area B. The church is surrounded by the churchyard, which is accessed via a lychgate at the southeast corner.

3.3.9 Development is generally fronting onto the four radiating roads, but with various setbacks. Plot sizes are quite variable and the buildings themselves are all detached single storey or two storey properties apart from Benedicts (The Old School) and The Old School House. The dwellings are of varying sizes but mostly modest in size and scale, with Woodhorne Manor being the largest.

3.3.10 The mix of periods of building can be identified, to some extent, by the uses of building materials. The buildings are in a mixture of materials, including red brickwork, red and grey chequered brickwork, and tile-hanging to earlier buildings, with some visible external timber frame. 19th and early 20th century buildings are a mix of plain brickwork in stretcher bond, with some of brickwork painted or rendered over. There is no use of weatherboarding. Use of stonework is limited to the church, and flint to the church and Benedicts/The Old School House.

3.3.11 Roofs are predominantly covered with clay plain tiles, with the use of slate restricted to the early 20th century Yew Tree Inn. Woodhorne Manor is unusual in that it has retained a thatched roof covering.

3.3.12 Boundary treatments are predominantly hedges, with very little use of brick walls. Fences are limited to traditional post and rail type, typical of a rural setting, or simple low picket fencing to one of the residential properties. The churchyard has a hedged and treed boundary.

Listed buildings

3.3.13 There is one Grade I listed building and four Grade II listed buildings in the character area, representing development of Arlington from the 13th to the 18th century. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal does not diminish their significance.

3.3.14 The church of St Pancras is located in the western part of the character area and is dominant feature in this part of the settlement and in views from the southwest and west into Arlington. It is likely that there has been a church in this location in Arlington since early Saxon times when it was probably a wooden building. Archaeological excavation in the late 19th century identified a layer of burning under the floor of the present Saxon nave which evidences earlier timber structures. The church is constructed of flint with stone dressings and the current building has Saxon, Norman and medieval elements, as well as a 19th century south porch dating from the Victorian restoration of the building. The windows include the Saxon round headed window to the right of the south porch and, early English

lancet and decorated windows.

3.3.15 Corner House is located in a prominent position on the southwest side of the crossroads, fronting on to the lane to the church. It is a 17th century or earlier two storey timber framed building with painted brick infill between the timbers, a hipped tiled roof and simple four pane timber double casement windows.

3.3.16 Woodhorne Manor House is a detached property located off the lane running north from the crossroads in the centre of the village. It is in a large plot and the building runs parallel with but set back from the road. It dates from at least the 18th century and the brickwork may have replaced an earlier timber frame. The first floor within the older part of the property is within the roof space with simple eyebrow dormers with the window cills sitting at eaves level. The hipped thatched roof has a block cut ridge which is a later alteration in this part of the south east and would historically have had a wrap over ridge.

3.3.17 Tudor Cottage, located to the east of the crossroads, is a small, detached brick and tiled dwelling located at right angles to the lane, with a western single storey 'lean-to'. The decorative Flemish bond brickwork is likely to have replaced an earlier timber frame and is under a fully hipped clay tiled roof with central chimney stack and two small gabled dormer windows rising from the eaves line. The building has not been formally dated, but likely to be late 16th or early 17th century in origin. The property is a focal point on leaving the village to travel east.

3.3.18 Chesslands is located to the southeast of the crossroads and appears 18th century, with later 19th century modifications. It is a two storey red brick house in stretcher bond, with a gabled tiled roof with a lower southwest projecting wing.

Key unlisted buildings or structures

3.3.19 Key unlisted buildings or structures that make an important contribution to the character of the conservation area and historic integrity of the settlement are identified within this character appraisal and on the accompanying map. These buildings and structures form part of the designated heritage asset, in this case the Arlington conservation area, and contribute to its wider historical value ⁽³³⁾. These buildings and structures have been identified via consideration of their value to the heritage asset (conservation area), through their evidential value, historical value, aesthetic value and communal value, and in some instances for their contribution to the setting of designated heritage assets. Where ancillary buildings to listed buildings have been identified as key unlisted buildings on the visual appraisal map, and although these buildings may be considered to be curtilage listed, it is important to note that they also make a valuable contribution to the character of the conservation area in their own right.

3.3.20 Key unlisted buildings or structures have been identified in the character area, dating from the 18th century or earlier. Whilst key unlisted buildings have been identified on the visual appraisal map in Appendix 1, this does not exclude other buildings being considered of significance should further information come to light. In addition, omission of description in this character appraisal text does not diminish the significance of any buildings identified on the visual appraisal map.

3.3.21 Cuckmere Cottage and Robin's Nest are both shown on the 1840s Tithe Map. Robins Nest is a simple single storey small cottage, with a fully hipped tiled roof with low

eaves and is located immediately adjacent to Chesslands. The survival of its simple form is unusual. Cuckmere Cottage, to the east of the churchyard, is an early 19th century symmetrically fronted two storey house with vertical sliding sash windows set around a central doorway. The building has the only rendered façade in the village and this has been lined out to mimic courses of stonework.

3.3.22 The Old School House and Benedicts are located to the south of the churchyard at the end of the lane running out into the area of the deserted medieval village. They are only domestic building constructed of flint in the village and were constructed as the school and schoolmasters house, which opened in 1891. The school ran until the 1960s and was converted into the two residential properties. The adjoined buildings are constructed of flint with brick quoins and detailing to window openings with tile hanging at first floor and steeply pitched gabled tiled roof over. Evidence for the taller school room windows survive in the front elevation, as well as many of the original small paned timber or metal casement windows.

3.3.23 The Yew Tree Inn is located on the north-eastern side of the crossroads and was built at the turn of the 20th century. It is a dominant two storey white painted brick building with a slate roof and ground floor bay window adjacent to the central pitched roof porch set on the edge of the road. Some of the original timber vertical sliding sash windows survive. Within the grounds to the east of the pub are two small contemporary outbuildings constructed of red brick with steeply pitched tiled roofs.

Other features of the character area

3.3.24 There are other notable features within the character area which add to the visual, historical and cultural interest.

3.3.25 The lychgate in the south east corner of the churchyard was constructed to mark the Millennium and is a prominent feature when travelling west along the lane to the church. It is a traditionally detailed feature with brick plinth, timber framed structure with tiled pitched roof over and a low double pedestrian timber gate. The word lychgate or as two separate words lych gate, is a gateway covered with a roof found at the entrance to a churchyard. The name comes from the Old English for a corpse (lic) and was traditionally where the clergy met the corpse for burial. It was also a shelter for the pall bearers.

3.3.26 Within the churchyard are a number of monuments, with the earlier recorded burials dating from 1607. The range from stone chest tombs, variously designed grave markers and areas demarcated by cast iron railings.

3.3.27 Outside the Yew Tree Inn is a traditional red K6 telephone box and an early VR letter box set within the wall to then garden of the Yew Tree Inn. Both are prominent historic features in the centre of the village.

3.3.28 A traditional fingerpost sign is located on the southwestern corner of the crossroads.

3.3.29 Sounds, smells and general activity also contribute to the historic character of conservation areas. The village is very quiet, which reinforces the rural character of the area.

Detractors

3.3.30 There are few intrusive modern features within the character area. The character area is generally unlit, as would be expected in this naturally dark setting. This helps to maintain the rural character of the village and is particularly important due to inter-visibility

with the surrounding countryside.

