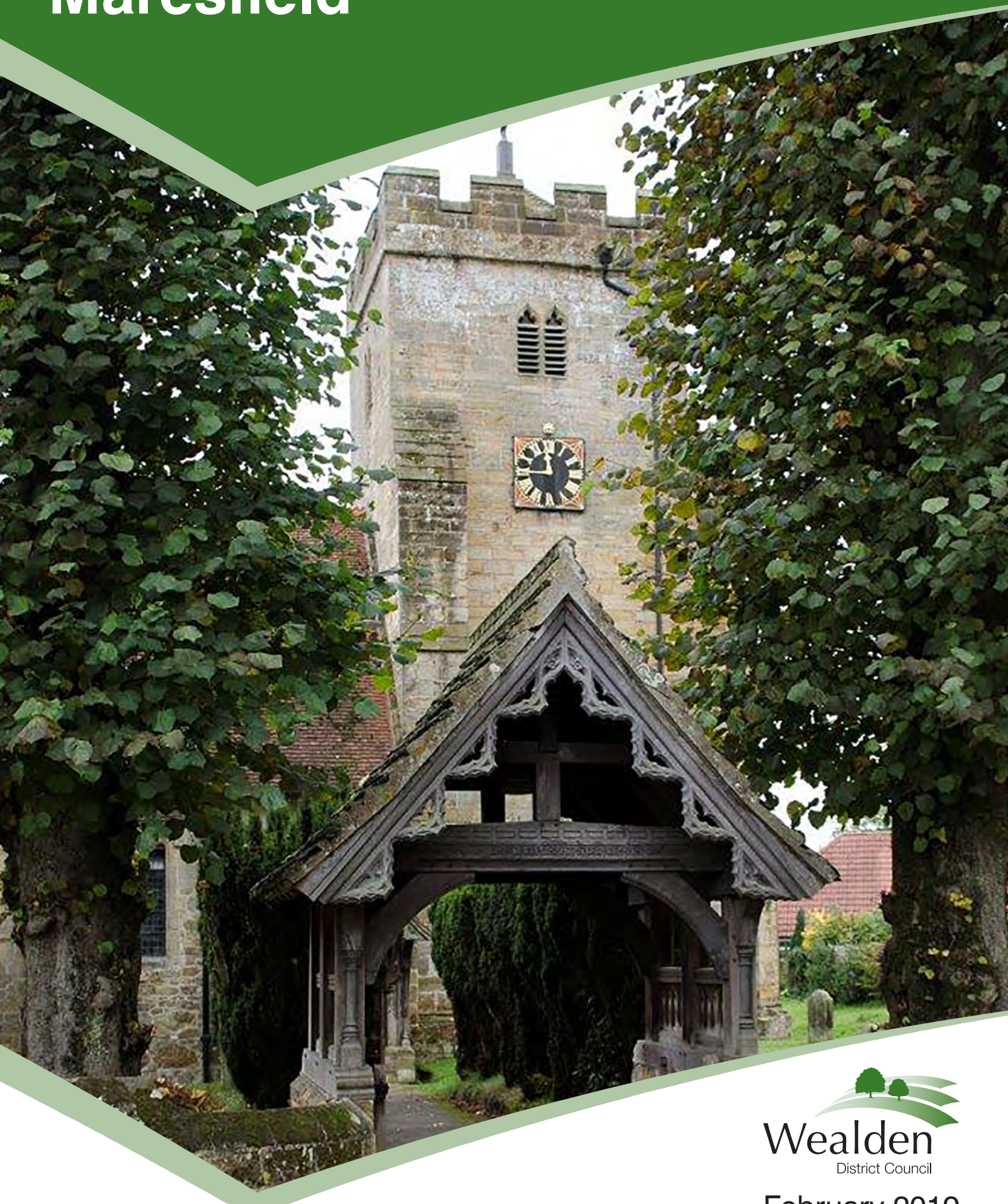
Draft Conservation Area Character Appraisal

Maresfield



Wealden
District Council

February 2019

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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_Conservation_Areas.aspx or scan the QR code below with your smart phone.

If you, or somebody you know, would like the information contained in this document in large print, Braille, audio tape/CD or in another language please contact Wealden District Council on 01323 443322 or info@wealden.gov.uk.

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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 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 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;

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- 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 Maresfield conservation area, designated in March 2017.

The character appraisals have been prepared in conjunction with policies concerning the historic environment, including the emerging Wealden District Local Plan. The weight to be given to the emerging Local Plan will be according to the National Planning Policy Framework. The conservation area character appraisal documents will assist in the planning decisions and be used in conjunction with Local Plan policies and any future Management Plan when assessing applications.

This document is for:

- Anyone interested in commenting on the draft character appraisal for the Maresfield 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.

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1 Background

1.0.1 Maresfield conservation area was originally designated in 1992 . The conservation areas was re-designated with an enlarged boundary in March 2017. The reasons for amendment of the previously designated boundary 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.

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St Bartholomew's Church and Lych Gate



2 Context

2.1 Introduction to the Conservation Area

2.1.1 The village of Maresfield is situated to the north of Uckfield and developed around the main London A22 route and east west A272. These roads have now been re-routed and the village is now bypassed. The centre of the village is dominated by the Parish Church of St Bartholomew, and has a core of medieval buildings.

2.1.2 The village sits within the wider Parish of Maresfield which had an overall population of 3,636 in 2011[1]. The economy of the village was formerly linked to the important iron industry in the area and also with agriculture and associated service industries. However, the village today is primarily residential in character, with substantial residential development having taken place on the outskirts of the historic core to the north and west in the 20th and 21st centuries, and is functionally a satellite community to Uckfield.

2.1.3 The village has community facilities comprising the church, village hall, primary school and Chequers Inn public house, as well as a post office and convenience store.

2.2 Setting

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

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

2.2.3 Historic England have published guidance on the setting of Heritage Assets, [3] which sets out an iterative approach to the assessment of setting. It is not the only approach that can be employed but it is a well-established approach that has stood up to examination at appeal including Public Inquiries. It is advised therefore that its advice and guidance should be referred to when considering development that may affect the

1 Source: 2011 Census, Office for National Statistics
2 Conservation Principles, Policy and Guidance, Historic England, April 2008, Principle 4.2
3 The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning:3, Historic England, March 2015

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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.

View south across Maresfield recreation ground towards the South Downs



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2.3 Topography and Landscape Setting

2.3.1 Maresfield is located within the High Weald Area of Outstanding Natural Beauty and on the southern edge of Ashdown Forest. The settlement is situated around 1.5 miles to the north of Uckfield, and has developed around a central road junction of the main north-south route leading from London down to the coast (formerly the A22), and the secondary western route through to Haywards Heath (A272). The junction also served a minor road descending to Underhill, now a footpath. The village was bypassed by road to the west in the 20th century, and this newer road provides a distinct separation of the settlement from the wider rural landscape to the west.

2.3.2 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', [6] 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.

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 [7]. 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 possible hammer ponds and iron working in the landscape.

