

Draft Conservation Area Character Appraisal

Boreham Street



How to Contact Us

Heritage Team

Wealden District Council

Council Offices, Vicarage Lane, Hailsham, East Sussex BN27 2AX

Telephone 01323 443322 or 01892 653311

E-mail: planning@wealden.gov.uk

Website: www.wealden.gov.uk

Office hours Monday, Tuesday, Thursday, Friday 8.30am to 5.00pm and Wednesday 9.00am to 5.00pm

A copy of the Draft Conservation Area Appraisal can be downloaded from the Wealden website, http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Heritage/Conservation_Areas/Plan_Consevation_Areas.aspx or scan the QR code below with your smart phone.



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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 Boreham Street 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' (including any relevant adopted neighbourhood 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 Boreham Street 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 Boreham Street conservation area was first designated in 2017. The reasons for 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.

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

Draft

2 Context

2.1 Introduction to the Conservation Area

2.1.1 Boreham Street is a linear settlement on a principal ridge top route that extends westward to Lewes and eastwards to Battle and the Tudor Cinque Ports of Winchelsea and Rye beyond. It is located approximately one mile to the north of Wartling village and four miles north of Pevensey, with the river Ashbourne, called Wallers Haven at this point, to the east.

2.1.2 The village lies within the wider Parish of Wartling, which covers an area of just over 4 square miles and includes the villages of Boreham Street and Wartling. The Parish had an overall population of 446 in 2011^{Source:⁽¹⁾}.

2.1.3 The village of Boreham Street seems to have been a planned settlement, which was founded in the later 13th century. Located along this primary route through the Weald, the settlement seem to have developed to provide trades and service to those using the road. There were also a number of farms along Boreham Street, with Boreham Farm (now the Smugglers Wheel) one of the largest farms in the region by the 18th century.

2.1.4 Farming would have included arable, livestock and dairy farming, as well as orchards and later hop farming. As the Pevensey Levels were drained, marshland would have been used for grazing sheep in the wider area, which continues today.

2.1.5 Wealden iron production had a significant impact on the economy of the area from the 16th century, utilising wood from the densely wooded High Weald and local iron ore outcrops. The River Ashbourne, to the east of the village, was one of the main export routes for the iron cannons which were cast at Ashburnham furnace further upstream.

2.1.6 The local trades have been lost in the village during the 20th century. The Bulls Head Inn public house is still in operation, but many other shops and services are now private houses.

2.1.7 The village has seen little significant development in the 20th century, with limited infill. New housing has recently been constructed in the village on the site of the former garage on the corner of Boreham Lane.

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⁾.

1 2011 Census, Office for National Statistics

2 Conservation Principles, Policy and Guidance, Historic England, April 2008, Principle 4.2

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.

2.3 Topography and Landscape Setting

2.3.1 The village of Boreham Street is a linear ridge top settlement on one of the principal east-west routes through the Weald.

2.3.2 The village lies within the High Weald Area of Outstanding Natural Beauty (AONB), near to its southern extent where it meets the Pevensey Levels. The High Weald, which encompasses the ridged and faulted sandstone core of the Kent and Sussex Weald, is an area of countryside representing one of the best surviving medieval landscapes in northern Europe.

2.3.3 The general appearance of the High Weald is one of a densely wooded landscape, which comprises a patchwork of irregularly shaped fields and woods forming both open and enclosed landscapes along rolling ridges and within valleys. Along the ridge top roads briefly glimpsed extensive views open up, stretching away over rolling ridges, with church spires often present within the views between the ridges, and green valleys below. The mosaic of small hedged fields and sunken lanes, together with the wooded relief and

comparative inaccessibility, provides a sense of remoteness which is rare within lowland English landscapes and creates a strong sense of place ⁽⁴⁾.

2.3.4 The character of this High Weald landscape is distinctive through the dispersed historic settlement pattern of farmsteads, hamlets and late medieval villages, largely sited on ridges or higher ground within the landscape. Settlements were linked by a network of largely intact ancient route ways (now often roads and rights of way) in the form of ridge top roads and a dense system of radiating droveways. These are often narrow, deeply sunken and edged with trees, hedgerows, wildflower-rich verges and boundary banks ⁽⁵⁾.

2.3.5 The landscape of the Weald is characterised by thickly wooded areas, with some historic, often ancient, woodland used for coppicing, an essential rural industry that provided wythies for basket making, materials for wattle and daub construction, hurdles for animal enclosures and timber to create charcoal to serve the iron smelting and forging process.

2.3.6 The forested area was part of the 'Andreds weald', derived from the Old English 'weald', meaning forest, and 'Andred' derived from Anderida, the Roman name for present-day Pevensey and would have consisted of a mixture of heath, woodland and other habitats. Seasonal grazing may have taken place from early times, possibly the Iron Age, with the wooded area of the High Weald being used to seasonally fatten livestock, using the ancient droveways to move livestock (pigs and sheep) between grazing areas and to transport animals to markets and fairs. As the Pevensey Levels were drained to the south, marshland would have been used for grazing sheep, which continues today.

2.3.7 Iron was the major industry in the High Weald, and first developed in the Iron Age and Roman periods, with evidence of 87 Romano-British iron production sites in Wealden District ⁽⁶⁾. The height of the iron industry in the area was predominantly in the 15th to 17th centuries when the Weald was the foundry of England and as many as one hundred forges and furnaces were in operation. This influence dominates the present landscape in the form of hammer ponds, furnace sites and evidence of charcoal-burning. There is evidence for hammer ponds and iron working in the landscape. The River Ashbourne, from Wallers Haven, was navigable up to the hills beyond Ashburnham and is located approximately 800m east of the church along Horsecwalk. This river was one of the main export routes for the iron cannons which were cast at Ashburnham furnace further upstream, which was established soon after 1549 and one of the largest ironworks in the area. By 1574, there were at least 77 iron furnaces working in the Weald, but the ironmaking industry within the Weald had largely died out by the end of the 18th century.

High Weald Landscape

The history of the landscape is most evident in the:

- medieval pattern of fields, ridge top roads and radiating droveways;

4 Wealden Landscape & Settlement Character Assessment, Chris Blandford Associates, November 2014

5 Wealden Landscape & Settlement Character Assessment, Chris Blandford Associates, November 2014

6 East Sussex Historic Environment Record

- farmsteads, hamlets and late medieval villages on ridges or higher ground within the landscape;
- impact of the Wealden iron industry;
- Andreds weald forest used to seasonally fatten livestock, including the ownership and management of the Ashdown Forest;
- wealth of historic parks and gardens and historic buildings, including farmsteads;
- woodland industry, including coppicing and charcoal burning;
- formation of settlement linked to the practise of cultivating small parcels of land for rent or “assarting”;
- influence of agriculture, including hop production and associated oast houses; and
- influence of Weald trades in the area.

Boreham Street

2.3.8 The historic settlement setting of Boreham Street is created by:

- A small-scale landscape of predominantly pastoral fields, which forms the southern slopes of the High Weald, with the landscape falling away towards the Pevensey Levels to the south;
- dispersed settlement pattern and small-medium sized irregular shaped fields, enclosed by a network of hedgerows and wooded shaws;
- gentle sloping landscape with blocks of woodland on the lower slopes;
- small hamlets and farmsteads dotted throughout the landscape, with early settlements sited on ridge tops;
- forestry, farming and transhumance has shaped the medieval landscape;
- Ancient Woodland and droveways;
- a strong sense of remoteness and tranquillity.

2.3.9 Landscape characteristics include:

- a linear settlement on a ridge of higher land;

- listed buildings throughout the village;
- small-scale ancient field patterns around the village, including areas of regular piecemeal enclosure and cohesive and aggregate assarts;
- extensive tracts of brooks innings associated with the Waller's Haven river to the east and north;
- an area of post-medieval designed parkland to the west links to the registered park and garden landscape of Herstmonceux Castle and Place;
- An interconnected network of footpaths connecting the village to the High Weald AONB;
- small-scale landscape of predominantly pastoral fields to the north;
- patches of small to medium-sized woodlands forming part of the High Weald landscape;
- ridges and slopes of the High Weald to the north begin to fall away to the Pevensey Levels to the south;
- the ridgetop location of the village affords views to and from the village from roads and footpaths within the landscape setting, although sometimes screened by mature trees along road corridors or hedgerows at field boundaries. ⁽⁷⁾

2.3.10 The landscape surrounding Boreham Street falls within two County Landscape Character Area; the 'south slopes of the High Weald' and 'Pevensey Levels'. The landscape setting areas are identified below.

Boreham Street Landscape Setting Areas

To the north west, the landscape setting areas are identified as:

- small to medium-scale patchwork of predominantly arable fields which are set upon sloping/undulating landform;
- small patches of woodland provide a sense of enclosure in close proximity to the settlement edge.

To the north east, the landscape setting areas are identified as:

- a gently meandering river corridor running east-west, surrounded by an adjacent patchwork of small to medium-scale ancient fields which are lined with hedgerows.

To the east along Waller's Haven, the landscape setting areas are identified as:

- the Waller's Haven drainage channel, which is lined to the east and west by adjacent ancient, predominantly pastoral fields;
- An absence of hedgerows at field boundaries, resulting in a predominantly open landscape.

To the south east, the landscape setting areas are identified as:

- Predominantly large-scale, modern fields, lined with mature hedgerows at field boundaries which limit views.

To the south, the landscape setting areas are identified as:

- Relatively small-scale, ancient fields, with mature trees and hedgerows lining Boreham Lane in the west.

To the south west, the landscape setting areas are identified as:

- An intricate pattern of small-scale ancient fields throughout the Landscape Setting Area, interspersed with a few farmsteads.
- Small patches of Ancient Woodland in the south of the area provide a localised sense of enclosure.

To the west, the landscape setting areas are identified as:

- Large-scale, modern fields with an absence of mature trees or hedgerows at field boundaries, resulting in a strong sense of openness throughout⁽⁸⁾

2.3.11 The topography in the area has influenced the layout and development of the settlement. Boreham Street is a linear village extending along the ridge top road. The village sits at around 40m AOD, with the land dropping off the ridge to the north and south.