3.3.31 The car parking area in the centre of the village to the northwest of the crossroads has potential for visual improvement, including resurfacing and appropriate bin storage to create a less urban character within this rural village. There has also been unsympathetic replacement of windows and doors on some unlisted buildings.

3.3.32 The wirescape across the roads, extending between telegraph poles and buildings, is a detractor throughout the conservation area.

Summary

3.3.33 In conclusion, this character area comprises the later post medieval historic settlement of Arlington centred around the crossroads, with the 11th century St Pancras Church located to the western side. The area is largely residential and includes buildings from the late 16th to turn of the 20th century, with a very small amount of later 20th century infill. The area has a predominantly rural character, underpinned by the narrow treed and hedged lanes radiating from the central crossroads and lack of suburban features. Identified character also includes other features, both manmade and natural, which add to the historic significance of the area. The main detractors include the wirescape extending across the roads, as well as some unsympathetic replacement of windows and surface treatment and landscaping of the carpark to the northwest of the crossroads.

3.4 Character Area B – Deserted Medieval Village and Church Barn

Introduction to the character area

3.4.1 This character area is formed by the earthworks of the abandoned medieval part of the settlement of Arlington and the church barn and yard within the field to the north. To the east is Character area A, and to the west, the meanderings of the River Cuckmere with the Arlington Reservoir beyond. The character area both includes and is bordered to north and south by open low-lying fields within the floodplain.

Landscape setting

3.4.2 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. The rural location of the village means that there are open fields both within the character area and surrounding it to the north, west and south, the low levels within the Cuckmere valley having shaped the later development pattern of the village so that residential buildings are sited on the slightly elevated ground to the east of the church in Character Area A.

3.4.3 Trees are important both within the character area and in the wider setting and these reinforce the rural location of the village within this part of the Low Weald. There are some important tree specimens within the character area and these are noted on the visual appraisal map in Appendix 1, along with the identification of important hedgerows. Trees outside the conservation area mark some field boundaries and continue along the river corridors.

3.4.4 Views through the character area are generally to and from the church and across the fields to the outlying barn. Views across the wider countryside are also important, with the low-lying fields allowing views in and out of the conservation area. There are also views southwards towards the South Downs. Views back to the church from the surrounding area, including Arlington Reservoir to the west are especially important and create a strong

strength of place.

Local built form

3.4.5 Church Barn is the only building in the Character Area and dates from the 18th century.

3.4.6 The area of former settlement can be appreciated as a series of earthworks, which include the disused western half of the churchyard, hollow ways representing village streets, at least four building platforms, and two dry depressions thought to represent contemporary village ponds. The medieval manorial residence, known as Parsonage House, is depicted in a 1629 estate map for Stapley's Farm (in the south of the Parish) in the western part of the scheduled area.¹⁴

Listed buildings

3.4.7 There are no listed buildings in the character area, but the majority of the area, is a designated Scheduled Monument (List Entry Number: 1016769). The field within which Church Barn is located is not part of the Scheduled Monument.

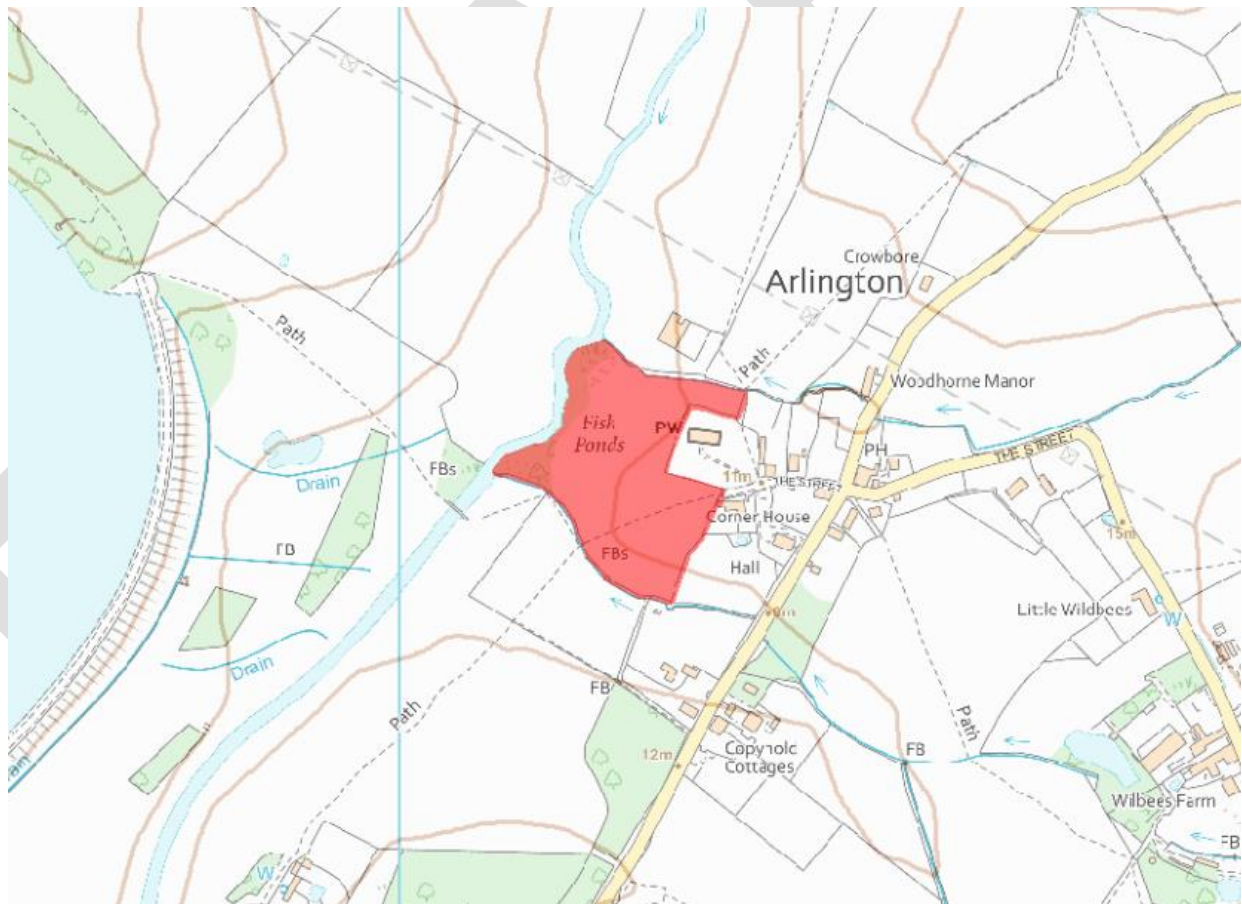


Figure XX: Extract from Historic England List Entry No. 1016769, Site of Scheduled Monument – not to scale, copyright Historic England.

¹⁴ <https://historicengland.org.uk/listing/the-list/list-entry/1016769?section=official-list-entry>

3.4.8 This land is the abandoned part of a medieval settlement situated upon low-lying clay on the southeastern bank of the River Cuckmere. It represents most of the original extent of the village of Arlington, which has since shifted to higher ground to the east of the parish church. The abandoned part of the settlement survives as an area of earthworks and associated buried remains, the most distinctive features of which are a roughly rectangular area interpreted as the now disused, western half of the churchyard, hollow ways, at least four building platforms and two now dry depressions thought to represent contemporary village ponds. Reuse of the monument during World War II is represented by a small circular anti-aircraft gun emplacement situated close to the southwest corner of the churchyard.