2.3.8 Iron making was prevalent in the landscape around Maresfield, with evidence of Roman bloomeries having been discovered in the area. This influence dominates the present landscape in the form of hammer ponds, furnace sites and evidence of

4 Wealden Landscape & Settlement Character Assessment, Chris Blandford Associates, November 2014
5 Wealden Landscape & Settlement Character Assessment, Chris Blandford Associates, November 2014
6 derived from the Old English 'weald', meaning forest, and 'Andred' derived from Anderida, the Roman name for present-day Pevensey
7 East Sussex Historic Environment Record

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charcoal-burning. There is evidence for possible hammer ponds in the landscape through the Underhill area and it is likely that Underhill Lake is an enlarged pond that may well have served the Maresfield (Powdermill) furnace to the west. It is understood that the first cannon was cast in East Sussex in 1543, at a furnace in Buxted, a few miles to the southeast of Maresfield, by Ralph Hogge. By 1574, there were at least 77 iron furnaces working in the Weald, with five known iron furnace sites in Maresfield Parish: Oldlands, Old Forge, Maresfield (Powdermills), Hendall and Lower Marshalls; but the ironmaking industry within the Weald had largely died out by the end of the 18th century.

Former hammer pond in Underhill



2.3.9 Another local historic industry of note in the Weald is hop growing, which was introduced first by Flemish settlers in the 16th century, before becoming more prominent in the 18th and 19th centuries. Hops were brought back from Flanders in 1533, and had become a major industry by the 19th century. The most visible remains of the industry are the oast houses with their distinctive roundels and white cowls, which can be seen dotted around the High Weald. Within the conservation area, an oast house (now converted to residential use) is located at Park Farm, and the building retains two white cowls on the ridgeline which are particularly visible in views across the recreation ground.

High Weald Landscape

The history of the landscape is most evident in the:

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

Maresfield

2.3.10 The historic settlement setting is created by:

- an ancient landscape of regular and irregular piecemeal enclosure, with areas of cohesive and aggregate assarts to the north and west;
- an extensive area of historic, planned private enclosure to the northeast;
- scattered blocks of Ancient Woodland.

2.3.11 The landscape surrounding Maresfield falls within the Upper Ouse Valley County Landscape Character Area, a gently sloping landscape of low ridges and wider valleys covered by an intricate patter of streams and woods; and within the Central High Weald part of the Ouse Valley Landscape Area, characterised by a landscape of high ground with outstanding views from the ridge tops, across the heart of the high Weald.

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2.3.12 The village is also within the Fletching and Maresfield Local Landscape Character Area, which encompasses a patchwork of small to medium scale rolling arable and pastoral fields, interspersed with medium sized woodlands (including High Wood and Spring Wood), providing a sense of enclosure. **(8)**

2.3.13 The landscape around the conservation area still has a very rural character of fields, hedges and trees, which provides an important backdrop to the settlement with a clear visual separation maintained between the village and Uckfield to the south. The most significant feature within the surrounding landscape is the important backdrop to the village. To the east, this is the curving Shortbridge Stream Valley that runs through Underhill, with wooded steeply sloping sides, with an narrow open valley bottom and lake. To the south of the village, the open landscape setting has a very strong sense of place, with significant long distance views towards the South Downs, and strong inter-visibility with the historic core of the village. Features still visible in the landscape and around the conservation area provide evidence of earlier development and activity, such as hedges demarking field systems, ponds from former iron working, mature trees, isolated farmsteads and historic boundary treatments.

2.3.14 The distinctive characteristics of this landscape setting is further identified below:

Maresfield Landscape Setting Areas

To the north east:

- sloping landform and patchwork of small-scale ancient fields;
- linear tracts of Ancient Woodland and stream corridor.

To the south east:

- Linear settlement along road corridors;
- Ancient pastoral fields and mature hedgerows.

To the south west:

- Human influences in the landscape;
- Large-scale landscape pattern.
- To the west of the bypass:
- Linear patches of Ancient Woodland lining the key north-south stream corridor feature;

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8 Wealden Landscape and Settlement Character Assessment, Chris Blandford Associates, October 2014

- Valley landform.
- To the north, and to the west of the village (east of the bypass):
- Small-scale patchwork of ancient fields which are lined with mature hedgerows [9].

2.3.15 Within the conservation area, the significant natural feature is the topography, with the steeply sloping descent from the village centre into Underhill. The topography in the area has influenced the development of the village, with the core located on a plateau (around 60mOD). The eastern element of the village within Underhill is located on a steep scarp slope, descending to around 35mOD, a drop of around 25m in height over a short distance. At the base of the hill is a watercourse (Shortbridge Stream) which would have served the local industry in the area, whether iron making or ancillary agricultural services such as tanneries and forges. The location of the core of the village on higher ground affords particularly long distant views to the west and southwest towards the South Downs.

2.3.16 Noticeable man-made features within the landscape are St Bartholomew's Church tower, which is glimpsed in views throughout the conservation area and particularly from the countryside to the south; and the squat brick tower to the former rectory, glimpsed from land to the south and from the churchyard. The stone ha-ha wall between the field and former Rectory is a man made boundary between the natural landscape and the garden and associated domestic use, and is a important feature in the landscape.

2.4 Geology and Building Materials

2.4.1 Along with the whole of Sussex, the rocks of the Maresfield area are sedimentary. Descending the higher land of the High Weald towards the Low Weald, the rocks become younger. The geology is predominantly clay, with some areas of sand and natural stone outcrops, and this will have influenced the type of local building materials used to create the unique identity of settlements in the area around Maresfield. The clay ironstone, or siderite mudstone, provided ore for the Wealden iron industry and sites of post medieval forges and blast furnaces are also located in the vicinity of the village[10].

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9 Wealden Landscape & Settlement Character Assessment, Chris Blandford Associates, November 2014
10 Heathfield Historic Character Assessment Report March 2008

Natural stone outcrop in Underhill



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 Maresfield conservation area.

2.5 History of the Settlement

Prehistoric

2.5.1 Maresfield's history can be traced back about 5,000 years. In 3000 B.C. The Bronze Age reached Europe and part of a bronze axehead was found near Flitterbanks Farm, now located within Maresfield Park. A boat dug out from a log, found buried in the vicinity of the Shortbridge Stream in Underhill, and now preserved by the Sussex Archaeological Society in Lewes, is evidence of very early occupation and use of this landscape.

Roman and Saxon

2.5.2 Roman occupation of the wider area commenced in A.D.43 following the Roman invasion and coins have been found near Fairwarp and traces of a Roman bloomery at Park Farm, Maresfield, an early indication of an industry which reached its peak in Tudor times. There is also evidence for part of a Roman Road in Maresfield Park which would have linked London and Lewes and evidence for a Roman settlement in the vicinity of Park Farm.

The Saxons used the drove routes and woodland clearings of the Weald for the grazing and movement of animals.

Place Name and Doomsday

2.5.3 The village of Maresfield is not mentioned in the Domesday Book of 1085. There was certainly a settlement in the area by the 13th century, and there is documentary evidence for the name 'Mersfelde' in 1234, thought to derive from the old English word for open land with a pond or pool: Mere-feld. The Church of St Bartholomew has elements dating from the 13th century.