2.4 Geology and Building Materials

2.4.1 Along with the whole of Sussex, the rocks of the Boreham Street area are sedimentary. Descending the higher land of the High Weald towards the Low Weald, the rocks become younger. The geology is predominantly clay and this will have influenced the type of local building materials used to create the unique identity of settlements in the area. Boreham Street lies on a succession of sandstones, siltstones and mudstones of the Tunbridge Wells formation, formed in the Cretaceous period. To the immediate north and west are mudstones of the Wadhurst Clay formation.

2.4.2 The use of the local materials available to builders in the past throughout the District, including: brick, timber, stone, 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 Boreham Street conservation area.

2.5 History of the Settlement

Prehistoric

2.5.1 Lack of archaeological investigation in the area means that prehistoric and early historic activity in Boreham Street is not fully understood, although there is evidence of early activity in the area.

2.5.2 Evidence of prehistoric activity in the area is represented by find spots recorded in the area, such as Mesolithic and Bronze Age flints in the field to the north west of the village, opposite Windmill Hill Place (MES7373), and a Bronze Age spearhead was found at Kitchenham Farm to the north east (MES33486).

Roman and Saxon

2.5.3 Roman occupation of the wider area commenced in A.D.43, after the Roman conquest. A number of Roman coins and other metal objects, such as a weight, have been found in and around the village and are recorded on the East Sussex Historic Environment Record (ESHER).

2.5.4 Castle Croft (referred to locally as Rat's Castle), to the north of Boreham Street, is a possible Romano-British earthwork, raised around 1.5m above the surrounding ground and enclosed within trench and hedge. It may have been used as a cattle refuge in times of flood, with Roman tile coins within the mound suggesting it is Romano-British, possibly related to a quayside settlement (MES4689).

2.5.5 A mound, appearing to be connected with early saltworking, lies north east of the village. This mound is further inland than other medieval saltworking sites and of a different colour, which may indicate that this mound is of earlier, Iron Age or Roman, date (MES4996). Other similar mounds have been identified in the area (MES5026).

2.5.6 Finds to the north east of the village at Kitchenham Farm, which include a complete pot, glass bottle, tile and pottery, along with seashells and timbers, may represent a Roman wharf or jetty (MES3329).

2.5.7 The route through Boreham Street is not recorded as a Roman road, but the use of the Roman word 'Street' and the importance of this route as a river crossing on one of the main routes through the Weald has led to suggestions that this was used as a Roman road.

2.5.8 The Anglo-Saxons invaded Sussex in the year 477 AD and, according to the Anglo-Saxon Chronicle, took the Roman fort of Anderida in 491 AD on the south coast at Pevensey, forming the small kingdom of the South Saxons, or Sussex. The Saxons used the drove routes and woodland clearings of the Weald for the grazing and movement of animals. An Anglo-Saxon pin is recorded to the south of Hammer Wood to the north east of the village (MES3334)

2.5.9 The wider area is thought to be of Haesta, the Saxons boundary forts settled around 475AD, and was used to control the Pevensey Bay estuary area. The village at the time would have been much closer to the sea as the Pevensey Levels would have been largely under water.

Place name, Domesday and early manors

2.5.10 Boreham Street is within Wartling parish, but at the time of the Domesday Survey may have been part of both Wartling Manor and a part Hooe Manor, known as Rocklands. Later documents suggest that the majority of Boreham Street was in Rocklands (see below). The settlement of Boreham Street is not thought to have existed at this time however ⁽⁹⁾.

2.5.11 The Manor of Wartling is recorded in the Domesday Survey with a population of 280 or 56 households, land for 18 ploughs and woodland for 200 pigs, making this a large manor. It also included three salt workings as the Pevensey Levels were still largely covered by sea at this time. The church was not in existence at this time, but there was a chapel attached to the College of St. Mary in Hastings Castle by Robert, Count of Eu. In the Domesday survey Robert, Count of Eu was tenant-in-chief, with Gerard (man-at-arms), Ralph, Wenenc the Priest and William all recorded as holding smaller parts of the Manor ⁽¹⁰⁾. It has been suggested that one of these latter holdings later became Old Court Manor, which held some tenements within Boreham Street.

2.5.12 The Manor of Hooe has three entries in the Domesday Survey. The vest majority of the Manor was held by Robert, Count of Eu with a population of 73 households, land for 44 ploughs and woodland for 10 pigs. It also had 30 saltworks, a mill and a church.

2.5.13 The parish churches and former manor houses (both called Court Lodge) are located at Wartling and Hooe.

2.5.14 From circa 1200 Rocklands Manor, which covered the majority of Boreham Street, was held by Bayham Abbey. A weekly Thursday market and annual fair was granted to the Abbey for Rocklands in 1226, but when it was granted again in 1279, it was recorded that they had not used it since the original grant. The grant of 1279 coincides with the emergence of the settlement of Boreham Street ⁽¹¹⁾.

9 Martin, B. & Martin D.

10 www.opendomesday.org

11 Martin, B. & Martin D.

Medieval development

2.5.15 Documents from the mid-13th century suggest there was no nucleated settlement at Boreham Street at this time and the town appears to have been founded in the 1270s, when the Bayham Abbey made a series of land grants for plots, suggesting that Boreham Street was a planned settlement. Physical evidence of the deliberately planned settlement is represented by what appears to be a continuous boundary behind the plots on the north side of the street, which forms the northern boundary to the conservation area. There is a similar boundary on the south side which is still discernible, but has been eroded by later alterations ⁽¹²⁾.

2.5.16 Boreham Street would have been an important stopping point between the country town of Lewes and the monastic town of Battle, with the Cinque ports of Winchelsea and Rye beyond. As such, settlement at Boreham Street seems to have developed to provide trade and services to those using the road. It was also located away from the existing settlement and Manor at Wartling ⁽¹³⁾.

2.5.17 By about 1500 there were at least 23 messuages in Boreham Street and a chapel. Between eight and ten (about half the original total) remain from 1750, as do a barn and two specialized buildings. Of the houses. Four medieval houses, one early 16th century house, and a .

2.5.18 Scolfes is the earliest surviving house in the village, with the main range dating to the late 14th century, but added to an even earlier range, since destroyed. A vaulted cellar survives beneath the building that may predate the house and is likely to have been used for storing wine for trade or as a cellar to an inn. The building was large for a Wealden house and contains some good quality mouldings. The house was altered and extended in the 16th and 17th centuries, being owned by the Colbrand family from circa 1500 until 1636. It was owned in the 17th and 18th century by a succession of mercers, one of which added a timber-framed cross-wing in the 18th century, probably used as a shop, and now Japonica Cottage. Further alterations and additions were undertaken by John Hollands, another mercer, in the 1760s, giving the building its current appearance, although the projecting shop front is a later addition.

2.5.19 Baldocks, Preston Farm and Chestnut Tree are also medieval. Baldocks is a 15th century hall house with later additions and alterations. Preston Farm is a 15th century hall house with 16th-17th century alterations and major modifications circa 1800. Chestnut Tree contains fragments of a later 15th century house, with a circa 1500 addition and 16th-19th century alterations.

2.5.20 A barn also survives from this period that was part of Boreham Farm (The Smugglers Wheel). The barn sits to the south west of the farmhouse and has been converted into a dwelling. It appears to be 15th century with 19th century additions and is referred to in documents from the 16th century.

¹² Martin, B. & Martin D.

¹³ Martin, B. & Martin D.

2.5.21 Benbrigge House was built to the west end of the village in the 16th century and with the frontage facing eastwards towards the village. The house was extended and refronted in the earlier 18th century by William Benbrigge and his son, John, both doctors. The house was substantially enlarged to the west soon after when it was inherited by Henry Montague, a London lawyer and Sheriff of Sussex.

Post medieval development

2.5.22 By the 17th century Boreham Street was split between three manors; Wartling to the south west, Old Court to the north west and the majority within Rocklands, which may have been part of the Manor of Hoo. A survey of Herstmonceux and Old Court Manors compiled in 1683 includes a plan showing the buildings in the manors that were located at Boreham Street, but does not show the buildings at Boreham Street within the adjoining lands of Rockland Manor except where they were useful in identifying the location of the Old Court tenements. However, Barbara and David Martin have combined this with deeds, manorial documents and later maps to built up a picture of Boreham Street in the later 17th century. The research suggests there were 19 houses in Boreham Street at the time. There were also seven barns on modest sized holdings.

2.5.23 Whilst some of the buildings shown on the 1683 plan have since been demolished, such as Dragon House, those that survive include Benbrigge House, Scolfes and Post Office Cottage, Yew Tree Cottage, Hollies Farmhouse, The Cottage, Harts Cottage, Chestnut Tree Cottage, The Barn at Boreham Street Barn, The Forge, Boreham Street Farm/Smugglers Wheel, Boreham Farm, The Baldocks, and Preston Farm. A number of other buildings have also been rebuilt on the same plots as historic properties.

2.5.24 To the immediate north of Boreham Street, at the bottom of Boreham Lane, The Cottage and Harts Cottage appear to date to the 17th century. Harts Cottage is shown on the 1683 map but was not a cottage at this time, but some kind of ancillary building in association with The Cottage and later part of Boreham Farm to the north, being converted into a cottage in the 18th century. The buildings on this large triangular plot, which also include Alma House, are supposed to have been part of the Ashburnham Estate and used as a timber yard and cottages circa 1725.

2.5.25 There appears to have been a degree of prosperity in the area in the 18th century, perhaps associated with the iron industry, with building work during this period. During the first half of the 18th century tenements were merged into Rockland demesne to form a 687-acre farm called Boreham Farm. A large new farmhouse for Boreham Farm (now The Smugglers Wheel) was built by the Goodwin family in the early 18th century, representing the expansion of the farm by this time, which incorporated many other holdings and had grown into one of the largest farms in the region. The Limes was built in 1737, replacing an earlier house, and Benbrigge House was substantially extended and refronted. Boreham House was built on the site of an earlier house in the late 18th century.