Key unlisted buildings or structures

3.4.9 Key unlisted buildings or structures that make an important contribution to the character of the conservation area and historic integrity of the settlement are identified within this character appraisal and on the accompanying map. These buildings and structures form part of the designated heritage asset, in this case the Arlington conservation area, and contribute to its wider historical value ⁽³³⁾. These buildings and structures have been identified via consideration of their value to the heritage asset (conservation area), through their evidential value, historical value, aesthetic value and communal value, and in some instances for their contribution to the setting of designated heritage assets. Where ancillary buildings to listed buildings have been identified as key unlisted buildings on the visual appraisal map, and although these buildings may be considered to be curtilage listed, it is important to note that they also make a valuable contribution to the character of the conservation area in their own right.

3.4.10 One key unlisted building or structure has been identified in the character area, dating from the 18th century. Whilst key unlisted buildings have been identified on the visual appraisal map in Appendix 1, this does not exclude other buildings being considered of significance should further information come to light. In addition, omission of description in this character appraisal text does not diminish the significance of any buildings identified on the visual appraisal map.

3.4.11 Church Barn is recorded on the OS Surveyor's draft map of c.1805-1810; on the Tithe Map and on subsequent early OS maps. The barn is a substantial brick building from the 18th century and is likely a rare example of an outlying field barn or outfarm. It has a U-shaped footprint, facing north, and brick walled yard to the south which could have evidence for shelter sheds for cattle. The yard area is currently covered with a modern metal atcost type barn structure. The barn is two storeys in height, with a full height threshing door recessed between the two north wings which have half hipped roofs. The main area of the barn has a fully hipped tiled roof. The north door into the brick walled yard is lower, being only half the height of the building. The brickwork is English bond at plinth level and to most of the elevations, and otherwise in Flemish bond. There are brick arches to the doorways. Air slits are regularly placed at ground floor and first floor within the brickwork to promote air flow through the building. The floor internally is a rammed chalk. The roof is of staggered -butt-purlin construction within short bay – to each bay of the barn.

Other features of the character area

3.4.12 There are no other notable man-made features within the character area which add to the visual, historical and cultural interest.

3.4.13 Sounds, smells and general activity also contribute to the historic character of

conservation areas. This character area is very quiet, reinforcing the rural nature and setting of this part of Arlington.

Detractors

3.4.14 There are few intrusive modern features within the character area. The character area is unlit, as would be expected in this naturally dark setting. This helps to maintain the rural character of this edge of Arlington village.

3.4.15 There are few detractors in the character area, the main being the high voltage power lines running along the northern boundary.

Summary

3.4.16 In conclusion, this character area comprises the earthworks of the abandoned medieval part of the settlement of Arlington and the church barn and yard within the field to the north. The area is formed by low lying fields with hedge and treed boundaries to the west of the post medieval village and the Saxon church, with the meanders of the Cuckmere River forming the northern boundary. The main detractor is the high voltage power lines running along the northern boundary of the character area.

4 Architectural Form, Detail, Materials, Textures and Colours

4.1 Introduction

4.1.1 The use of the local materials available to builders in the past throughout the District, including: brick, timber, stone, weatherboarding, tile hanging, clay tiles and thatch, has a significant influence on the character of built form, including boundaries, and the overall visual nature of an area. The more historic buildings will display traditional building techniques based on the materials available in the locality. However, with improved transport in the 18th and 19th centuries, a wider choice of materials from around the country became available, often leading to more standardised building styles and forms.

4.1.2 The traditional use of materials, construction techniques, scale, form and pattern of development within a particular area is important to understand prior to considering work to existing buildings and construction of new buildings within a conservation area or development within its setting.

4.2 Key Characteristics

Key Characteristics

- The predominant wall construction material is brick, some painted, with limited use of plain tile hanging to first floor areas.
- Brick bonds in use are Flemish bond, English Bond and Stretcher Bond.
- The use of flint is restricted to St Pancras Church and the Old School/Benedicts.
- Full height tile-hanging has been used to reface some of the buildings in the village.
- There is no use of weatherboarding and render is not a common finish in the conservation area.
- There is one example of exposed timber framing at Corner House.
- The use of stone is limited to the church.
- Roofs are predominantly gabled, with some hips.
- Clay tiles are the predominant roofing material in the conservation area.
- Slate is only found on the roof to the Yew Tree Inn; thatch survives only at Woodhorne Manor; and timber shingles are only in use on the church spire.
- Where historic windows survive they are predominantly simple side hung casement windows of timber or metal, with some use of traditional timber vertical sliding sashes.
- The majority of the doors in the conservation area are simple plank or panel timber doors.
- The predominant boundary treatment is hedges with trees intermixed, reflecting the rural character of the area.
- There is very limited use of brick walls and timber fences.

4.3 Architectural Form and Layout of Built Form

4.3.1 The current settlement of Arlington has developed from the post medieval period to the east of the Saxon Church of St Pancras. Built form concentrated around the crossroads in the centre of the settlement and the lanes that radiate out to north, south, east and west. There has been little infilling and to the settlement, with most buildings dating from between the 17th century and late 19th century.

4.3.2 The buildings in the conservation area sit within varied locations within plots, often with front elevations facing towards the roadside. Plot sizes are quite variable and the buildings themselves are generally detached dwellings of varying from the single storey Robin's Nest, to the larger Chesslands, Corner House and Woodhorne Manor.

4.3.3 Development within the conservation area is from a mix of periods and represents a mix of architectural styles. These vary from the Church of St Pancras with its 11th century origins and constructed of flint and stone; to the c.17th century timber framed Corner House, and 18th century brick and thatched Woodhorne Manor; to the 19th century rendered Cuckmere Cottage, and the flint and brick Old School and Schoolhouse. Built form, character, size and design are representative of the former use, status and period of building within the conservation area. The buildings are predominantly two-storey in height, though some buildings are single-storey, such as Robin's Nest and ancillary outbuildings to the public house.

4.4 Walls

4.4.1 The mix of periods of building can be identified, to some extent, by the uses of building materials, although some of the buildings in the village that may be of earlier timber framing have been refronted in brick. The buildings are in a mixture of materials, including red brickwork in Flemish and stretcher bond, painted brickwork, tile-hanging and one example of externally visible timber frame. There is only one use of render and no examples of weatherboarding. Stonework is limited to the church, and flintwork to the old school house/school and the church.

4.4.2 The predominant building material seen in the village is brick. Up until the 19th century and the coming of the railways, bricks would have been made locally from the abundant clay within the High Weald landscape.

4.4.3 The pre-1894 parish area of Arlington (as recorded by Molly Beswick¹⁵) had 2 recorded brickworks in the parish, although were not in operation at the same time, the earliest dating to the early to mid-16th century in the vicinity of Michelham Priory.

4.4.4 Whilst not recorded in Hellingly parish, there were limekilns recorded on the 1st edition OS map for the neighbouring pre-1894 parish area of Chiddingly to the north. Lime would have been used to create lime mortar for building and lime render, which could be applied as an interior an exterior finish to buildings. Lime was also used in agriculture to make the Wealden clay soils easier to work.