Markets and Fairs

2.5.4 The right to hold a fair at Maresfield was granted in November 1301 by King Edward I and in January 1332, King Edward III permitted a market to he held for the duration of the life of Queen Philippa, who held the manor at that time. By the 18th century, a fair was being held in early September for 'pedlary [11] and cattle'. [12]

Medieval and Manors

2.5.5 By the 14th century, the manor of Maresfield had passed to John, Duke of Lancaster (John of Gaunt), son of Edward III and Queen Philippa. The manor covered a wide area including Maresfield village, Nutley, Withyham West Hoathly and Fletching. The manor passed to John of Gaunt's son, Henry, who became King Henry IV, and remained a royal manor until it was granted by Henry VIII to Sir John Gage who lived at Firle Place in East Sussex. The manor of Maresfield remained in the ownership of the Gage family until it was conveyed to John Villiers Shelley esq in 1849. The sale included the Rectory; Park Farm; woodlands at Park Wood, Kingsfield Wood and Millpond Wood; Maresfield Millpond ; a water corn mill and surrounding land; Forge House and land, including the Forge Pond; and various other pasture, agricultural buildings and cottages in the village and surrounding area.

Late/Post Medieval and Industry

2.5.6 Maresfield became an important centre of the Sussex iron industry in the late medieval period and there were at least five known forges in the area, with associated man made landscape, including hammer ponds to power the furnace bellows. Ralph

11 (Items sold by a pedlar who travelled about selling his wares)
12 Gazetteer of Markets and Fairs in England and Wales to 1516 http://www.history.ac.uk/cmh/gazframer.html

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Hogge, though he retired to Buxted, spent his working life in Maresfield, casting the iron cannon which put England at the heart of the international arms trade. Maresfield was then a dirty, noisy place, with furnaces operating 24 hour shifts. By contemporary standards, it was a large village in this medieval period, with a curate helping the rector, a doctor in residence, a tannery, a fulling mill for the local cloth industry, a grain mill, shoemaker, butcher and a blacksmith, an inn and shops and a population approaching one thousand, including Frenchmen and Germans working in the iron industry. The Underhill part of the village was the industrial area, where the tannery and forge were located, and there is documentary evidence for a bloomery.[13]

Post Medieval Development and the Influence of Maresfield Park

2.5.7 The ending of the iron industry in the early 18th century coincided with the development of Maresfield Park, then owned by John Newnham who resided in the hunting lodge opposite the church, originally known as Strete House. This building was demolished in 1847 and replaced with the present Maresfield Park Lodge.

2.5.8 In 1814, Sir John Shelley and his wife inherited the Maresfield Park estate and made significant improvements to the main house which was called 'The Cross'. The coach road to London originally passed through a portion of the park and was redirected to enable the parkland to be fenced in its entirety. The importance of this south coast to London route route is demonstrated by the construction of the Chequers Inn as a coaching inn to serve the passing traffic and the milestone located at the crossroads.

Maresfield Park, 1910 (www.theweald.org)



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13 Wealden Iron Research Group

2.5.9 Queen Victoria visited the Shelleys at Maresfield Park in 1845 and a fine avenue of Oaks was planted in commemoration of the visit, some of which remain today in the Maresfield Park area of the village. Sir John passed the estate to his son, Sir John Villiers Shelley MP. After the death of his daughter, Blanche, the estate was sold to Count Alexander Munster of Derneberg, Hanover. In 1897 a piece of land was gifted to the village of Maresfield to be used as a recreation ground in commemoration of the diamond jubilee of Queen Victoria. The deed of conveyance was dated 1899 and inscribed on vellum. It was from Count Alexander Munster of Hanover, the owner of the Maresfield Park, to Maresfield Parish Council. The area of the recreation ground was demarcated by four stone markers at each corner and a commemorative stone and lamp at the entrance. The estate fencing to some of the boundaries still survives. To commemorate the occasion, the Empress Frederick of Germany, who was Queen Victoria's eldest daughter, came to Maresfield to plant an oak tree.

Education

2.5.10 The village school, located on the southeastern edge of the village and outside of the conservation area, is named after the Reverend Richard Bonner who was buried in the chancel of the church in 1692. The Rev Bonner left money for educational purposes for *teaching two poor children and a bible to one of the children*.[14] The original school was in Bonner's cottage, but when the National School [15] was built close by in 1819, the cottage was used as the School House, providing accommodation for the School Master or School Mistress. In the 1870s, the National School was rebuilt and the building has continued to evolve as the Church of England Primary School into the 21st century.

19th century trades

2.5.11 Towards the end of the 19th century, the 1882 Kelly's Directory lists the following facilities and trades in the village: a post office, national school, coffee rooms, grocer and draper, butcher, blacksmith, basket maker, auctioneer, corn merchant, wheelwright, shoe maker, innkeeper, nurserymen, saddlers, farmers and cowkeepers.

Underhill Smithy, 1906 (www.thewealden.org)



Post Office, 1924 (www.thewealden.org)



Maresfield Stores, 1924 (www.thewealden.org)



14 The History, Antiquities and Topography of the County of Sussex, Volume 1, 1835, (re-published 1974), Thomas Walker Horsfield.

15 A National School was a school that was set up by the National Society for Promoting Religious Education, an organisation which promoted "*Education of the Poor in the Principles of the Established Church in England*".

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20th and 21st Century

2.5.12 Until 1926, Maresfield was a largely agricultural village, and up to 1914, effectively in the ownership and control of the family in Maresfield Park House, initially the Shelley family and then Prince Munster. In 1915, by order of the High Court of Justice, the property owned by Count Munster, including Maresfield Park, became vested in the Public Trustee as custodian for England and Wales under The Trading with the Enemy (Amendment) Act 1914.

2.5.13 Maresfield Park became a military camp for the duration of the Great War and it became a training camp for Kitchener's new armies and a riding school for yeomanry units and housed 10,000 men in 1914. It was used by Canadian forces in 1917/1918 and in 1921, the Royal Corps of Signals was formed here.

2.5.14 The house at Maresfield Park was demolished in 1921 and the Park and estate houses were sold off in 1924 as reparation for war damage, the Park being broken up into housing plots. Only the former stable block and the lodge house survive.

2.5.15 Maresfield continued its connection with the military after the end of the Great War, and in World War II a large army camp was established in the vicinity of the current Ashdown Business Park to the west of the village. King George VI inspected troops at Maresfield on the eave of D-Day. The association with the military finished in c.1985 when the army camp was closed, but housing developed as married quarters for soldiers remains at Queen's Drive and in the southern part of Parklands.

2.5.16 Within the 20th century and early 21st century, housing development has continued to expand the village of Maresfield outwards from its core, outside of the conservation area boundary. In the north, Maresfield Park was developed within its former boundaries, with individually designed houses in large plots; to the west, after the Second World War, the Parklands estate was developed, followed by Forest Park, and development to the south of Batts Bridge Road, most recently, the Rolling Mill estate. A small amount of development has occurred on High Street (School Hill) to the southeast of the village core in the mid 20th century in the vicinity of the school.