2.5.26 Jarretts Farm and Mulberry Tree cottage both appear to date the the early 19th century, but on the site of earlier buildings. Jarretts is referred to as Dyers in the 16th and 17th centuries and shown on the 1683 map, but appears to have been rebuilt. Mulberry

Tree Cottage is called Marlings in the 17th century and again shown on the 1683 map, but apparently rebuilt. Byways, adjacent, also appears to be early 19th century.

Trade and industry

2.5.27 Early industry in the area appears to have revolved around providing trade and services to those using the important route running through the village. Farming was also important to the local economy and included arable, livestock and dairy farming, as well as orchards and later hop farming. As the Pevensey Levels were drained, marshland would have been used for grazing sheep, which continues today.

2.5.28 The importance of trade to the settlement is confirmed in the surnames recorded in the village in the late 13th, 14th and 15th centuries, which include baker, smith and cooper, as well as names like weaver, skinner, glover and dyer, all associated with the leather and textile industry.

2.5.29 Some of the earliest local industries in the area would have been blacksmiths and tanyards, with the blacksmith providing and repairing basic domestic and agricultural implements and shoeing horses. Tanning was important in the Weald throughout the middle ages and into the 19th, with the area well suited to this process as the market and surrounding farms ensured a supply of hides and the oaks that were abundant in the Weald had a particularly high tannin content. The leather products from the tanning industry were then used within other cottages industries in the area, from glove-making, to tack and saddle making. Sheep grazing in the area would have also provided the wool for the local textile industry⁽¹⁴⁾.

2.5.30 Wealden iron production had a significant impact on the economy of the area from the 16th century. The River Ashbourne, from Wallers Haven, was navigable up to the hills beyond Ashburnham and is located approximately 800m east of the village. This river was one of the main export routes for the iron cannons which were cast at Ashburnham furnace further upstream, which was established soon after 1549. Ashburnham Forge was one of the largest ironworks in the area, and used the skills of immigrant workers from France to establish the ironworks.

2.5.31 During the late 16th century there were a large number of French names recorded in the Wartling church register and it may be that they lived locally and were employed at Ashburnham and other local furnaces to help set up the cannon manufacturing process. As with many villages on the Weald, the iron industry flourished here in the 17th and 18th centuries and Ashburnham Forge was the last survivor of the Sussex iron industry, closing in March 1813.

2.5.32 The seven barns recorded in Boreham Street in the 17th century indicate some agricultural activity in the village, but most of the residents appear to have been principally employed in trade, crafts, or other professions. In 1683, two cordwainers⁽¹⁵⁾, a tailor, mercer, blacksmith and a doctor lived at Boreham. The hearth tax return of 1662 list

¹⁴ Martin, B. & Martin D.

¹⁵ maker of leather shoes

occupations at Boreham Street as two yeomen, doctor, husbandman, butcher, victualler⁽¹⁶⁾, smith, three cordwainers, a weaver, tailor, shoemaker and a widow.

2.5.33 Like the rest of Wealden, the area suffered with the decline of the iron industry in the 18th century and economic depression and poor harvests following the end of the Napoleonic Wars.

2.5.34 The cost of the war effort had also lead to increasingly high customs duties on goods entering the country to pay for the war and this fuelled the growth in smuggling along the south coast, with large volumes of contraband brought into the southern counties of England, concealed along trade routes and transported to London for sale. In the 1840s Britain adopted a free-trade policy that slashed import duties to realistic levels and signalled the end of smuggling. The Smuggler's Wheel in Boreham Street was so named after a winch wheel in the building used to lower goods down into the cellar for concealment. It is also reported that there is a tunnel leading from the cellar. The same gang that used the building is believed to have had its headquarters at The Red Lion pub in Hooe and purportedly hid contraband in chest tombs in Herstmonceux churchyard.

2.5.35 19th century industry in the area is recorded in the 1841 census for the 152 workers in the Parish, with the majority engaged in farming. Other trades and professions recorded include market gardener, domestic gardener, gamekeeper, a large number of domestic servants (cooks, maids, grooms etc), shoemaker, tailors, blacksmith, farrier, innkeeper, builder, wheelwright, thatcher and dressmaker.

2.5.36 The 1881 census and 1882 Kelly's Directory shows that Boreham Street was a relatively modest settlement with local trades and some farms. Trades listed at Boreham Street include publican at the Bulls Head Inn, butcher, grocer and draper, fruiterer⁽¹⁷⁾, carter, servant, housekeeper, cook, governess, medical practitioner, school mistresses, miller, groom, gardener, tailor, shoemaker, bootmaker, saddler, basket maker, hairdresser, blacksmith, shepherd, farm labourer, builder, and thatcher.

2.5.37 A garage sat on the corner of Boreham Lane and incorporated a late 19th century building, whilst the main range was built as an engineering garage and petrol filling station in the 20th century.

Religion

2.5.38 By the 14th century a chapel was recorded at Boreham. Early maps and references show a chapel at Boreham Street towards the eastern end of the town, which may have been used as a roadside chapel for travellers, with the local church located at Wartling. The chapel was no longer in use by 1574, when it is referred to as a cottage, lately a stone chapel, whilst the 1724 Budgen map refers to it as 'ruins of Boreham Chapel'.

2.5.39 It is recorded that the East Sussex Monthly Meeting of the Society of Friends (Quakers) was founded in 1668 and meetings were held at different houses, including in Warbleton, Boreham, Hellingly, Wilmington Alfriston and Hailsham. Warbleton and

¹⁶ person licensed to sell alcohol

¹⁷ a retailer of fruit

Boreham united about 1700 at a Meeting House built at Gardner Street, Herstmonceux and it may be that the meetings were no longer held at Boreham Street after this date, but the burial ground remained (ESRO SOF/58). The Quaker Burial ground was conveyed by Thomas Wilson in 1672 and Lower states 'the Quakers have had a meeting-house and burial ground here from the 17th century'⁽¹⁸⁾. It is recorded on sales particulars for Preston Farm in 1810, where it is shown on the south side of Boreham Street on the site now occupied by Willow Cottage. It is also recorded on the 1839 Tithe map (parcel 1868a), owned by Quakers and occupied by Jesse Smith. It is not clear if the Meeting House occupied the same plot. A building to the east of the burial ground is labelled 'barn' on the 1810 plan and the building called 'Camelot' is shown to the west, but it is not evident if either were used as an earlier Meeting House

2.5.40 Boreham Street Independent Chapel (later referred to as the Congregational Church) was consecrated in 1835 and is shown on the 1st, 2nd and 3rd edition OS maps on the north side of Boreham Street in the approximate location of New House.

Institutions

2.5.41 Wartling Parish is recorded in a 1777 Parliamentary report as having workhouse accommodation for up to 40 inmates⁽¹⁹⁾. Many Parish workhouse were established after Knatchbulls' Act of 1723, which stipulated that poor relief would only be granted once a pauper had been admitted to a workhouse. Hundreds of workhouses were set up, often in existing rented buildings.

2.5.42 A workhouse at Boreham Street is referenced in deeds when it was purchased in 1837 by John Fuller of Heathfield Park Estate⁽²⁰⁾ after the large union workhouses were set up following the 1834 Poor Law Amendment Act. Timothy Miller was residing in the workhouse in 1837 and in the 1839 Tithe is residing in the house owned by Fuller in the vicinity of Northfield House to the eastern edge of the village.

Education

2.5.43 The parish school was Wartling National School, founded in the 1840s. The National schools were founded in the 19th century by the National Society for Promoting Religious Education and provided elementary education, in accordance with the teaching of the Church of England, to the children of the poor. The school was built on land given by Herbert Barrett Curteis and the schoolmaster and school mistress are recorded at the school house in the 1851 census. The school was demolished in the 1960s.

2.5.44 The 1882 Kelly's trade directory lists The Misses Dawes as running a ladies school in Boreham Street. The 1881 census shows that these were two sisters who worked as school governesses for two boarding school children from London, who resided with them at their house in Boreham Street.

18 Lower, M.A. 1870

19 Report from the Committee appointed to inspect and consider the returns made by the Overseers of the Poor. Reported by Thomas Gilbert 15th May 1777

20 ESRO ref: AMS 5625/1

20th century

2.5.45 During WWII the area was of strategic importance to protect from invasion through the Pevensey Marshes and intercept airborne attacks. The RAF had two radar stations on the Levels to the south east of the village that were used to direct fighters onto targets by radio. RAF Pevensey was a chain home station with huge masts, whilst RAF Wartling was a Ground Controlled Interception station, both playing important roles in the defence of the country during WWII. RAF Pevensey closed in December 1945, but RAF Wartling remained open during the Cold War and closed in 1964.

2.5.46 The local trades have been lost in the village during the 20th century. The Bulls Head Inn public house is still in operation, but many other shops and services are now private houses.

2.5.47 The village has seen little significant development in the 20th century, with limited infill. New housing has recently been constructed in the village on the site of the former garage on the corner of Boreham Lane.

Population

2.5.48 The population for the Parish of Wartling was 1039 in 1851, 787 in 1881. In more recent years the population of the Parish has dropped to 446 ⁽²¹⁾.

2.6 Historical Maps

2.6.1 Maps are useful for showing the development of areas and generally survive from the 18th 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. The area is also covered by the maps produced by the Budgen family of cartographers, who lived in the District. The maps produced by different generations of the family include those of Sussex produced by Richard Budgen in 1723-4.

2.6.3 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.

2.6.4 The most accurate and detailed maps available tend to be the 1:2,500 ordnance survey maps, starting with the first edition maps of the 1870s through to the present day.

2.6.5 Budgen's map of 1724 shows the village of Boreham Street around the road junction to the north of the church, in its current location.

2.6.6 The circa 1780 Yeakell and Gardner map show Boreham Street as a linear settlement extending on both the north and south side of the road, with the focus of

development between the junction with Boreham Lane and the track opposite The Limes on the south side of the road, but extending further west to Scolfes and Jarretts Farm on the edge of the village.