4.4.5 Some of the buildings in the village that survive from the 17th century or earlier and would originally have had externally visible timber frame and render, but all of these, apart from Corner House, have undergone later re-facing with brickwork, often in combination with tile-hanging, to create a more 'modern' facade. Other buildings that appear to be later brick buildings may also conceal earlier timber framing, within but have

¹⁵ Brickmaking in Sussex, A history and gazetteer, Molly Beswick, 1993

not been the subject of archaeological survey and so dating of the buildings can be uncertain.

4.4.6 The 18th and early 19th century brickwork construction is of Flemish bond, where bricks are laid in a chequered pattern, as seen on the Tudor Cottage and part of Church Barn. English bond has been used predominantly at Church Barn.

4.4.7 Bricks could be produced in different colours through a combination of firing techniques and temperatures and the clay used. Brickwork can also be used to create decorative patterns such as that seen at Tudor Cottage and Woodhorne Manor, where the headers are predominantly darker bricks.

4.4.8 It is only in the very late 19th century/early 20th century that the modern 'stretcher' bond has come into general use, as brickwork generally provides a face to an internal blockwork wall. An example can be seen on the facade of The Yew Tree Inn, indicating the turn of the 20th century date of the building.

Photos of brick detailing

4.4.9 Although brickwork remains predominantly uncovered, there are some examples throughout the conservation area of brickwork that has been painted, such as at Robins Nest and the Yew Tree Inn. Where this has occurred, the paint work appears to be modern, but historically would have been a limewash to provide a sacrificial coat to the brickwork.

Photo of painted brickwork

4.4.10 In conjunction with the 18th-19th century refacing of earlier timber-framed buildings with brickwork, there is some historic use of tile-hanging in the conservation area. This is mainly seen in combination with brick where the buildings are underbuilt in brick on the ground floor and tile-hung above to conceal earlier timber-framing. The eastern end elevation of Corner House is one of the few examples. Tile hanging is also used on the old school house (Benedicts) at first floor to provide a contrasting material to the flintwork with brick detailing on the ground floor.

Photo of tile hanging

4.4.11 There is no historic use of weatherboarding within the conservation area.

4.4.12 The use smooth render to simulate stonework and/or unify and modernise earlier facades popular in parts of Britain in the early 19th century. The finish was used to achieve the Regency and earlier Victorian fashion for smooth, evenly coloured house fronts where stone was not available and/or too expensive. There is one example of this type of use of render at Cuckmere Cottage. Otherwise, render is not a material used in the village.

Photo of render

4.4.13 There is one example of exposed timber framing with brick infill panels visible within the conservation area at Corner House.

Photo of timber framing

4.4.14 The use of stone in the conservation area is limited to St Pancras Church.

Photo of stone

4.4.15 There are two examples of the use of flint in the conservation area and these are at St Pancras Church and at the former school and school house. At the church, the flintwork is used in conjunction with stone detailing to corners, window openings and doorways; and at the former school and schoolhouse, brickwork is used for detailing around openings and at corners, including the use of fine rubbed brick window heads to the ground floor.

Photo of flint

4.5 Roofs

4.5.1 The traditional roof forms, materials, chimneys and detailing create an interesting and varied roofscape throughout the village that contributes to the historic character of the conservation area.

Clay tile

4.5.2 The predominant roofing material throughout the conservation area is clay tile. Traditionally, the tiles would have been locally sourced and are a red/orange in colour, which has weathered.

Slate

4.5.3 There is one use of slate at The Yew Tree Inn. The use of slate in this part of the country usually dates from the mid 19th century with the increased availability of slate from other parts of the UK at this time with the arrival of the railway.

Shingles

4.5.4 The spire of the Church of St Pancras is covered in timber shingles. These are thin, tapered pieces of wood – normally the durable heartwood from oak or chestnut – riven or split from a straight grained and knot free section of timber. The shingles were then planed smooth and shaped as necessary. The shingles are pegged or nailed on roofing battens beneath. The small holes visible within the shingles are caused by woodpeckers.

Photo of shingles

Thatch

4.5.5 There is one example of thatch still being in use in the conservation area. It would have been common for medieval and early post medieval buildings with steeply pitched roofs and tall chimneys to have been originally thatched and that this material was gradually replaced with clay roof tiles when local sources became available. Woodhorne Manor is a unique survival in the area.

Photo of Thatch

Roof forms

4.5.6 Roof forms throughout the conservation area are a mix of full hips and gables, which create an interesting and varied roofscape throughout the village. Half-hips are not a traditional feature to roofs. There is also an example of a catslide roof at Robin's Nest and a single storey lean-to at Tudor Cottage.

4.5.7 The roofs generally run parallel to the road where dwellings front towards the

lanes, with end gables such as at Corner House, or hipped roofs, such as at Robins Nest. Tudor Cottage is unusual as it sits end on to the roadside.

4.5.8 The roofs to buildings within the conservation area are predominantly uninterrupted by dormers and there appears no use of rooflights.

Chimney stacks and pots

4.5.9 Brick chimney stacks survive to many of the buildings in the conservation area. Chimney stacks are an important part of the roofscape, and remaining chimney stacks should be retained.

4.5.10 The majority of chimney stacks in the conservation area are quite plain and vary in size depending on the size, age and status of the building. The stacks are unpainted, and the older properties have centrally positioned chimneys, and later properties simple end stacks. Chimney pots have been lost from many of the stacks.

4.5.11 Chimney stacks and associated pots create articulation and interest to the buildings within the street scene and are often part of the evolution and/or historic significance of a building. Loss of such features, where historic, can detract from the character and appearance of the conservation area, through an erosion of traditional detailing of buildings, and should be discouraged.

Rainwater goods

4.5.12 There are some traditional rainwater goods throughout the conservation area, with most surviving examples being standard half round cast iron gutters and round cast iron downpipes.

Barge boards

4.5.13 The majority of gable ends have small, mortared verges, with some use of plain barge boards. Decorative barge boards are not a feature of the conservation area.

4.6 Windows

4.6.1 Windows are a critical element of a building's design and even subtle changes can significantly alter the character. As distinct from their modern counterparts, windows found in older properties are designed with the sub-frame and opening or fixed light flush, as opposed to the cruder design found in modern storm proofed windows. The traditional detailing produces a more harmonised design. Likewise, the position of the window in the wall, whether flush or set in a reveal, and the form of the glazing affects the play of light and shade, significantly affecting the visual appearance.

4.6.2 There is significant survival of historic window detailing within the conservation area. This is predominantly through the use of simple side hung casement windows of timber or metal, as well as some use of traditional timber vertical sliding sashes.

4.6.3 Some metal casement windows can be seen in the conservation and these are identified by external hinges and decorative window furniture, such as the internal catch handles and stays. The windows have leaded lights with diamond panes, with examples surviving at Tudor Cottage. The church has predominantly simple plain glazed leaded windows with diamond shaped quarries of glass, with the use of decorative stained glass limited to the west window.

4.6.4 Within earlier domestic buildings and where the timber frame has been concealed by brick or tile-hanging, small casement windows are often used. These small window types fit within timber framing behind later refacing on these earlier properties, such as those seen on Corner House. Casement windows were the norm in the 17th and 18th centuries, but did continue to be used throughout the 19th and 20th centuries. There are single glazed timber-framed casement windows on some of the properties in the conservation area, often with either a single horizontal transom or integral glazing bars to create small multi-paned windows. Examples include The Old School/Benedicts and Chesslands.