Population

2.5.17 The population of Maresfield Parish in 1811 was 1,117 and rose steadily to a total of 2278 in 1911. The population was magnified hugely during the Great War with the presence of the army camp, and 1,380 military personnel were still in residence in the Parish in 1921, creating a total population of 3,610. Today, the population for the entire Parish is around the same at 3636 in 2011 [16].

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.

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16 Source:2011 Census, Office for National Statistics

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. The 1 inch to 1 mile map of Sussex produced in 1724 by Richard Budgen shows the village of Maresfield depicted as the church and small cluster of houses and mill and forge to the south on the steam.

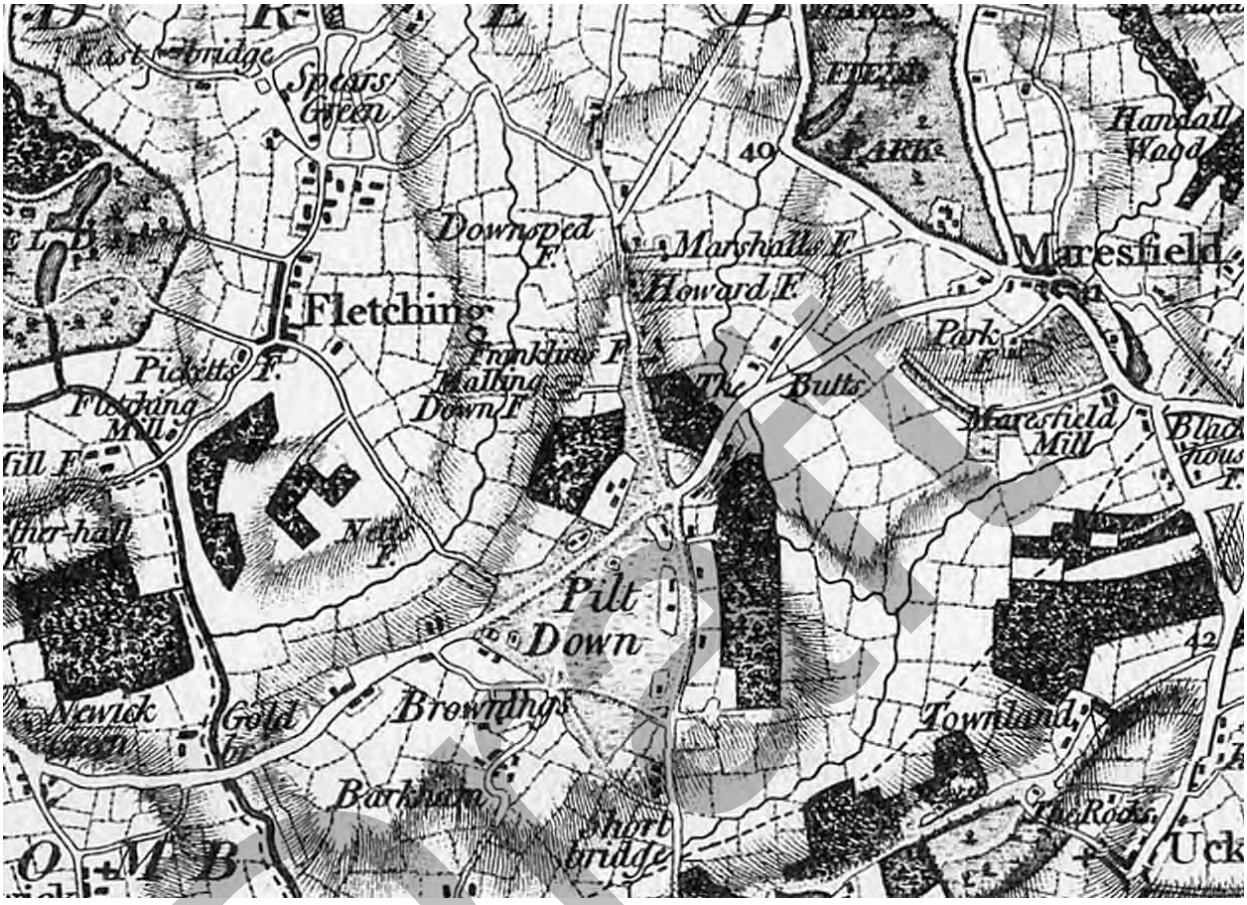
Map, c1724, Richard Budgen



2.6.3 By 1795, the 1 inch to 1 mile map of Sussex produced by William Gardner, Chief Surveying Draftsman to the Board of Ordnance and Thomas Gream, Surveyor to the Board of Ordnance, shows that Maresfield has grown in size, with additional built form depicted around the central crossroads and east into Underhill. Maresfield Park is shown as an enclosed area between the two parallel roads running north and Park Farm is also annotated. The map still shows Maresfield Mill, but all reference to the forge has now been removed.

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Map, c1795, Gardner and Gream



2.6.4 The Tithe maps, which date to approximately 1840, vary in quality and accuracy depending on the cartographer and state of preservation, but are a useful source of information, especially combined with the Tithe apportionment to identify owner, tenant and use. The tithe map from 1840 demonstrates that there was a nucleus of buildings around the central cross roads and the High Street, with dispersed buildings along Batts Bridge Road. At the time of the 1840 Tithe Map, the village of Maresfield comprised a core of development along the roadside within the centre of the village, in the vicinity of the church, and development at Underhill. Many of the buildings shown on the map to the south of the main crossroads remain, but few from this period survive within the remainder of the village in the vicinity of the church. Bix Cottage, Tumber House and Tudor Cottage on the northern side of Batts Bridge Road have survived and there is evidence that these properties are some of the earliest in the village, dating from the 14th century. Within the Underhill area, the 1840 tithe map shows a cluster of buildings, many of which remain today.

INSERT: TITHE MAP OF MARESFIELD

2.6.5 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.

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2.6.6 By the time of the first Ordnance Survey map of 1875, more buildings have disappeared, including the old Strete House, and adjacent buildings, opposite the church and replaced by the lodge house to Maresfield Park. The later 19th century 2nd and 3rd edition Ordnance Survey maps demonstrate that the village core expanded very little at this time, with new development taking place north of the original lane to Underhill, comprising Shelley Villas and Mount Pleasant.

2.6.7 ***INSERT: 1898 2ND EDITION OS MAP***

High Street, 1905 (www.thewealden.org)



Underhill, 1910 (www.thewealden.org)



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 [17]. This will also be helpful in assessing

17 HER East Sussex: http://thekeep.info/east-sussex-historic-environment-record-her/

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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 have been some recorded archaeological finds in Maresfield. Roman archaeology has been discovered in the village and comprises a Roman coin of 4th century origin, evidence of a Roman Road within part of Maresfield Park, and a Roman Bloomery and settlement in the area of Park Farm. There is evidence in parts of the core of the village, and in the Underhill area, of former buildings, both domestic and agricultural, that help to demonstrate the evolution of the settlement. There is also evidence in Maresfield Park of the army occupation during WWI and for the former buildings and structures relating to the estate.