2.6.7 The circa 1800 draft Ordnance Survey (OS) map shows Boreham Street, although lacking in detail, does appear to show additional buildings along the road and on the settlement edges, representative of the slightly increased detail of this map and perhaps some small-scale expansion to Boreham Street .

2.6.8 The Tithe map of 1839 shows the village in far more detail with individual buildings shown as well as plot boundaries and owner/occupiers. The extent of the settlement is very similar to now. Most of the historic buildings in the village are shown on the Tithe map. Some buildings shown on the map have since been lost and replaced by modern buildings sitting further back from the road frontage, such Hollybank and Willow House and The New House, which seems to have replaced the former Independent Chapel.

2.6.9 The 1874 1st edition OS map shows Boreham Street relatively unchanged, with few buildings added or demolished on this or subsequent OS maps. There has been some piecemeal change in the later 20th century, with some replacement buildings, as noted above, domestic infilling or additions, and a small amount of development to the rear of properties, but this has been very small-scale and has not eroded the character of Boreham Street. Notably the plot boundaries of properties and adjacent field boundaries are also largely intact from the 18th century maps to the present day.

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 ⁽²²⁾. 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 There has been limited archaeological investigation in and around Boreham Street, including within that part covered by the Conservation Area. However, when considering

the archaeological potential of settlements; the knowledge that the historic development of the settlement has evolved since at least the 13th century; the natural resources of the area for industry and the evidence of early activity; there is potential that unknown archaeological features will remain. It is also important to recognise that archaeology often survives 19th and 20th century development.

2.7.6 It is misleading to assume complete destruction of buried or hidden features which could survive within later buildings and structures as well as in below ground features. Therefore, archaeological remains of any period, both above and below ground, could be found within the conservation area. Any proposals to carry out works which include ground disturbance or works to a historic building are likely to require an appropriate form of archaeological evaluation and assessment, to assess the potential for evidence of past human activity and provide evidence for the substance and evolution of the place, and its people and culture ⁽²³⁾.

2.7.7 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 Boreham Street conservation area is formed of three character areas for the purposes of the appraisal and these are shown on the map in Appendix 1.

- A. Boreham Street core
- B. Former timber yard
- C. Benbrigge House and western edge

3.1.2 The character areas relate to a distinct area of development that has a specific character and history. A character area may relate to periods in the historic settlement, 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

- Medieval linear settlement developed along a principal east-west ridge top route across the Weald.
- Cluster of 14th-19th century buildings along Boreham Street and the junction with Boreham Lane.
- Most buildings are now in residential use, but the settlement was formerly a centre for trade and services.
- 21 listed buildings or structures within the conservation area, which are generally in residential use.
- Some older buildings are timber-framed, but this has been concealed by later refacing with brickwork, weatherboarding, tile-hanging and render.
- Most buildings are two storey in height, predominantly of brick, with clay tile roofs.

- Built form within the village is predominantly sited along Boreham Street with varied setbacks and many buildings sitting on or close to the road frontage.
- Front boundaries are generally formed by brick walls and hedges, but there is also some use of simple picket fences.
- Trees are an important feature of the conservation area and its wider setting.
- Key buildings: Scolfes, The Chestnut Tree, Smugglers Wheel, Boreham House, Preston Farm, The Limes and Benbrigge House.
- Key open spaces include: the open land between houses to the west of the conservation area, large gardens and adjacent open fields.
- Key views include: the views along the roads extending through the settlement and the views from many different vantage points in the village across the High Weald afforded by the elevated position of Boreham Street

3.3 Character Area A - Boreham Street core

Introduction to the character area

3.3.1 This character area is formed of the historic village core along Boreham Street. Development within the character area is from a mix of periods, dating from the 14th century to the 20th century. The area is almost entirely residential in function, with the exception of the Bull's Head public house and Scolfes tea shop.

3.3.2 This area is bordered by open countryside, the land dropping away from the ridge top route to the north and south. Boreham Hill continues west towards Windmill Hill and east towards Ninfield, with Boreham Lane to the south leading to Wartling.

3.3.3 Although the linear form of the settlement means there is no clear centre to the village, the Bull's Head near the junction with Boreham Lane does provide a focal point.

3.3.4 The settlement has historically been quite commercial in character, with shops, trades and services interspersed with houses, and farms, but most of the trades have now been lost and the village is more residential in character.

Landscape setting

3.3.5 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 is open countryside and some areas of woodland surrounding the character area.

3.3.6 Trees are also 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 some of the larger gardens in Boreham Street, such as Boreham House and the Coach House; those marking long-established plot boundaries;

as well as and the trees outside the conservation area marking field boundaries and in adjacent woodland.

3.3.7 Views through the character area are generally along the road extending through the village. Views across the wider countryside are also important, with the elevated position affording views north and southwards across the High Weald.

Local built form

3.3.8 The oldest building in the character area dates to the 14th century, with a number of other medieval buildings also surviving. Some buildings within the character area have been surveyed and so dated with some accuracy, whilst other building, listed and unlisted, have not been the subject of archaeological survey and so dating of these buildings can be uncertain. Older buildings have often been re-fronted in the 18th-19th centuries, which has obscured earlier phases. Buildings in the character area date to the 14th-20th centuries, with some re-fronted in the 18th-19th centuries.

3.3.9 Development is generally fronting onto the main road through the settlement. Plot sizes are variable and the buildings themselves vary from adjoining cottages to detached cottages and larger houses. The buildings have front gardens of varying sizes, with most sitting quite close to the road frontage.

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, some with grey brick header chequered decoration, painted brickwork, tile-hanging, render and weatherboarding. Roofs are predominantly covered with clay plain tiles.

3.3.11 Boundary treatments are predominantly hedges and brick walls, with limited use of fences and railings.

Listed buildings

3.3.12 There are 15 designated grade II listed buildings within the character area, some of which are attached, dating from the 14th century to the 19th century. The type K6 telephone box to the west of the Bull's Head is also listed. 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 text does not diminish their significance.

3.3.13 Scolfes, Post Office Cottage and Japonica Cottage is the first building in the character area when approaching the village from the west. It sits directly on the road frontage on the north side of Boreham Hill. The earliest part of the building dates to the late 14th century, with a vaulted cellar beneath that may be earlier. The house was altered and extended in the 16th and 18th centuries, giving the building its current appearance, although the projecting shop front is a later addition. The building is rendered on the ground floor with weatherboarding above and a plain tiled roof. The windows are mainly sash windows with some casement windows and two 16th century casement windows to

the rear. A later shop front projects forward of the building and was used as the village shop and post office before becoming a tea room.

3.3.14 Kingswell and Yew Tree Cottage also sit on the road frontage on the north side of Boreham Street. Kingswell is a 17th century timber-framed building with some timbering and plaster infilling exposed on the ground floor, tile-hanging on the first floor, casement windows and a plain tiled roof. Yew Tree Cottage is a single-storey cottage, reached down two steps just below the current road level. It is listed as early 19th century, but possibly incorporating an earlier building, and appears to have been Mr Dawes cottage and iron foundry/builders in the 19th century. The building is constructed of red brick with grey headers in a mixture of bonds, suggesting the brickwork dates to different phases. It contains sash windows and has a plain tiled roof with two dormer windows.

3.3.15 The Bull's Head Inn, on the south side of Boreham Hill, is listed as 17th century or earlier, but does not appear on the 1683 map of Boreham Street and it has been suggested that it is in fact mid-18th century. The building is faced with 18th century brickwork, on ground floor and tile-hanging above, all of which is now painted. The building has undergone further alterations in the 19th century and contains sash windows on ground floor and casement window on the first floor, as well as one double height and one ground floor bay window. The roof is covered in plain tiles and there is an unpainted wing to the rear.

3.3.16 Hollies Farmhouse is on a corner plot at the junction of Boreham Hill and Boreham Lane, the house being set back from Boreham Hill and well screened by a hedged boundary. The house is listed as 18th century and documentary evidence suggests it was built to replace an earlier house in 1738. It is constructed of red and grey chequered brickwork with casement windows and a plain tiled roof.

3.3.17 Chestnut Tree sits on the road frontage on the north side of Boreham Hill. The house dates to the late 15th century with additions and alterations throughout the 16th-18th centuries and was owned or tenanted by a succession of trade and professionals, including a weaver, mercer, butcher and saddler, with evidence suggesting it was also used as an alehouse in the late 17th century. The building is weatherboarded on the front elevation, with tile-hanging on the west and some exposed timber-framing above a single-storey lean-to on the east. It contains casement windows and has a hipped plain tiled roof.

3.3.18 Continuing along the road, The Forge sits on the road frontage on the north side of Boreham Hill. The building is listed as early 19th century, but possibly incorporates an earlier building, with documentary evidence refers to a building on the site from 1613 and a cottage and smithy from 1697. It is constructed of red and grey chequered brickwork with some tile-hanging above, casement windows and a plain tiled roof with three dormers. There are single-storey ranges at each end, with the western range serving as the former forge and now a garage faced with cobbles.

3.3.19 Boreham House is set back from the road on the north side of Boreham Hill, with a high hedge extending in front of a house and a high red and grey chequered brick wall extending around the garden and parking courtyard either side of the main house. The house is listed as 18th century and documentary evidence suggests it was built to

replace an earlier house in the late 18th century. It is constructed as a symmetrical Georgian house with red brick headers and decorative quoins on the front elevation, tile hanging on the side elevation and red and grey chequered brickwork to the rear. It has sash windows, a central doorway with fanlight and pediment over, and a dentilated eaves cornice below a plain tiled roof.