4.6.5 Later in the 18th century and into the 19th century, the double hung sash was introduced, often with six over six or four over four small panes and became the popular window style of this period. During the 19th century panes of glass were larger and both sash and casement windows had larger panes of glass with fewer, if any, glazing bars. Cuckmere Cottage has six over six pane sash windows in the front elevation, and four over four in the gable ends. The slightly later Yew Tree Inn has surviving original vertical sliding sash windows – two pane over one pane – within the bay window.

4.6.6 The use of stone mullion windows within the conservation area is limited to the use of stonework for windows at the church.

4.6.7 There are no early shop windows within the village.

4.6.8 The use of non-traditional materials, such as PVCu has begun to replace traditional timber windows on some unlisted buildings in the village. While aspirations to improve thermal insulation are understood, wholesale replacement of well-designed traditional windows can rarely be achieved satisfactorily using sealed double glazed units. A more appropriate solution is likely to be through proprietary draught stripping and secondary glazing. Existing windows can normally be retained, repaired or remade to a design appropriate to the period and design of the property.

4.7 Doors

4.7.1 Doors and associated architectural detailing are an important feature which often complete the character of the building. The significance of doors to the historic character of a building is often overlooked and doors are replaced with modern replicas of inappropriate detail. The associated architectural detailing of porches to lower status buildings, or ornate door cases to the higher status buildings reflect the styles and periods of buildings and the social standing of the buildings.

4.7.2 The majority of the doors in the conservation area plain planked doors or slightly later four or six panel doors, some with glazed openings. There are some front porches to properties within the conservation area, some of which are historic (although not necessarily original) and others that are a more recent addition.

4.7.3 The use of non-traditional materials, such as PVCu, has not yet begun to replace traditionally detailed domestic timber doors within the conservation area to any great extent. Modern door styles attempt to replicate traditional detailing, but normally without success, leading to chunky applied modern detailing, which together with inappropriately detailed door furniture, can be particularly visually incongruous in relation to the historic built environment within which it is viewed.

4.8 Shopfronts

4.8.1 Shop fronts are a surviving feature within many of the villages and towns in the

District and can sometimes outlive a commercial use of a property, providing the evidence for past use. Shopfronts and their associated signage are an important feature in the street-scene of many of our towns and village and their design and detailing help to define the character of an area. Where historic shop fronts survive, every effort should be made to retain them and the different architectural elements of which they comprise.

4.8.2 Shop fronts were introduced in the 18th century and the majority dating from the 18th and 19th century are designed on an individual basis, utilizing a variety of architectural detailing and styles, with small paned windows. Later 19th century shop fronts have larger areas of plate glass as this material became more widely available, changing the scale in the design of shop fronts.

4.8.3 There are no examples of shopfronts within the conservation area, the post office having been located within either Chesslands or Robin's Nest.

4.9 Garden Walls, Fences and Other Means of Enclosure

4.9.1 Garden walls, traditionally detailed fences and other means of enclosure such as hedges (discussed later) are important components and make a significant contribution to the character of conservation areas.

4.9.2 The boundary treatments to residential plots and agricultural land is prominently hedgerows and trees, reflecting the rural character of the area. contains a mixture of boundary treatments, comprising hedges, with limited use of low brick walls and fences. Hedges are the predominant boundary feature within the conservation area, which reflects the rural character of the area.

4.9.3 There is a simple white picket fence to the front boundary of Tudor Cottage and a low unpainted picket fence to the frontage at Robins Nest and Benedicts/The Old School. There is some very limited use of post and rail fencing where fields abut the road frontages, and in the vicinity of the village hall. There has been some use of close board fencing to replace traditional boundary treatments to internal plot boundaries.

4.9.4 There is limited use of brick boundary walls in the conservation area, with that at The Yew Tree Inn the only example.

4.9.5 The majority of properties have retained an historic method of defining the boundary. There is some limited use of close boarded type fencing, which can be an alien feature, detracting from the historic character of the area, and further incursion of this feature should be discouraged.

5 Trees, Open Spaces and Views

5.1 Introduction

5.1.1 Trees, hedges, open spaces and other natural elements form a significant part of the character and appearance of the conservation area.

5.1.2 The landscape around Arlington still has a very rural character of fields, hedges and trees, which provides an important backdrop to the settlement. This is discussed further in Chapter 2.

5.2 Key Characteristics

Key Characteristics

- Trees to domestic and field boundaries form an important backdrop to the conservation area.
- There are prominent tree specimens within the churchyard; along the river Cuckmere; marking plot boundaries and some field boundaries, as well as within gardens.
- Trees outside the conservation area mark some field boundaries and continue along the river corridor.
- Important open spaces within the conservation area include the location of the deserted medieval village to the west of St Pancras Church; the churchyard and the field to the south/southwest of the village hall.
- Views through the conservation area are generally to and from the church from the west and north; across the fields to the outlying Church Barn, and back to the historic core around the church; and along the narrow tree and hedged lined rural lanes running to the central crossroads.
- Views across the wider countryside are also important, with the low-lying fields allowing views in and out of the conservation area. There are also views southwards and westwards towards the South Downs.
- Views back to the church from the surrounding area, including from Arlington Reservoir to the west, are especially important and create a strong strength of place.

5.3 Trees and Hedgerows

5.3.1 It would be unrealistic to identify all trees which make a positive contribution to the character of the conservation area. The most significant trees and groups of trees are shown on the character appraisal maps.

5.3.2 Important trees in the conservation area may have been identified and protected with Tree Preservation Orders (TPOs), but designation of a conservation area extends protection to the remaining trees within the boundary. TPOs are not shown on the appraisal maps, but can be viewed by carrying out a search at: <http://www.planning.wealden.gov.uk/advsearch.aspx>

5.3.3 Trees are important both within the character area and in the wider setting and these reinforce the rural character of the village. There are some important tree specimens within the character area and particularly noteworthy specimens include those within and on the boundary of the churchyard; along the river Cuckmere; on the field boundaries and domestic boundaries as well as those within gardens.

5.3.4 Trees outside the conservation area mark some field boundaries and continue along the river corridor and along the boundaries to the rural lanes.

5.3.5 Hedgerows are an important boundary feature throughout the conservation area, being the predominant garden boundary treatment, and forming the boundaries to the lanes running through the village. Hedges help to reinforce the rural location of Arlington and can often be fundamental in understanding the development of the landscape, being remnant boundary features which have remained after later development has taken place.

5.3.6 Hedgerows can be easily lost through disease or replacement by modern, less sympathetically designed boundary treatments, such as close boarded fencing. Hedgerows also form a very important habitat for birds and small mammals and often contain many species of plants.

5.4 Open Spaces

5.4.1 Open spaces within and on the edge of the conservation area are important as they help to define the built environment and create a sense of place. The important open areas are defined on the character appraisal map.

5.4.2 Within the conservation area, the churchyard is publicly accessible open space, as well as being the historic village burial ground.

5.4.3 The location of the deserted medieval village to the west of the church and the agricultural land surrounding Church Barn are important open spaces with some public accessibility via public footpaths through this part of the rural landscape. The area of field to the southwest of the village hall is also an important remnant of the traditional rural setting of the village.