2.7.6 Due to the potential of the huge impact of the iron industry on the landscape in this area, there is potential that unknown archaeological features will remain. This is particularly likely in the vicinity of Underhill. However, when considering the archaeological potential of settlements and the knowledge that the historic development of the settlements has evolved since at least the 13th century, with evidence for early buildings in the core having been demolished, it is important to recognise that archaeology often survives 19th and 20th century development.

2.7.7 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 [(18)].

2.7.8 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.

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18 National Planning Policy Framework

3 Character Appraisal

3.1 Introduction

3.1.1 Maresfield conservation area is formed of four character areas for the purposes of the appraisal and these are shown on the map in Appendix 2.

A. The central core of the village around the Church, including the setting to the south;

B. Underhill;

C. The Graveyard, Recreation Ground and setting, and residential development to the south east; and

D. Park Farm.

3.1.2 The four character areas relate to distinct areas of development within the village which have specific characters and history. The character areas may relate to different periods in the historic settlement of the village, but also take into account the impact of topography and landscape, and the impact of different uses.

3.1.3 This chapter of the appraisal describes each of these character areas separately and considers:

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

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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 core to the village.
- A significant number of 16th century or earlier buildings survive on the High Street.
- Later 18th and 19th century development is on the periphery of the core and within Underhill.
- Little modern infill development, with more recent development concentrated outside of the conservation area.
- Built form within the centre of the village is predominantly sited to the rear of the pavement.
- Most buildings within the conservation area in residential use.
- 15 listed building or structures of which St. Bartholomew's Church is listed Grade I and the Chequers Inn is listed Grade II*. The remainder are listed Grade II and are all in residential use.
- 12 buildings identified as being of local, vernacular or cultural interest.
- Older buildings within the core of the village are timber-framed, but have either been refaced with brickwork, which has been painted or rendered in some instances; or first floor areas have been tilehung, with brickwork facing to the ground floor.
- Domestic buildings are two storey in height, predominantly of brick, painted and rendered in several instances, with clay tile roofs, hipped or gabled.
- An important 19th century shop front survives on the High Street.
- Boundaries to plots that are not hard against the road, are generally formed by hedgerows, with some important brick walls in evidence. There are also several instances of use of low picket fencing and some metal estate fencing.
- Key buildings: St Bartholomew's Church; Chequers Inn; Lodge House; Brent House and Parkfield (former Rectory); Shelley Villas; 16th century group on

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the High Street; Bix Cottage, Tumber and Tudor Cottage; Forge Cottage; Underhill Cottages; and Purser Place.

- Key open spaces: Churchyard; Graveyard; Recreation Ground; land at Park Farm; land to the south of the Recreation Ground; land west of Park Farm Lane.

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3.3 Character Area A - The central core of the village around the Church, including the setting to the south

Introduction to the character area

3.3.1 This character area is formed by the core of medieval development within the village. It is located around the central crossroads and church and stretches a short distance along Batts Bridge Road to the west; along the High Street to the vicinity of the recreation ground in the southeast; and a short distance along London Road to the north of the crossroads. It also includes the field to the south of Park Field and Brent House, and west of Park Farm Lane, as this forms the setting to the core of the village. Built development predominantly fronts on to the roads, with outbuildings to the rear, with the notable exceptions being development to the south of the church.

3.3.2 The character area is bordered by development in Maresfield Park to the north and an area of allotment to the eastern side of the main road. It is also bordered by character area B, comprising Underhill to the east; the modern development along Batts Bridge Road to the west; and character area C comprising the important open space of the recreation ground and land to the west of Park Farm Lane to the south.

3.3.3 This part of Maresfield represents the earliest evidence of settlement. The church dates from the 13th century, however, evidence has been found for an earlier religious building on the same site. The earliest domestic buildings, Bix Cottage,Tumber House and Tudor House within this part of the village date from the 14th century, and lie on the north side of Batts Bridge Road. There is documentary evidence for a post medieval dwelling called 'The Old Stretehouse' on the site of the Lodge House, opposite the church. This earlier building was demolished in 1847 to make way for the 19th century lodge to Maresfield Park. The earliest surviving development along the southern part of the High Street opposite the Church, dates from the 16th century and comprises the group of buildings: No.29; Nos. 30,31 and 32; and No.33.

3.3.4 In the 18th century the original part of the Chequers Inn was constructed as a coaching inn at the crossroads, to serve the London to south coast route. Other development from this period includes the building comprising Sandrock and Faircombe, which would have represented the entrance into the southern end of the High Street at this period.

3.3.5 19th century development comprises the Lodge House and Shelley Villas to the north of the crossroads, and development of the dwellings on the southern side of the churchyard. The village reading rooms, now the village hall, appear by the 1897 2nd edition Ordnance Survey Map. Several of the older properties on the southern side of Batts Bridge Road disappear in this period.

3.3.6 To the immediate east of the church is the site of the Parsonage. The tithe map of 1840 shows a building on this site, but it appears that this burned down later in 19th

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century and was replaced by a substantial Gothic building of red brick and stone in 1872[19]. This building is now split into two dwellings: Brent House and Park Field.

3.3.7 It is not until the 20th century that the village expanded on any particular scale. However, within the historic core of the village, little modern development has taken place. There are two modern properties on the southern side of Batts Bridge Road, and a modern dwelling between Sandrock and the Graveyard on the High Street. A recent small scale housing development has been constructed on the edge of the core of the village, off Park Farm Lane. The development has been carefully designed to generally reflect the form and massing of buildings within the village and to maintain glimpsed views through to the Church tower. The use of weatherboarding on the new development is unfortunate, as this is not a common material used on dwellings historically within the village.

Landscape, setting and views

3.3.8 There are two open spaces within this character area comprising the churchyard to St. Bartholomew's and the open field to the west of Park Farm Lane. The churchyard is important in itself as the historic graveyard associated with the church. However, it is also important as the immediate historic setting of the church for archaeological purposes due to evidence for an earlier religious structure on site, and also forms part of the footpath network to the wider countryside to the south. The open field to the west of Park Farm Lane, south of the church is particularly important to the setting of the historic core of the village, and affords views through to the church tower. It also has a visually important relationship with the former Rectory, now Brent House and Park Field. The southern boundary of these properties is formed by a stone ha-ha wall, allowing uninterrupted views out of the grounds, but preventing grazing animals from trespassing. This type of boundary is an unusual feature and would indicate some form of historic relationship between the former rectory and this open field area, forming an intentional relationship between the two. Due to the type of boundary, there are important views across this open space, from the public footpath and also from Park Farm Lane, towards the former Rectory. It is also important that very little modern development has actually occurred to the south of the historic core, thereby retaining a more traditional setting of the village within the wider landscape and preventing coalescence with Park Farm, which has historically been separate to the village. The rural location of the farmstead has already been eroded by development to the west, and the retention of this important open space to the south of the former Rectory helps to maintain the historic separation and character.

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View across open space towards the former Rectory (Park Field and Brent House) showing ha-ha wall and glimpse of church



3.3.9 Throughout the core of the village views are generally gained along the roads, often terminated by prominent buildings such as the Chequers Inn, the Church and 24-26 High Street. There are significant views into the historic core of the village across the open field to the south of Park Field and Brent House. The most significant long distance view out of the centre of the village is from the top of the footpath to Underhill, looking east. This view is terminated by the dwelling 'Priors' which is located on the opposite side of the valley to Underhill.