3.3.20 The Smugglers Wheel is set back from the road in the south side of Boreham Hill, with a low red brick wall extending in front of the house and further walls extending around former farm buildings and yards adjacent. The house was the farmhouse to Boreham Street Farm, built in the early 18th century to replace an earlier farmhouse as the farm grew in size and status. It has a symmetrical frontage constructed of white painted brick with string course, red and grey chequered brickwork to the side and rear elevations and a plain tiled roof. It has sash windows and a central doorway with flat hood. Former farm buildings to the west of the house include barns and other farm buildings and an oast house, with one barn thought to pre-date the current farmhouse.

3.3.21 The Baldocks and Boreham Farmhouse is located on the south side of Boreham Hill adjacent to a small track that lead to the rear yard, but now provides access to Lower Boreham Farm Cottages. Baldocks is the original building and dates to the 15th century, with alterations and additions throughout the 16th and 17th centuries. In the late 18th-early 19th century the building was extended westwards in brick, forming what is now Boreham Farmhouse. A shop front extension was added to the front of Baldocks in the later 19th century. The property was used as a butchers in the 18th and 19th centuries, with the early 18th century slaughter house surviving to the rear. The building is a mixture of white weatherboarding, red and grey brick, painted brick, tile-hanging and render. The windows are mainly casements, with a large shop window in the shop extension with sash window above. All the roofs are plain tiled.

3.3.22 Camelot is located on the south side of Boreham Hill on the opposite side of the track to Baldocks. The building is listed as 18th century or earlier and is evidently timber-framed, with full height tile hanging on the front elevation, weatherboarding on the side elevations and a plain tile roof. It has casement windows and a door in the side elevation that faces onto the track.

3.3.23 Preston House is set back from the road on the north side of Boreham Hill, with a low red and grey chequered brick wall extending in front of a house and a high red and grey chequered brick wall extending around the garden and parking courtyard either side of the main house. The house dates to the late 15th century. It is constructed as a symmetrical Georgian house with red brick headers and decorative quoins on the front elevation, tile hanging on the side elevation and red and grey chequered brickwork to the rear. It has sash windows, a central doorway with fanlight and pediment over, and a dentilated eaves cornice below a plain tiled roof.

3.3.24 The Limes is set back from the road on the north side of Boreham Hill, with a hedged and lime treed boundary extending in front of a house. The house is 18th century with the date 1737 above the 20th century porch door and documentary evidence suggests it was built to replace an earlier house. It is constructed as a symmetrical Georgian house with red and grey chequered brickwork, a central porched door, sash windows, three

dormer windows and a plain tiled roof. A two-storey red brick range with large first floor window, decorative barge board and pitched tiled roof is located to the east. Set back to the east of the house, the former coach house is now a separate dwelling and may pre-date the current house.

Key unlisted buildings or structures

3.3.25 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 Boreham Street conservation area, and contribute to its wider historical value⁽²⁴⁾. 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.

3.3.26 Key unlisted buildings or structures have been identified in the character area, dating from the 18th century or earlier to the 20th 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.

3.3.27 The Old House sits in a relatively isolated position to the rear of the rear of Scolfes, Post Office Cottage and Japonica Cottage. It is called The Laurels on the first edition OS map and is shown on the 1839 Tithe map, when it was owned by Edward and Elizabeth Blackman of Boreham House and occupied by John Hackney, surgeon. It is also shown on the circa 1800 surveyors draft OS map, but not the 1683 map, indicating an 18th century date. The house has a symmetrical Georgian frontage facing east and is multi-gabled to the rear, mainly constructed of red and grey chequered brickwork with some tile-hanging and a red tiled roof. The windows are a mixture of casements and sash windows with a pointed arch windows visible in one of the gables. A coach house stands to the south of the house.

3.3.28 Sunnyside is a pair of semi-detached houses built in 1897 on the site of an earlier building, possibly a tailor's shop listed in the 1851 census. The houses are built of yellow stock brick in stretcher bond with red brick detailing and a plain tiled roof. Some of the original sash windows remain and have two vertical glazing bars. Continuing east, a single storey range extends along the street frontage in front of Hoplands and at the time of the 1839 tithe map was a stable or farm building with vacant fields to the north. It is constructed of red and grey chequered brickwork with a plain tiled roof and contains garage doors, two round windows and a door with loading door gabled into the roof above.

3.3.29 Boreham Farm Cottage is a pair of semi-detached cottages that appear to have been created from an earlier building. The building is recorded in the tithe apportionment as a cottage, part of Boreham Street Farm, and the current brickwork shows evidence of a blocked central doorway and the current windows and doors may have been inserted later. The ground floor brickwork is red and grey bricks in English bond, with red and grey chequered brickwork in Flemish bond on the first floor and stretcher bond in the gable end, all indicating the building has been raised in height. Farm buildings to the rear and extending along the street frontage adjacent, some of which have been converted, also make a positive contribution to the character area.

3.3.30 Fern Cottage and Alderside are constructed in the proximity of the former Quaker burial ground. The houses are shown on the 1874 1st edition OS map. The cottages are built in red brick laid in English bond with a plain tiled roof. A weatherboarded and red brick converted outbuilding is located adjacent, which appears to have been the former stables to Preston Farm opposite.

Other features of the character area

3.3.31 There are other notable features within the character area which add to the visual, historical and cultural interest. There is very little street furniture in the village due to its rural character. There is a fingerpost at the junction of Boreham Hill and Boreham Lane, a post box on the south side of the road opposite The Limes, and the listed telephone box outside the Bull's Head.

3.3.32 Sounds, smells and general activity also contribute to the historic character of conservation areas. Motor vehicle traffic is a dominant feature along Boreham Hill. However, the area has still retained a relatively rural character due to the rural settling into and out of the village and the open landscape behind the houses that front onto the road.

Detractors

3.3.33 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 Boreham Street and is particularly important due to inter-visibility with the surrounding countryside and the elevated position of the village.

3.3.34 There are few detractor in the character area, but motor vehicle traffic is a dominant feature along Boreham Hill, leading to some noise and disturbance. There is also the presence of telegraph poles and wires along and across the road.

Summary

3.3.35 In conclusion, this area comprises the historic linear settlement of Boreham Street, incorporating the buildings extending along Boreham Hill from Scolfes to the west and extending to The Coach House to the east. The identified character also includes other features, both man made and natural, which add to the historic significance of the

area. The only particular identified detractors to the character of the area are the wirescape along and across the road and the traffic along Boreham Hill.

3.4 Character Area B - timber yard

Introduction to the character area

3.4.1 This character area is formed of the historic estate yard to the east of Boreham Lane, close to the junction with Boreham Hill. Development within the character area is from a mix of periods, dating from the 17th century to the 20th century. The area is mostly residential in function, with earlier workshops, barns or ancillary buildings converted to residential use.

3.4.2 This area is bordered by open countryside, the land dropping away at this point of Boreham Lane from Boreham Hill, before rising again further south to Wartling.

3.4.3 The area has historically been quite commercial in character and in the 18th century were part of the Ashburnham Estate and used as a timber yard and cottages, although some of the buildings are earlier and shown on 17th century maps. Most of the trades have now been lost and the area is residential in character.

Landscape setting

3.4.4 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 Boreham Street means that there is open countryside and some areas of woodland surrounding the character area.

3.4.5 Trees are also important both within the character area and in the wider setting and these reinforce the rural character of the settlement. 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 along the road within the character area itself and those that can be seen in the wider countryside setting of the conservation area.

3.4.6 Views through the character area are generally along Boreham Lane, with views across the wider countryside to the south of Clematis Cottages.

Local built form

3.4.7 The buildings in the character area date to the 17th century, through to the 20th century, with many clustered around within the former estate yard. The plots are of varying sizes and shapes and the buildings themselves are quite variable.

3.4.8 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 weatherboarding, red brickwork, some with grey brick header chequered decoration, tile-hanging and render. Roofs are covered with clay plain tiles.

3.4.9 The predominant boundary treatments in the character area are hedges and fences, although some of the properties in Hart's Yard have no front boundary treatment.

Listed buildings

3.4.10 There are three designated grade II listed buildings within the character area dating from the 17th century to the 19th 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 text does not diminish their significance.

3.4.11 The Cottage and Harts Cottage appear to date to the 17th century. Harts Cottage is shown on the 1683 map but was not a cottage at this time, but some kind of ancillary building in association with The Cottage and later part of Boreham Farm to the north, being converted into a cottage in the 18th century. The buildings on this large triangular plot, which also include Alma House, are supposed to have been part of the Ashburnham Estate and used as a timber yard and cottages in the 18th century. By the 19th century the area was known as Hart's Yard, after Edward Hart, carpenter, and a plumber and glazier, wheelwrights, tailor and workers cottages are recorded in the 19th century.

3.4.12 The Cottage is located on the edge of Hart's Yard and was in use as a cottage in the 19th century, occupied by a labourer on the turnpike. It is thought to date to the 17th century with subsequent alterations, and is a mixture of red brick, tile-hanging and render, with a half-hipped plain tiled roof with large catslide to the south.

3.4.13 Alma House is a white weatherboarded cottage set back from Boreham Lane within Hart's Yard. It is listed as 19th century, but may be earlier. It sits on a low brick plinth with full height white weatherboarding above, casement windows, a porch door and plain tiled roof. Attached to the north west is White Cottage, a white weatherboarded cottage with plain tiled roof added in the mid-19th century and linked on the west with The Cottage. A dark stained weatherboarded barn/workshop with lower brick plinth is attached to the south of the house at a slightly lower height and appears on the 19th century maps. To the south of this range a low workshop/garage that appear to be shown, at least in part, on the 1839 tithe map.

3.4.14 Harts Cottage sits opposite The Cottage on the south corner of the entrance to Hart's Yard and Boreham Lane with a low picket fence. The building is thought to be 17th century but was not converted into a cottage until the 18th century and was the house and shop of the carpenter Edward Hart in the 19th century. It is constructed of full height white weatherboarding with casement windows and a plain tiled roof.

Key unlisted buildings or structures

3.4.15 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 Boreham Street

conservation area, and contribute to its wider historical value ⁽²⁵⁾. 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.

3.4.16 Key unlisted buildings or structures have been identified in the character area, dating from the 18th century or earlier to the 20th 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.