5.4.4 The more open Low Weald landscape makes an important contribution to the traditional rural open setting beyond the boundaries of the conservation area. The rural location of the village means that there are open fields both within the conservation area and surrounding it.

5.5 Important views - within, into and out of the Conservation Area

5.5.1 The most important views looking into, out of and through the conservation area are shown on the character appraisal map in Appendix 1. These contribute to the character and setting of the conservation area and care needs to be taken to ensure that they are not lost or compromised by future development or poorly sited services.

5.5.2 Consideration should also be made to the seasonal changes in the landscape and that views may more easily be gained into, out of and through the conservation area during certain times of the year, and particularly in the winter and early spring when the trees are without full leaf.

5.5.3 Views through the western part of conservation area are generally to and from the church and across the fields to the outlying Church Barn and back to the church. Otherwise views are predominantly focused along the narrow rural lanes running into and out of the village and the central crossroads.

5.5.4 Views across the wider countryside are also important, with the low-lying fields allowing views in and out of the conservation area. There are particularly important views southwards and westwards towards the South Downs.

5.5.5 Views back to the church from the surrounding area, including from Arlington Reservoir to the west, are especially important and create a strong strength of place.

DRAFT

6 Considerations for change in conservation area

6.1 Introduction

6.1.1 The National Planning Policy Guidance clarifies that a good conservation area appraisal will consider what features make a positive or negative contribution to the significance of the conservation area, thereby identifying opportunities for beneficial change or the need for planning protection. This conservation area character appraisal has been used to identify and articulate the significance of this particular conservation area.

6.1.2 The Council has a duty under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to prepare proposals for the preservation and enhancement of conservation areas. The production of a Management Plan is particularly relevant where there is pressure for development and where cumulative minor changes may affect the character of the conservation area. Management of the conservation area to maintain and enhance its significance will be important and will form part of a future, separate overarching Management Plan document for all the designated conservation areas in Wealden, in conjunction with the individual conservation area appraisals and Local Plan policy. Management of the conservation areas in the District will include Article 4 Directions to limit permitted development rights; the positive use of National and Local historic environment policies; and Enforcement to support the reinstatement of lost detail and visual character.

6.1.3 Any future development within or on the edge of the conservation area, or within its setting, should respect the elements that form the significance of the heritage asset, including views, open space and boundary treatments and spaces between buildings. It is also important that the scale, massing, design, layout, siting and the use of materials within future development are carefully considered in relation to the historic character of the area, including the utilisation of locally distinctive traditional materials; architectural form and massing; spaces between buildings; and layout of existing development.

6.1.4 Where elements are to be removed and/or replaced that are considered detractors or that do not make a positive contribution to the conservation area, these opportunities should be taken for enhancement of the conservation area.

6.1.5 Research can help with the understanding of the significance of the architectural design and individual features of a building, perhaps as originally designed, or as altered at an early date, including fenestration, doors and shop fronts, and with respect to particular details to facades, roofs and chimneys. This would provide opportunities for positive change and alteration to take place to the visual character of existing buildings in the conservation area, and could also help to reinstate lost features that have been subject to past erosion of detail. Where infill development is proposed, historic research can help to inform the appropriateness of proposals, including siting, design, bulk, massing and detailing of any new building or structure and to understand the impact on the setting of any heritage asset. This would help to ensure that opportunities for new development within Conservation Areas and within their setting enhance or better reveal their significance as required by the NPPF.

6.2 Guiding principles for change in conservation areas

Guiding principles for changes in conservation areas

- Preserve and enhance the character and appearance of the conservation area.
- Understand and respond to significance.
- Respond to historic pattern of development.
- Retain historic features that contribute to the character of the conservation area.
- Retain architectural detailing.
- Ensure consistency and quality in design, materials and finishes.
- Retain landscape features, open spaces and boundary treatments that contribute to the character of the conservation area.
- Avoid visual clutter.
- Ensure the conservation area is not harmed by inappropriate change within its setting.
- Preserve and enhance views into and out of the conservation area.

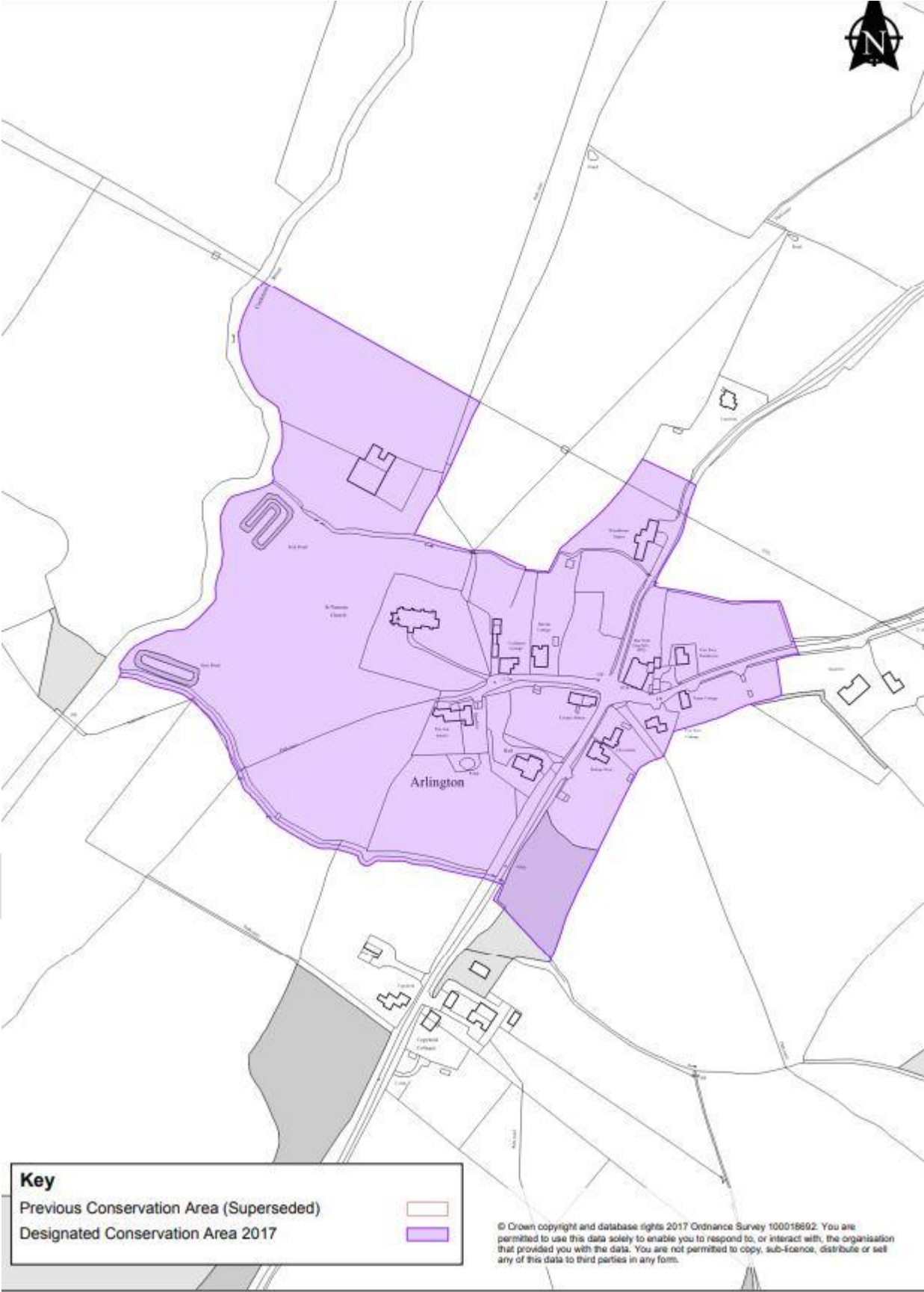
6.3 Key issues impacting on the character and appearance of the Conservation Area