3.3.10 Trees are also important within the character area and include the trees within the character area itself and those that can be seen from the adjoining character areas and in the wider countryside setting of the conservation area. There are several prominent 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. There are several mature tree specimens within the character area, with the most prominent being around 15 tall mature lime trees on the north and east boundary to the churchyard. These are a significant feature in views throughout the centre of the village. There is also a significant group of mature trees in the car park adjacent to the village hall which are also prominent within the village core. There are some boundary hedgerows to dwellings, particularly to those along Batts Bridge Road, and Straight Half Mile and these help to indicate a transition out of the historic core of the village. There is also some hedgerow remaining to the west and south sides of the churchyard.

Local built form

3.3.11 The church is the oldest non domestic building in the character area, dating to the 18th century, and Bix Cottage,Tumber House and Tudor House are the oldest domestic buildings, dating to the 14th century centuries. Many of the buildings, listed and unlisted, have not been the subject of archaeological survey and so dating of the buildings can be uncertain. Older buildings have often been re-fronted in the 18th-19th centuries, which has obscured earlier phases and timber framing. Many of the buildings in the character area date to the 17th-19th centuries or earlier, with some re-fronted in the 18th-19th centuries.

3.3.12 The buildings in the character area almost all front onto the roads through the village with facades running parallel with the Highway. This is particularly noticeable in High Street where the buildings are immediately adjacent to the footpath. Along Batts Bridge Road and London Road, buidlings are generally set back from the road with front garden areas and traditional boundary treatments. Plot sizes are quite variable and the buildings themselves vary from adjoining cottages to detached cottages and larger houses.

3.3.13 The mix of periods of building can be identified, to some extent, by the uses of building materials, although many of the buildings in the village thought to be of earlier timber framing have been refronted in brick and hanging tile. The buildings are in a mixture of materials, including red brickwork, some with grey brick header chequered decoration, tile-hanging, painted brickwork or render and stone. Roofs are predominantly covered with clay plain tiles, with very little use of slate. There is no use of weatherboarding.

3.3.14 Traditional boundary treatments within the character area prevail, including hedges, brick walls and a few instances of picket fences, decorative iron railings and gates, and some estate fencing. Important walls include those to the churchyard, Old Timbers, the Lodge House, Maresfield Court and Faircombe; and the ha-ha to Brent House and Park Field.

Listed buildings

3.3.15 There are eight listed buildings in the character area. Several of the listed buildings are split into more than one dwelling. The Parish Church of St Bartholomew is listed Grade I; the Chequers Inn is listed Grade II*; and the remainder are listed Grade II. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal does not diminish their significance.

3.3.16 The church of St Bartholomew is located in the centre of the village and surrounded by a churchyard containing monuments of various dates and the village war memorial. It dates from the 13th century, with later additions, but was heavily 'restored' in the Victorian era, and the transepts added. It is constructed of local stone, in a mixture of coursed ashlar and more random infill layers. It has a pitched roof over the chancel, north and south transepts, and aisled nave, and has a stone tower to the west end, probably dating from the 15th century, which houses a peel of eight bells. The windows

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are generally in the perpendicular style, with stone tracery to the larger examples. The north porch to the nave is the main entrance into the church, and has a Horsham stone slate roof and decorative Gothic style pierced barge boards to the gable. Particularly interesting detailing includes decorative iron box profile guttering; and the decorative iron door furniture to the external timber door to the north transept. Sir John Villiers Shelley of Maresfield Park is buried in the churchyard.

St Bartholomew's Church - south elevation



3.3.17 The Chequers Inn dates from the 18th century and is a substantial three storey Georgian brick building with hipped tiled roof, located in a prominent location on the eastern side of the main road junction in the village centre. The building was originally a coaching inn on the route between London and the coast. The symmetrical front elevation is characterised by the ground and first floors with original sixteen pane vertical timber sliding sash windows with prominent keystones rubbed brick arches. The entrance door is central with an elaborate door surround comprising Doric pilasters and double cornice, with sash window above to the first floor. The second floor is typically less important in the visual hierarchy of the front elevation, with smaller four over eight vertical timber sliding sash windows above a painted string course. A later extension to the south of the original building is appropriately recessed so as to allow the form and character of the original Georgian building to be fully appreciated. To the rear of the main building, several of the original outbuildings to this coaching inn survive and are important to the historical context of the use and to the development of the core of the village as a whole. The buildings have been sensitively converted to modern uses in conjunction with the main building.

The Chequers Inn



3.3.18 Bix Cottage, Tumber House and Tudor Cottage are a range of buildings, once forming a single house, fronting on to the northern side of Batts Bridge Road at what would have been the original western entrance into the village. The buildings have been surveyed relatively recently and the earliest parts within Bix Cottage date from the late 14th century. The range of buildings has been altered over the intervening period in the 16th and 18th centuries, and latterly in the 19th and 20th centuries, but the earliest parts would have comprised a 14th century hall house with service bay to the west, a two bay central open hall and parlour bay to the east. A limited amount of the original timber framing is still evident internally, and a brick facade was added to the medieval buildings in the 18th century. The windows and doors were subsequently altered in the 19th and early 20th centuries. Although there has been substantial changes made to what was a 14th century hall house, the core of the building is a remarkable survival and demonstrates the evolution of earlier properties throughout the centuries.

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Bix Cottage, Tumber House and Newnham Cottage



3.3.19 There is a significant group of buildings dating from the 16th century in the High Street to the east of the church. This group includes Number 23, 30, 31,32, and 33. All of these buildings are timber-framed, but have been refaced in brick, painted in some instances, and with some tile hanging to first floor areas. Within this group of buildings are examples of traditional detailing, including horizontal sliding sash windows, a 19th century shop front, and porches with decorative barge boards.

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Village centre



3.3.20 At the southeast end of the character area, to the north of the High Street, are Faircombe and Sandrock. This is an 18th century two storey brick building that has been divided into two dwellings. It has a symmetrical frontage, with central door and porch with decorative iron columns and brackets.

3.3.21 Shelley Villas are two pairs of red brick, slate roofed,19th century cottages in Tudor Gothic style. The original detailing of each pair has remained remarkably intact and they help to form the northern entrance into the historic core of the village. These buildings are particularly significant for their relationship to the history of the village and connection with the Shelleys of Maresfield Park. The facade to each pair has parapets with two small gables with stone capping and ball finials. The brickwork in the gables runs parallel with the angle of the roof and sits above a projecting moulded stone string course. The windows are diamond paned cast iron casements with stone mullions and surrounds. The entrance porch for each property is located at the side and mirrors the parapet and gable detailing to the front facade, with the doors within a stone surround. A large central brick chimney stack with four pots serves each pair, with a subsidiary two stack chimney to the rear of each dwelling. Within the front gable for each property is a plaque with the date 1846 under an insignia comprising the letters JSV for John Villiers Shelley, and above the front doors, in the small gable, is a stone trefoil detail.

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Shelley Villas



Key unlisted buildings or structures

3.3.22 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 Old Heathfield and Cade Street conservation area, and contribute to its wider historical value [(20)]. 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.