3.4.17 Rosebank Cottage sits in a slightly elevated position on the east of Boreham Lane to the south of Hart's Yard. The cottage is shown on the 1839 Tithe map and appears to be shown on the circa 1800 surveyors draft OS map, stylistically appearing to be 18th century. It is an essentially symmetrical cottage with full height tile-hanging, render on the north elevation, casement windows and a plain tiled roof. A catslide roof can be seen extending down from the south gable.

3.4.18 Clematis Cottage is the last building in the village along Boreham Lane and is located within its own gardens away from the road. The cottage is shown on the 1839 Tithe map and appears to be shown on the circa 1800 surveyors draft OS map, extended one bay beyond the chimney stack to the north in the mid-19th century and one bay to the south circa 1900, both extensions being used as separate cottages and now combined into one house. The central range appears to be 18th century and is an essentially symmetrical cottage with end stacks, constructed of red and grey chequered brickwork on the ground floor and tile-hanging above. The north and south end extensions are in a similar style, but with English garden wall bond on the north extension and stretcher bond on the south extension.

Other features of the character area

3.4.19 There are other notable features within the character area which add to the visual, historical and cultural interest. There is very little street furniture in the village due to its rural character.

3.4.20 Sounds, smells and general activity also contribute to the historic character of the conservation area. Boreham Lane is a relatively peaceful rural lane, without the bustle of traffic along Boreham Hill to the north. There is no formal street lighting at night, reinforcing the rural location of the settlement.

Detractors

3.4.21 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 the village and is particularly important due to inter-visibility with the surrounding countryside and the elevated position of the village.

3.4.22 There are few detractor in the character area, but the presence of telegraph poles and wires along and across the road is noticeable.

Summary

3.4.23 In conclusion, this area comprises the historic cluster of buildings on Boreham Lane at Hart's Yard, that was used as a timber yard and cottages for tradesmen and labourers to the immediate south of Boreham Street. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. The only particular identified detractor to the character of the area is the wirescape extending between the buildings.

3.5 Character Area C - Benbrigge House and western edge

Introduction to the character area

3.5.1 This character area is formed of the historic cluster of buildings around Benbrigge House just to the west of the core of Boreham Street, in a more elevated position along Boreham Hill. Development within the character area is from a mix of periods, dating from the 16th century to the 20th century. The area is residential in function, with few ancillary buildings.

3.5.2 This area is bordered by open countryside, the land dropping away towards the core of Boreham Street to the east and rising towards Windmil Hill to the west. Boreham Hill, The land also drops to the north away from the road.

Landscape setting

3.5.3 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 is open countryside and some areas of woodland surrounding the character area.

3.5.4 Trees are also 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 some of the larger gardens in Boreham Street, such as Benbrigge House, as well as and the trees outside the conservation area marking field boundaries and in adjacent woodland.

3.5.5 Views through the character area are generally along the road extending through the village. Views across the wider countryside are also important, with the elevated position affording views north and southwards across the High Weald.

Local built form

3.5.6 The buildings in the character area date to the 16th century, through to the 20th century, with the former ancillary buildings of Benbrigge House converted to residential use and additional houses built within the courtyard to the south. Some buildings within the character area have been surveyed and so dated with some accuracy, whilst other building, listed and unlisted, have not been the subject of archaeological survey and so dating of these buildings can be uncertain. Older buildings have often been re-fronted in the 18th-19th centuries, which has obscured earlier phases.

3.5.7 Development is generally set back from the main road, which is in contrast to the core of the settlement, and some properties address the unsealed lane to the north of the main road. The plots are of varying sizes and shapes and the buildings themselves are quite variable, ranging from the large Benbrigge House to modest cottages.

3.5.8 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 weatherboarding, red brickwork, some with grey brick header chequered decoration, tile-hanging and render. Roofs are covered with clay plain tiles.

3.5.9 The predominant boundary treatments in the character area are the hedges bordering the cottages and the large brick walls around Benbrigge House.

Listed buildings

3.5.10 There are two designated grade II listed buildings within the character area dating from the 16th century to the 19th 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 text does not diminish their significance.

3.5.11 Benbrigge House was built to the west end of the village in the 15th-16th century and with the frontage facing eastwards towards the village. The house was acquired by Anthony Browne, Lord Montagu, a Royal courtier who became the first lay owner of Battle Abbey and also bought many of Sussex manors held by Battle Abbey. It was extended and refronted in the earlier 18th century by William Benbrigge and his son, John, both doctors. The house was substantially enlarged to the west soon after when it was inherited by Henry Montague, a London lawyer and Sheriff of Sussex. The oldest surviving element of the house is the 16th century stone and brick crow-stepped chimney breast on the north-east wall, but the main part of the house dates from the 1721 extension and alterations to the house. The main facade faces southeast towards Boreham Street and is constructed of red brick and grey chequered brickwork with leaded casement windows and a hipped plain tiled roof. The doorway has a flat hood on brackets and stone sundial over with the date 1721, the initials B. I. M. and the arms of the Benbrigge family. The

northeast elevation faces Boreham Hill and has a stone Venetian window on ground floor with Ionic pilasters, and a doorway with fluted Ionic half-columns flanked by side-lights, above which is a projecting tile-hung bay on brick pillars. The northwest entrance has four gabled projecting out from the main front range, each with a chimney at its apex. A high red brick walls extends around the house and the adjacent ancillary buildings have been converted to residential use.

3.5.12 Byways is a cottage sitting at right angles to Boreham Hill at the top of a track leading northwards towards Mersham farm cottage and barn, owned by the Curteis family of Windmill Hill Place and demolished in the mid-20th century. The cottage faces eastwards towards Boreham Street and is listed as 18th century with red brick ground floor in Monks/Yorkshire bond, weatherboarding above and a rendered gable end. It has a central porch door on the east, a further central door on the west, casement windows and a plain tiled roof.

Key unlisted buildings or structures

3.5.13 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 Boreham Street conservation area, and contribute to its wider historical value ⁽²⁶⁾. 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.

3.5.14 Key unlisted buildings or structures have been identified in the character area, dating from the 18th century or earlier to the 20th 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.

3.5.15 Mulberry Tree Cottage sits at an angle to the street on the corner of Boreham Hill and the track that lead to Mersham Farm, facing south east towards Boreham Street. The cottage is thought to be early 19th century, built on the site of an earlier building. It is a symmetrical cottage with white render, casement windows, a central door with flat headed porch and a plain tiled roof with a dormer window.

3.5.16 Jarretts Farm is the last building in the village to the west and was owned by the Curteis family of Windmill Hill Place and occupied by the Page family in the 19th century. The cottage is thought to be late 18th- early 19th century on the site of an earlier building

and sits back from the road on the north side of Boreham Hill. It is a symmetrical cottage with white render on the ground floor and tile-hanging above, casement windows, a central porched door and a plain tiled roof. Set back to the west is a small 19th century or earlier farm building built in red and grey chequered brickwork with three stable doors and a plain tiled roof.

Other features of the character area

3.5.17 There are other notable features within the character area which add to the visual, historical and cultural interest. There is very little street furniture in the village due to its rural character. There is a fingerpost at the junction of Boreham Hill and Boreham Lane, a post box on the south side of the road opposite The Limes, and the listed telephone box outside the Bull's Head.

3.5.18 Sounds, smells and general activity also contribute to the historic character of conservation areas. Motor vehicle traffic is a dominant feature along Boreham Hill. However, the area has still retained a relatively rural character due to the rural settling into and out of the village and the open landscape behind the houses that front onto the road.

Detractors

3.5.19 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 the settlement and is particularly important due to inter-visibility with the surrounding countryside and the elevated position of the village.

3.5.20 There are few detractor in the character area, but motor vehicle traffic is a dominant feature along Boreham Hill, leading to some noise and disturbance. There is also the presence of telegraph poles and wires along and across the road.

3.5.21 The area has still retained a relatively rural character due to the rural settling into and out of the village and the open landscape between and behind the houses.

Summary

3.5.22 In conclusion, this area comprises the western edge of historic linear settlement of Boreham Street, incorporating Benbrigge House, the former Jarretts Farm and buildings at the top of the track that used to lead to Mersham Farm. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. The only particular identified detractors to the character of the area are the wirescape along and across the road and the traffic along Boreham Hill.

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, 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.

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.
- There is some use of tile-hanging in the conservation area, which is mainly limited to the first floor area, although there are examples of full height tile-hanging
- A number of buildings have white painted weatherboarding, especially in the former timber yard.
- A small number of buildings have been rendered, in whole or part, or the brickwork has been painted white, but these are not common finishes in the conservation area.
- There has been little use of flint on buildings, which is limited to ancillary buildings and walls.
- There is one example of the use of mathematical tiles, at Boreham House.
- Roofs are predominantly hipped and gabled and clay tiles are the main roofing material.
- Slate is not a roofing material found in the conservation area.
- Farm buildings and ancillary buildings are dark stained weatherboard or brick.
- Where historic windows survive they are mainly vertical sliding sash windows or casement windows.
- The majority of the doors in the conservation area are simple plank or recess panelled timber doors.
- There are few remaining shop fronts within the village.
- Hedges and brick walls are the most common boundary treatments and contribute to the character of the area.

4.3 Architectural Form and Layout of Built Form

4.3.1 Boreham Street has developed as a linear settlement on a principal ridge top route from the 13th century. The settlement of Boreham Street seems to have developed along this route providing trades and services to the local community and those travelling between Lewes and Battle and the Tudor Cinque Ports of Winchelsea and Rye beyond along this route.

4.3.2 Development has been modest and has spread very little from the historic core over the centuries, with some very small-scale 20th century development and more recent infill development at the junction of Boreham Lane.

4.3.3 The buildings in the conservation area almost all front onto the main road extending through Boreham Street. Plot sizes are quite variable and the buildings themselves mainly comprise smaller detached cottages and larger houses, with a number of former ancillary buildings also now converted to residential use. Most properties sit quite close to the road, although some of the larger historic houses sit further back on the plots, such as The Smugglers Wheel, Boreham House and Preston Farm. Later buildings tend to sit further back from the road, as well as those further away from the core of the settlement.