Key issues impacting on the character and appearance of the Arlington conservation area

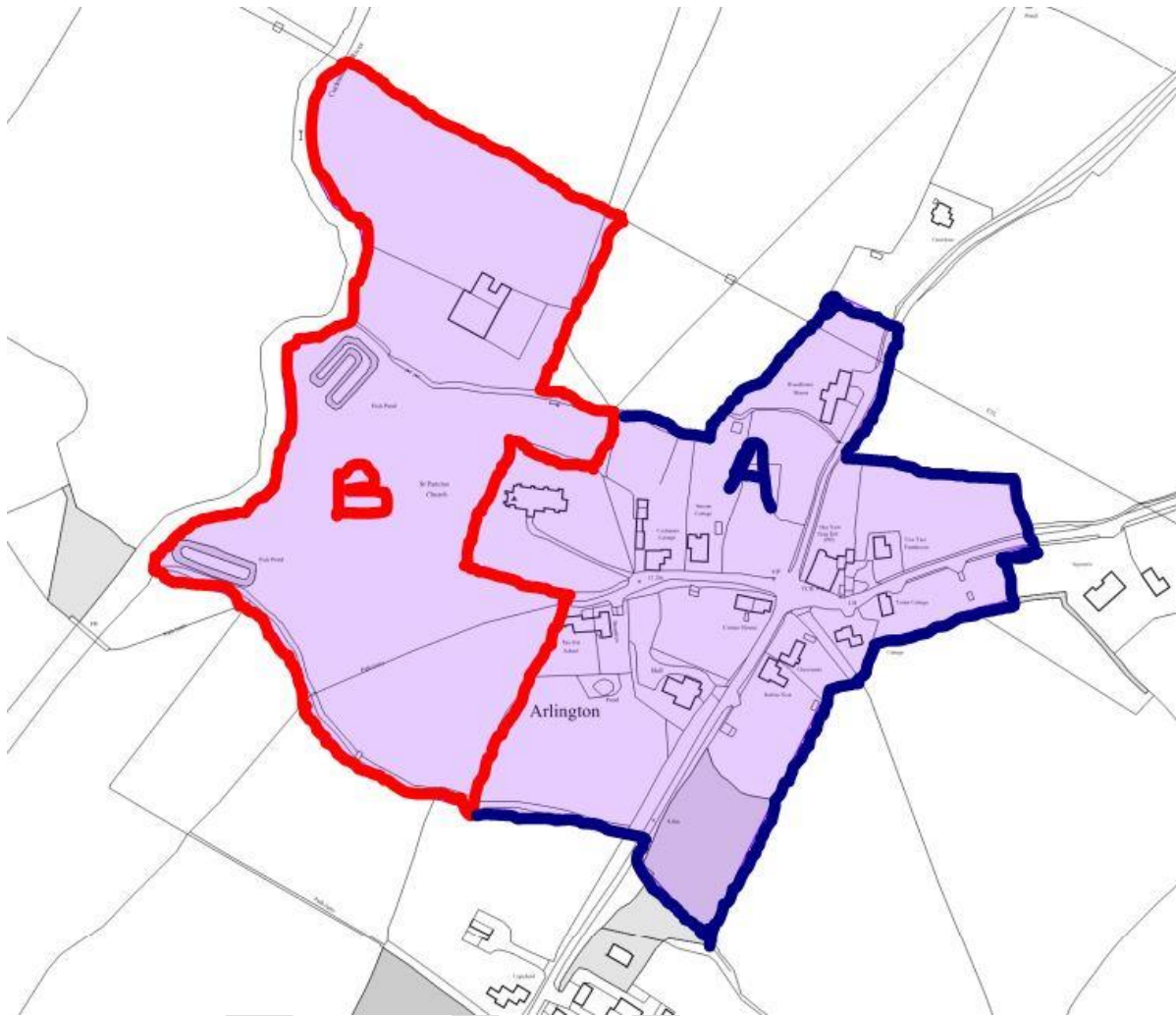
- Erosion of architectural detail.
- Inappropriately detailed window and door replacement.
- Scale, design and location of new development, including infill development and outbuildings.
- Light pollution.
- Loss of traditional boundary treatments.
- Wirescape.
- Road signage and highways works.

Appendix 1: Maps

1.1 Designated Conservation Area



1.2 Character Areas



**1.3 Visual Appraisal
TO FOLLOW**

**1.4 Views
TO FOLLOW**

Appendix 2: Glossary of Terms

Ancient Woodland: An area that has been wooded continuously since at least 1600.

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Archaeological Notification Areas (ANA): These have been identified by East Sussex County Council Archaeology Section based on data held within the East Sussex Historic Environment Record (ESHER). Any proposed development within an ANA will trigger consultation with the East Sussex County Council Archaeology Section. This helps to meet the aims of the National Planning Policy Framework paragraph 128, which states: 'as a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Article 4 Direction: A direction which withdraws automatic planning permission granted by the General Permitted Development Order.

Arts and Crafts style: The style of architecture prevalent in the late 19th and early 20th centuries and typified by the use of traditional local building materials and traditional craftsmanship championed by such people as William Morris.

Ashlar: Masonry comprising large blocks wrought to even facing and square edges. Also used to describe plaster scored to imitate blockwork.

Assarting: The practice of cultivating small parcels of land for rent.

Bargeboards: Projecting, sometimes decorative, boards placed against the eaves of the gable of a building and hiding the horizontal roof timbers.

Bay: Internal compartments of a building, each divided from the other, not necessarily by solid walls, and by divisions only marked in the side walls, or the ceiling. Also, external divisions of a building by fenestration.

Casement window: A window hinged on one side to open outwards or inwards.

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Conservation Area: an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Curtilage: An area of land attached to a house, often within the same enclosure, which serves or historically served the purposes of the dwelling in some necessary or useful manner, but is not necessarily in the same ownership.

Curtilage listed building: Any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before July 1, 1948. The object or structure may not necessarily be included in the listed building description.

Demesne: A piece of land attached to a manor and retained by the owner for their own use.

Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation.

Development Plan: This includes adopted Local Plans and neighbourhood plans and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

Diaper Brickwork: A decorative pattern in brickwork, achieved by a diamond pattern of blue headers. Popular in 17th Century and revived during the Arts and Crafts movement.

Dressings: A brick or Stone that has been worked to a desired shape; the faces to be exposed are smooth, usually ready for installation. Dressed stone can project or be flush around an aperture such as a door or window, or at the corner of a building (quoins) and is often distinguished in texture or colour from the rest of the wall.

Fenestration: The arrangement of windows in a building.