3.3.23 Key unlisted buildings or structures have been identified in the character area dating from the 17th to early 20th centuries. 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.

20 Conservation Principles, Policies and Guidance, Historic England, April 2008

3.3.24 There are two particularly significant and important unlisted buildings in the current conservation area. These buildings have a Gothic style of architectural detailing dating from the 19th century and are the Lodge House in the centre of the village, and the former Rectory, which is now Park Field and Brent House.

3.3.25 The Gothic style stone Lodge House to the northern side of the central road junction was built as the entrance lodge, with gateways and gates to Maresfield Park around 1847 by Sir John Villiers Shelley. Although the building has been extended and altered, predominantly in the mid and late 20th century, it still retains an impressive presence within the centre of the village. The original southeast facade of the building is constructed of stone and retains much of its original detailing including a large four-centred carriage arch to the left, with a former pedestrian entrance under an arch, now incorporated within the residence, with a quatrefoil-shaped window above. To the extreme right of the original front facade is a steep gable with a first floor oriel window flanked by lancet windows on the ground floor. This building has been locally listed due to its social, cultural and historic interest to Maresfield village.

Maresfield Park Lodge



3.3.26 The former Rectory is located to the west of the Church. It was constructed in 1872 and is an amalgamation of a variety of Gothic architectural detailing, including a squat brick tower to the eastern end. The building appears to be constructed of two predominantly flat roofed ranges, running parallel to the north and south. Within the south range, the garden elevation is of brick with vitrified headers in a diaper pattern. It has a decorative brick cornice and stone mullion and transom windows, with brick relieving

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arches over with decorative herringbone brickwork above the stone window head. There is a multi-sided bay window towards the western end of this garden elevation, in brick, with stone mullion and transom windows, and a timber frame and stucco panel detail to the top. The northern range is of brick with tall decorative chimney stacks. At the eastern end is a multi-sided squat tower, with a stone four centred arch to the main entrance. The tower has flat roof with decorative corbelled brick parapet, stone window details to jambs and head, and vitrified header diaper decoration. To the south of the tower, on the eastern end of the garden elevation is a timber framed turret, with white stucco panels.

Other features of the character area

3.3.27 There are other notable features within the character area which add to the visual, historical and cultural interest.These include the lych gate to the churchyard; and an unusual cast iron milestone and the traditional black and white Sussex style timber finger post which are located prominently adjacent to the central road junction. The lych gate was erected at the turn of the 20th century and is of heavily carved oak, with a pitched tiled roof. The milestone was erected in 1754 and features four 'bow bells' in a vertical design under the number 41, being the miles distant to London. [21]. Additional important features include the lych gates associated with the churchyard; the war memorial, the iron lamp to the churchyard wall and an iron tombstone within the churchyard.

Bowbells Milestone



Lamp on churchyard wall



Lych gate



3.3.28 Some areas of historic surfacing to pavements survive within the character area. These areas are an important visual feature of the streetscene and enhance the character and appearance of the conservation area. Areas of traditional brick paving, set at right angles to the road survive to the front of Tumber House and Newnham Cottage along to

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21 Historic Environment Record, East Sussex

the village hall; in front of The Chequers Inn; and is particularly prominent as the surfacing of the pavement to the front of No.s 29 through to 33 Church Street as the highway turns the corner.

3.3.29 There is a general lack of street furniture (historic and modern) in the village, which is characteristic of a rural location.

Sounds, smells, general activity and detractors

3.3.30 Sounds, smells and general activity also contribute to the historic character of conservation areas. Although the main road has been re-routed to the west of Maresfield, thereby bypassing the village, there is still a notable amount of vehicular traffic travelling on the minor roads in the village. This results in noise, disturbance and accompanying smells. These issues arise particularly at peak times during week days, and due to visitor traffic in the local area at weekends. The church is fortunate to have a ring of eight bells and this is a traditional sound, contributing to the character of the village.

3.3.31 Another notable feature of the village is the lack of street lighting, which contributes to the rural character and the darkness of the village at night.

3.3.32 The main detractor within the character area is the quantity of vehicular traffic travelling on the minor roads in the village.

Summary

3.3.33 In conclusion, this character area comprises the medieval core of the village, centred on the church and cross roads. The historic buildings, both designated and non-designated, are located around the church and adjacent to the original through routes in the centre of the settlement. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. Vehicular traffic is identified as the main detractor to the overall character of the area.

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3.4 Character Area B - Underhill

Introduction to the character area

3.4.1 This character area is formed by the development located predominantly at the eastern foot of the scarp slope in the area called Underhill in the village. The character area includes the development fronting on to Underhill Lane, and the footpath ascending Underhill to the village centre, which was formerly a small lane. The character area also includes the 19th century terrace of dwellings at Mount Pleasant, which, although accessed from Straight Half Mile at the northern end of the High street, are visible only in views across the Underhill area; and the area of private allotments to the north of Mount Pleasant, within the triangle of land formed by Underhill Lane and Straight Half Mile.

High Street entrance to Underhill



View east along Underhill path



3.4.2 This character area is bordered by the historic core of the village in character area A to the west; the boundary to the Graveyard on High Street within character area C to the south; open countryside to the east and northeast. To the immediate north is an area of private allotments, on sloping ground,

3.4.3 This part of the village appears to have developed in the late medieval and post medieval era and documentary evidence suggests that, with the proximity of Shortbridge Stream, this part of the settlement traditionally housed the industrial processes required to serve the population. This is likely to have included the forge and tannery, and is also evidenced by the existence of Forge Cottage and Tanyard Farm in the area. There is documentary evidence for a Blacksmith's workshop in Underhill, and this may have been adjacent to Forge Cottage, as a building is shown to have existed in this location on the 1840 tithe map. It is also possible that Underhill Lake area, to the south of the character area originally consisted of at least one hammer pond, that may have served the medieval iron industry in the area, and there is evidence for a bloomery in the area Wealden Iron Research Group. There is also evidence from the 1840 tithe map to show a number of agricultural buildings in the vicinity of Shortbridge Stream, also outside of the boundary of the conservation area.

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Landscape setting and views

3.4.4 There is no public open space within the character area, however, the backdrop of the open valley floor, with the steep wooded sides, the meandering course of Shortbridge Stream and the expanse of Underhill Lake, create an important rural and traditional setting to this part of the village.

View across landscape setting to Underhill



View through Underhill



3.4.5 The open space comprising the private allotment area to the north of Mount Pleasant is clearly the termination of the Underhill scarp slope and descends more gently from London Road to the west, to Underhill Lane in the east. It provides the setting to Mount Pleasant and affords significant views out of the village over the countryside to the southeast. The area is also identified as having possibility for previously unknown archaeological remains related to the development of the village.

3.4.6 Traditional boundary treatments within the character area prevail, including hedges, brick walls and rural post and rail fencing. Important walls include those to Forge Cottage and Tanyard Farm, and Hillside and Wisteria Cottage. There has been no erosion to traditional boundary treatments through the use of modern, less sympathetically detailed fencing.