4.3.4 Development within the conservation area is from a mix of periods and represents a mix of architectural styles. These vary from small detached cottages to large detached properties, 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 barns and ancillary buildings.

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 of earlier timber framing have been refronted in brick, tile-hanging or weatherboard. The buildings are in a mixture of materials, including red brickwork, many with grey brick header chequered decoration, weatherboarding, tile-hanging and some painted brick or render. There is very little use of flint. Roofs are covered with clay plain tiles.

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

4.4.3 The pre-1894 parish area of Wartling (as recorded by Molly Beswick⁽²⁷⁾) had four recorded brickworks in the parish, although not all were in operation at the same time. The earliest recorded brickworks in the parish was near Cowbeech in the late 17th century. However, much earlier than this, in the 15th century, a brickworks was set up nearby in Herstmonceux to manufacture the bricks to build Herstmonceux Castle. It is also

documented that New Place at Boreham Street was built using locally manufactured bricks in the 15th century.

4.4.4 There were no limekilns recorded on the 1st edition O.S. map for the pre-1894 parish area of Wartling, with the nearest being in the neighbouring parish of Warbleton. Lime would have been used to create lime mortar for building and lime plaster, which could be applied as an interior or exterior finish to buildings. Lime was also used in agriculture to make the Wealden clay soils easier to work⁽²⁸⁾.

4.4.5 Although there are domestic buildings surviving from the 14th-17th centuries within the village, which would originally have had externally visible timber frame and render, these structures have undergone later re-facing with brickwork or clad with tile-hanging or weatherboarding to create a more 'modern' facade. Of the timber-framed buildings in Boreham Street, only Kingswell has exposed timber-framing to the front facade.

4.4.6 The 18th and 19th century brickwork construction is mainly of Flemish bond, where bricks are laid in a chequered pattern, as seen on many buildings throughout Boreham Street. Other bonds are not generally found on historic buildings, although there is an example of monk bond on Byways and English bond on Aldersyde.

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 diaper patterns, polychrome work and header bond⁽²⁹⁾. The use of decorative brickwork can be seen on The Limes, where panels have been created using grey bricks between the otherwise red and grey chequered facade. A number of buildings in Boreham Street also incorporate red and grey bricks, often used to create a chequered pattern, as seen at Benbrigge House.

4.4.8 It is only as we enter the 20th century that the modern 'stretcher' bond has come into general use, as brickwork generally provides a face to an internal blockwork wall. The earliest example in Boreham Street is the stock bricks in stretcher bond seen on Sunnyside.

4.4.9 Photos of brick detailing

4.4.10 Although brickwork remains predominantly uncovered, the brickwork on a small number of buildings has been painted, such as the Smugglers Wheel. The paint work appears to be modern, but historically would have been a limewash to provide a sacrificial coat to the brickwork, provide a more uniform colour and appearance, and/or mimic stone.

4.4.11 There is some use of tile-hanging in the conservation area, which is mainly limited to the first floor area, although there are three examples of full height tile-hanging in the conservation area. The tiles are plain and in most examples have been applied to earlier buildings to conceal timber-framing.

28 Leslie and Short eds. (1991) Historical Atlas of Sussex
29 where the entire elevation is laid in headers

4.4.12 Photo of tile hanging

4.4.13 Mathematical tiles (also called brick tiles) were used in the 18th and 19th century in Kent and Sussex to give the appearance of brickwork. They could be used to conceal earlier timber-framing and modernise a facade like regular tile-hanging, but were a more expensive and refined means of doing so. There is one example of the use of mathematical tiles in the conservation area at Boreham House.

4.4.14 Weatherboarding is seen on a number of properties within the conservation area, but especially in the former timber yard (Character Area B). White painted weatherboarding is seen on some older timber-framed buildings and has been used to clad the timber framing, such as The Chestnut Tree. Dark stained weatherboarding is seen on some ancillary and farm buildings, some of which have been converted to residential use.

4.4.15 photo of weatherboarding

4.4.16 There is some limited use of render in the conservation area, but this is not a common finish and is generally found on the ground floor with weatherboarding or tile-hanging above. of the fully rendered buildings Preston Farm has been rendered on the front facade and lined out to mimic stone.

4.4.17 Photo of render

4.4.18 The use of flint is not common in the conservation area and is limited to small panels on outbuildings and walls.

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.

4.5.3 There is very little use of alternative roofing materials throughout the conservation area, even on later 19th and 20th century buildings, when the railways allowed the easier sourcing of alternative material.

Corrugated iron

4.5.4 There is very limited use of corrugated iron, which has been used on an ancillary building to the rear of Scolfes.

Roof forms

4.5.5 Roof forms throughout the conservation area are a mixture of gabled and hipped roofs, with some half hips, which create an interesting and varied roofscape throughout along Boreham Street. Generally, the full hip are found on the early timber-frames buildings in the village, with end gables being a feature from the 17th century onwards, although remodelling of earlier buildings means this is not always the case.

4.5.6 The roofs generally run parallel to the road with end gables or hips, reflecting the juxtaposition of the buildings along Boreham Street to the road frontage. There are a few limited examples of the use of gable running perpendicular to the roads, with Scolfes having gables end representative of its two crosswings and extensive use of gables on Benbrigge House.

4.5.7 The roofs to buildings within the conservation area are predominantly uninterrupted by dormers, although there are examples of small dormers to some roofs. The use of rooflights is also restricted.

Chimney stacks and pots

4.5.8 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.

4.5.9 The majority of chimney stacks in the conservation area are quite plain and very in size depending on the size, age and status of the building. The stacks are generally unpainted brick and are include simple end stacks, as well as larger more centralised stacks in the rear roof slopes of earlier buildings, such as The Chestnut Tree, Scolfes and Preston Farm. Benbrigge House has brick chimney stacks surmounting a row of four gables, creating a decorative facade and roofline.

4.5.10 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

4.5.11 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

4.5.12 There are very few barge boards to roofs throughout the conservation area, with many gabled roofs instead have small mortared verges. There are decorative barge boards on the later 19th century Sunnyside and the narrow range adjoining The Limes.

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 traditional timber vertical sliding sashes; and use of simple side hung casement windows of timber or metal.

4.6.3 There are few examples of earlier wrought iron casement windows within the conservation area, with many replaced by sash windows as part of later refacing of buildings. Examples can be seen on Rosebank Cottage, The Baldocks and Boreham Farm, and Benbrigg House, all of which contain leaded lights. These metal casements are generally identified by external hinges and decorative window furniture, such as the internal catch handles and stays.

4.6.4 Within earlier domestic buildings, where the timber frame has been concealed by brick or weatherboarding, casement windows are often used. These small window types fit within concealed timber framing behind later refacing on these earlier properties, such as the small casement windows in some of the earlier properties in the village, such as The Chestnut Tree and the cottages in the former timber yard. Casement windows were the norm in the 17th and 18th centuries, but did continue to be used throughout the 19th and 20th centuries, as seen on the The Bull's Head.

4.6.5 Later in the 18th century and into the 19th century, the double hung sash was introduced, containing small panes of glass between timber glazing bars, and became the popular window style of this period. These can be seen in a number of buildings refaced in the building in this period, such as Scolfes, The Smugglers Wheel and Preston Farm .

4.6.6 By the later 19th century panes of glass were larger and both sash and casement windows had larger panes of glass with fewer, if any, glazing bars. Larger panes can be seen in the sash windows at The Limes and in the casement windows at Kingswell.

4.6.7 There has been little intrusion of modern window detailing and materials within the conservation area, although there is some use of non-traditional materials, such as PVCu replacing traditional timber windows. 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 are traditionally detailed recess panelled timber doors or plain planked doors. 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. The Limes has a central brick porch, whilst buildings such as Clematis Cottage and Preston Farm have a timber porch with tiled roof. Boreham House has a Classical-style pedimented porch with pilaster columns. There are also limited use of door hoods in the village, such as the Smugglers Wheel.

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, utilising 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. ⁽³⁰⁾

4.8.3 Despite Boreham Street having a history of providing trades and services, there are few remaining shop fronts within the village. Most of the buildings that had an earlier trade use have been converted to residential use and/or did not require shop windows. The remaining shop windows are the former butcher's shop to the front of The Baldocks and the shop front to Scolfes tea rooms. It is not clear if the bay window to The Chestnut Tree was for an ancillary shop use.

30 For further information relating to historic shop front detailing, please refer to Chapter 13 of the Wealden Design Guide, 2008, or refer to any future equivalent Design Guide produced by the Council

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 Boreham Street contains a mixture of boundary treatments, comprising brick walls and hedges, with some use of fences and railings. Hedges are seen where there are larger setbacks from the road, whilst the houses sitting close to the road frontage tend to have low walls or picket fences, with no front boundary or a simple metal railing in some instances.

4.9.3 Many of the larger houses have high brick boundary walls, relating to their status but also perhaps for practical reasons as many were formerly used as farmhouses and it is in fact the area to the side of the house that is enclosed, representing a former yard or garden linked to the yard. The Smugglers Wheel and Boreham House are both examples of this. The high brick wall extending along the garden of Benbrigge House is a prominent featuring when entering the village from the west.

4.9.4 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 the village still has a very rural character of fields, hedges and trees, as well as the open landscape of the Pevensey Levels, which provides an important backdrop to the settlement. This is discussed further in Chapter 2.

5.2 Key Characteristics

Key Characteristics

- Trees form an important backdrop to the conservation area.
- Prominent tree specimens and groups of trees include those along Boreham Lane and marking long-established plot boundaries, as well as those within gardens.
- Hedgerows and trees are an important boundary feature.
- Important open spaces include the open land between houses to the west of the conservation area, large gardens and adjacent open fields.
- Views through the character area are generally along the roads extending through the settlement.
- Views across the wider countryside are also important, with the elevated position affording views from many different vantage points in the village across the High Weald.