Flemish Bond: The use of bricks laid in an alternating header and stretcher pattern to create a chequerboard pattern. The headers are often a heavier fired, darker brick, which are vitrified (glazed). **Galleting:** Slivers of stone or splinters of flint, spalls or small pebbles inserted into the mortar joints of a rubble or flint wall to fill the gaps between stones and leave less mortar exposed.

Georgianised: The modernisation of buildings in the 18th Century. Usually refers to modernisation of fenestration and walls of buildings.

Hand thrown brick: A brick which has been made by hand rather than machine.

Heritage Asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic Environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic Environment Record (HER): Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Jetty: The overhanging upper floor or floors to a medieval building.

Kellys Directory: A directory of businesses and private households, written from the 1860s for many regions in the south east of England.

Knapped flints: Flints which have been shaped through the process of striking to produce a flat-face for building walls.

Lead comes: Pieces of moulded lead, H-shaped in section, separating small pieces of glass within a window.

Leaded light: Individual pieces of window glass separated by lead comes or by an ironwork frame.

Listed building: a building identified under the Planning (Listed Buildings and Conservation Areas) Act 1990 and included in a list as being of 'special architectural or historic interest' which is subject to the need for listed building consent for alterations.

Local Planning Authority: The public authority whose duty it is to carry out specific planning functions for a particular area.

Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Manor: a unit of estate management usually with a principal house. The holder is known as Lord of the Manor, and as such, has various rights over land and tenants. A Parish could contain several manors or a manor could embrace more than one Parish. Usually a manor would also have certain rights associated with it, most importantly the right to hold certain courts: court leet and court baron.

Mullion: A vertical post or upright, dividing a window into two or more lights.

National Planning Policy Framework: Sets out the Government's planning policies for England and how these should be applied and provides a framework within which locally-prepared plans for housing and other development can be produced.

Oriel window: An angular or curved projection usually on an upper floor, containing a window.

Pebble-dash: Mortar with pebbles in, used as a coating (render) for external walls.

Promontory: An elevated geological outcrop.

Render: An external coat of mortar covering stone, brick or cob.

Registered Park and Garden: A park or garden included on a register compiled by English Heritage as being of special historic interest in England.

Rubbed or gauged brick arches: The use of soft bricks, sawn to shape, then rubbed to a smooth surface and precise dimensions, laid with very fine joints. Most frequently seen

in arches to door and window openings.

Sash window: A window comprising sashes (a frame holding glazing) which slides vertically in grooves. A sash window which slides horizontally is known as a 'Yorkshire' sash.

Scheduled Monument: A 'nationally important' archaeological site or historic building, given protection against unauthorised change.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy): 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.

String course: A moulding or narrow projecting course of stone or brick running horizontally along the face of a wall.

Stucco: Render/plaster used for coating wall surfaces or moulding into architectural decorations.

Supplementary Planning Documents (SPDs): Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. SPDs are capable of being a material consideration in planning decisions, but are not part of the development plan.

Tithe map and apportionment: Produced circa 1840 to assess tithe payments on land to the local church. Record land and buildings, owner and occupier, and land use.

Topography: The arrangement of the natural and artificial physical features of an area.

Transom: Horizontal bar of wood or stone across a window or the top of a door.

Tree Preservation Order (TPO): Provides control over works to trees which could damage or destroy the health or appearance of selected trees.

Vernacular: Domestic or functional, rather than monumental buildings, usually constructed of local materials.

Window 'light': The glazed part of a window.

Appendix 3: References

LEGISLATION

www.legislation.gov.uk

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) Act 1990 National Planning Policy Framework 2018

Further information is also available at: www.planningportal.gov.uk - The Planning Portal is government's on-line resource for services and guidance relating to the planning system.

HISTORIC ENGLAND

www.historicengland.org.uk the Government's adviser on the conservation of the historic environment: <https://historicengland.org.uk/advice/hpg/has/conservation-areas/>

Historic England, Advice Note 1: Conservation Area Designation, Appraisal and Management, 2016

Historic England, Good Practice Advice Note 2: Managing Significance in Decision Taking in the Historic Environment, 2015

Historic England, Good Practice Advice Note 3: Setting of Heritage Assets, 2017

Historic England, Conservation Principles, Policies and Guidance, 2008

WEALDEN DOCUMENTS

Wealden Local Plan, Design and Heritage Strategy Background Paper – Local Plan Issues and Options 2015

Wealden Local Plan, Heritage Background Paper - January 2019

Wealden Local Plan, Conservation Areas – Issues, Options and Recommendations Consultation, 2015

Wealden Landscape and Settlement Character Assessment, Chris Blandford Associates, November 2014

Wealden Local Plan, 1998

Wealden Design Guide, 2008

Wealden Core Strategy Local Plan, 2012

Wealden Local Plan, Submission Document, 2019

WEBSITES

2011 Census, Office for National Statistics: <https://www.ons.gov.uk/census/2011census>

Gazetteer of Markets and Fairs in England and Wales to 1516:

www.history.ac.uk/gazframer.html

The Weald.org: www.theweald.org

Wealden Iron Research Group: www.wealdeniron.org.uk/

Old Sussex Mapped (Yeakell and Gardner's Sussex 1778-1783):

http://www.envf.port.ac.uk/geo/research/historical/webmap/sussexmap/Yeakell_36.htm

<https://arlingtonvillage.co.uk/history/>

<http://www.visionofbritain.org.uk/place/8209>

https://en.wikipedia.org/wiki/Arlington,_East_Sussex

https://www.familysearch.org/wiki/en/Arlington,_Sussex_Genealogy

<http://www.berwickchurch.org.uk/arlington%20church%20history.html>

<http://theweald.org/P5.asp?Pid=PSx.Arl>

http://orig.villagenet.co.uk/?v=arlington_east%20sussex

<http://www.stpancras-arlington.org.uk/>

<https://www.geograph.org.uk/snippet/5287>

http://www.brightonarch.org.uk/13_9.htm

<http://www.workhouses.org.uk/Hailsham/>

<http://www.thekeep.info/wp-content/uploads/2014/07/East-Sussex-Record-Office-report-of-the-County-Archivist-2010-11.pdf> Page 15

<https://www.sussexrecordsociety.org/dbs/biblio/places/A/Arlington/>

https://archive.org/stream/historyofparisho00salzuoft/historyofparisho00salzuoft_djvu.txt

BIBLIOGRAPHY

Antram, N., Pevsner, N. 2013 *Sussex: East with Brighton and Hove: The Buildings of England*

Beswick, M. 1993 *Brickmaking in Sussex: A history and gazetteer*

Geering, T. 1884 *Our Sussex Parish*

Hailsham History Society 2015 *Hailsham Through Time*

Harris, R.B. 2008 *Hailsham Historic Character Assessment*

Horsfield, T.W. 1835 (republished 1974) *The History, Antiquities and Topography of the County of Sussex, Volume 1*

Leslie K., Short, B. 2010 *An Historical Atlas of Sussex*

Martin, A. 2004 *Hailsham Photographic Memories*

Robertson, C.A. 1982 *Hailsham and Its Environs*

Russell, B. & Gillet, A. 1991 *Around Hailsham*

Salzman L.F. 1901 *History of Hailsham*

OTHER SOURCES

Historic Environment Record, East Sussex: www.thekeep.info/east-sussex-historic-environment-record-her/

East Sussex Tithe Maps:

www.eastsussex.gov.uk/leisureandtourism/localandfamilyhistory/tithemaps

DRAFT