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 The rural location of the village means that there is open countryside and some areas of woodland surrounding the character area. Trees form an important backdrop to the village where there are areas of woodland and smaller groves and shaws. Field boundaries and lanes are also lined with trees and hedges in this High Weald landscape,

although perhaps not as densely as in some areas, given the proximity to the low lying areas that soon become part of the Pevensy Levels.

5.3.4 Particularly prominent trees and groups of trees within the conservation area include those along Boreham Lane and marking long-established plot boundaries, as well as those within some of the larger gardens, such as Benbrigge House, Boreham House and the Coach House.

5.3.5 Hedgerows and trees are an important boundary feature throughout the conservation area and help to reinforce the rural location of Boreham Street within the High Weald. Hedgerows can often be fundamental in understanding the development of the landscape, being remnant boundary features which have remained after later development has taken place. The surviving plot boundaries in and around Boreham Street are especially noteworthy, with the northern rear plot boundaries having survived as a continuous boundary since the medieval period and the southern boundary still discernable, albeit with later alterations .

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, there is no public open space, but the open land between houses to the west of the conservation area, large gardens and adjacent open fields provide a sense of openness.

5.4.3 The open landscape making an important contribution to traditional open setting of the conservation area, with the rural location means that there is open countryside and woodland surrounding the conservation area.

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 Within the conservation area, the key views are along the roads extending through the settlement, many terminated by building.

5.5.4 Views across the wider countryside are also important, with the elevated position affording views from many different vantage points in the village across the High Weald. These include the extensive views of the open countryside to the north seen between buildings and across fields adjoining the road; long distance views across the countryside to the south either side of The Baldocks and Boreham Farm; and the panoramic views from the east side of Boreham Lane.

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6 Considerations for change in conservation areas

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 changes 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.

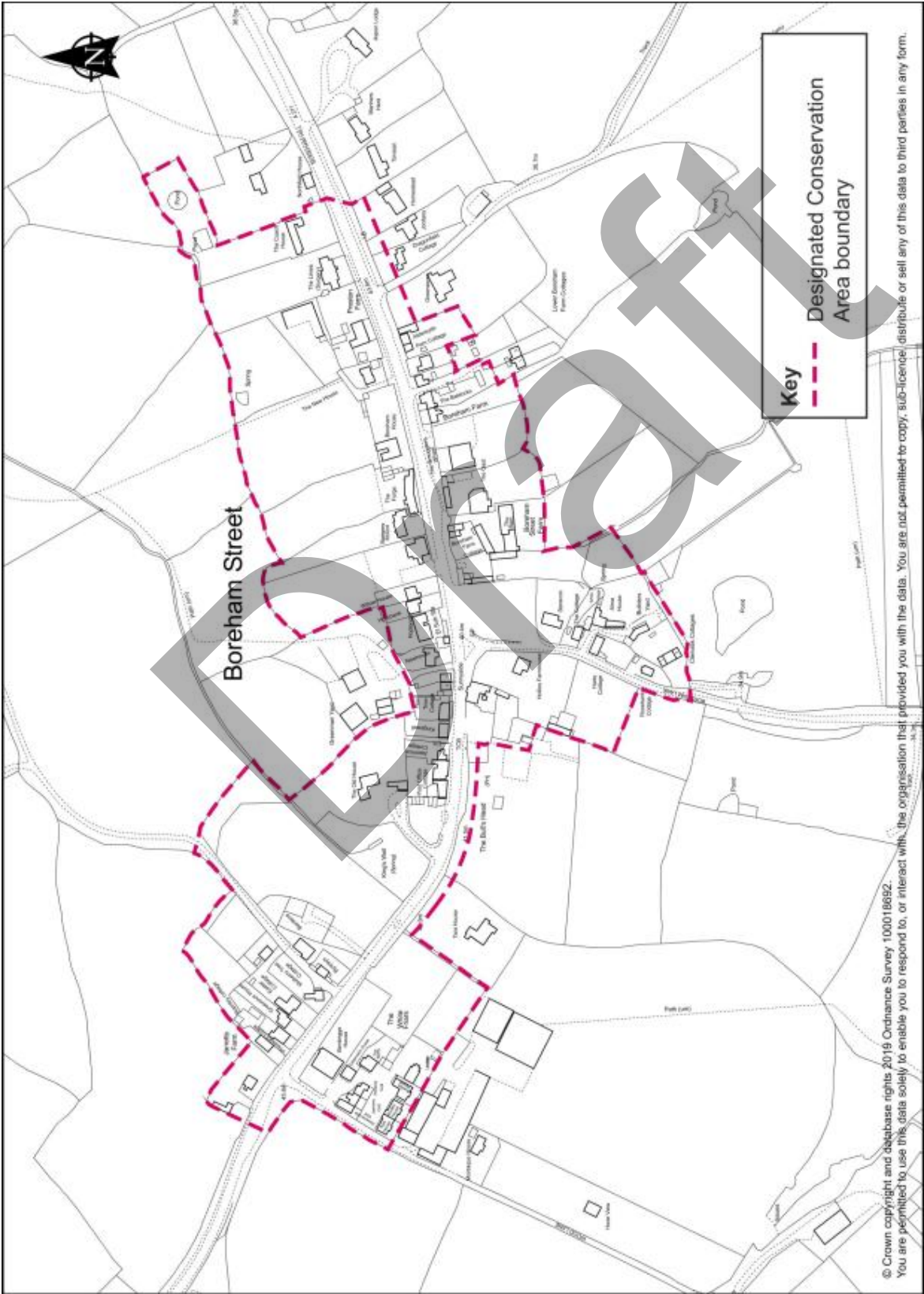
6.3 Key issues impacting on the character and appearance of the Conservation Area

Key issues impacting on the character and appearance of the Boreham Street conservation area

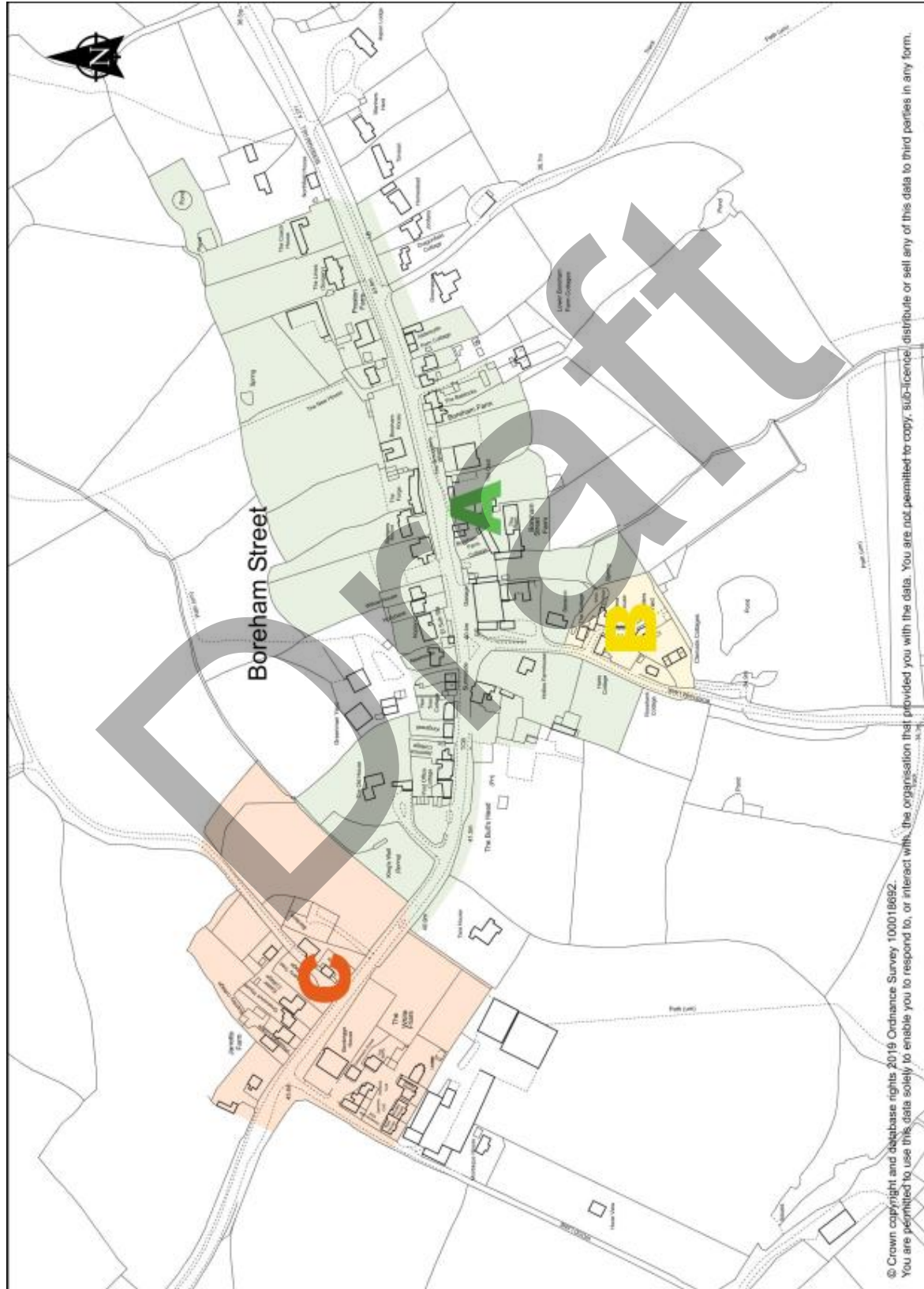
- Erosion of architectural detail.
- Inappropriately detailed window replacement.
- Scale, design and location of new development, including infill development and outbuildings.
- Light pollution.
- Loss of traditional boundary treatments.
- Highways works.

Appendix 1: Maps

1.1 Designated Conservation Area



1.2 Character Areas



1.3 Visual Appraisal

TO FOLLOW

1.4 Views

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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

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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.

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