3.4.7 Hedges are a particularly prominent boundary feature throughout Underhill along the roadside, and in conjunction with the wooded backdrop to the south of the character area, create a rural feel to this part of the village.

3.4.8 Views through Underhill are along the lane and footpath to the village centre. These views are often terminated by a building due to the bend in the lane at the junction with the footpath. There are more significant views out of the character area along and across the valley of Shortbridge Stream, and across the rear of Hillside and Wisteria Cottage, up the hillside to Mount Pleasant.

Local built form

3.4.9 The buildings are from a mix of periods, with the oldest thought to date to the 18th century or earlier, and others dating to the 17th-19th centuries, including later refronting

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of earlier timber framed buildings in the 18th and 19th centuries. Most of the buildings, listed and unlisted, have not been the subject of archaeological survey and so dating of the buildings can be uncertain.

3.4.10 The mix of periods of building can be identified, to some extent, by the uses of building materials, although many of the buildings in this part of the village thought to be of earlier timber framing have been refronted in brick and hanging tile, such as Forge Cottage. The buildings are in a mixture of materials, including red brickwork, some with grey brick header chequered decoration, tile-hanging, painted brickwork or render and stone. Roofs are covered with clay plain tiles, with no use of slate. There is also no use of weatherboarding. The buildings in the character area have front facades generally parallel to the lane, but set back behind verges and/or front gardens, the latter with traditional boundary treatments.

3.4.11 There has been no modern development of any note in this character area, and any modern structures are restricted to ancillary residential buildings such as garages and sheds. This lack of modern intrusion creates a very specific and important character to the Underhill area.

Listed buildings

3.4.12 There are three listed buildings in Underhill, all listed Grade II, and dating from the 18th century. These buildings are grouped together at the junction of Underhill Lane with the footpath to the village centre, and comprise Braeside, Forge Cottage, and the semi-detached Hillside and Wisteria Cottage. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal does not diminish their significance.

Braeside Cottage



Forge Cottage



Hillside and Wisteria Cottage



3.4.13 Forge Cottage is a substantial two storey hipped roof building of L-shaped plan, set back from the road behind a front garden with boundary brick wall, that may actually have elements pre-dating the 18th century having regard to the positioning of the windows at first floor. It is likely that there is an earlier timber frame structure within, which has been faced at a later date with brickwork to the ground floor and tile hanging to the first floor. It is likely that the original smithy building was located to the immediate east of the dwelling.

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3.4.14 Hillside and Wisteria Cottage are a single building, with white painted brickwork, pitched clay tile roof, and traditional six over six vertical sliding sash windows to ground and first floor. The northern ground floor window to Hillside is a simple side hung pair of casement windows, and the window to the front façade of the single storey extension is a three light metal small paned style. These dwellings were once the public house that served the Underhill area, and again it is likely that the core of the two properties is older, with later 18th century brick facing to the front.

3.4.15 Braeside is located at the junction of Underhill Lane with the original lane accessing the centre of the village, now a steeply sloping footpath. It is the only building in Underhill with local stone used in its construction, and it is interesting to note that natural stone outcrops are visible as the adjacent footpath cuts through the hillside. The stonework is visible at ground floor, with tile hanging to first floor.

Key unlisted buildings or structures

3.4.16 Key unlisted buildings have been identified as being of local, vernacular or cultural interest and are considered to be non-designated heritage assets due to their contribution to the character of the conservation area and are identified on the appraisal map. Omission of description in this character appraisal does not diminish their significance.

3.4.17 Two key unlisted buildings have been identified within the character area and these are Mount Pleasant and Underhill Cottages. Mount Pleasant is a terrace of early 19th century workers dwellings, set at the top of the hillside, to the rear of Shelley Villas in character area A. The terrace was in existence by the time of the 1840 tithe map, and the front façade faces to the east, with views across the Shortbridge Stream valley. Although there have been some later alterations to the terrace of buildings, and not necessarily in the most sympathetic manner, it is an important part of the social history of the village, and its basic form and character remains unaltered.

3.4.18 Underhill Cottages, located directly below Mount Pleasant, at the base of the hill, front on to Underhill Lane. They are an exceptional example of either late 18th century or very early 19th century workers cottages, in a terrace of four dwellings, which have remained unaltered. The terrace has two pairs of entrance doors to either end to serve the four dwellings. The front elevation comprises header bond in a decorative brickwork pattern, using burnt headers, with detailing picked out in red headers, including a string course at first floor and a diamond shape above the front doors to each pair of cottages. The casement windows are horizontal sliding sashes of six panes each, and the front doors are six panes over three recessed panels, with matching door furniture. These unlisted buildings enhance the conservation area, represent good local and vernacular detailing and represent the cultural history of the area.

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1 & 2 Underhill Cottages



Sounds, smells, general activity and detractors

3.4.19 Sounds smells and general activity also contribute to the historic character of conservation areas. This character area within Underhill is peaceful, with very little through traffic, and characterised by rural sounds and smells, background activity associated with dwellings and the occasional car or walkers using the lane.

3.4.20 The only particular detractor is the wirescape along Underhill Lane which can be particularly visually intrusive in places.

Summary

3.4.21 In conclusion, Underhill is located at the eastern foot of the scarp slope to the east of the village core and comprises development fronting on to Underhill Lane. The former vehicular route from the centre of the village is now a footpath. The historic buildings, both designated and non-designated are located predominantly on the western side of the lane, which is a quiet narrow rural road with hedged and treed boundaries, or traditional historic boundary treatments. The landscape setting to the character area includes man-made historic features relating to the former iron making industry of the area.

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3.5 Character Area C - The Graveyard, Recreation Ground and setting, and residential development to the south east

Introduction to the character area

3.5.1 This character area is formed by the 19th century graveyard to the north of High Street and the recreation ground to the south; as well as the land located between the recreation ground and Park Farm, and the three dwellings, with their gardens and outbuildings, located to the immediate southeast of the recreation ground. There is no built development of note, apart from structures relating to the recreation ground use and the three dwellings. Park Farm Lane is located outside the western boundary of the recreation ground and there is also informal parking at the side of this unmade track to serve the recreation ground users.

3.5.2 The character area is bordered by character area A, to the north; by modern development on the northern side of High Street to the northeast; by the medieval farmstead of Park Farm in Character Area D to the south; and by existing open fields to the southeast and south.

3.5.3 Character Area C is located outside of the historic core of the village. The 1840 tithe map shows no built form within this character area, with large fields between the High Street and Park Farm, and to the north, smaller individual parcels of land. The graveyard does not appear on the 1840 tithe map, but is in existence by the time of the 1st edition (1 inch scale) Ordnance Survey Map in 1875. The size of the graveyard appears to have altered between the 1st edition in 1875 and the 2nd edition Ordnance Survey map (1 inch scale) in 1897 to that in existence today. The recreation ground appears on the 2nd edition Ordnance survey map, but the three dwellings to the southeast are not in evidence until the inter-war period.

Recreation Ground



Graveyard



Landscape setting and views

3.5.4 The recreation ground and graveyard are both important open spaces within the village, from a historical and social perspective. To the immediate south of the recreation

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ground is an important area of open land, separating the recreation ground from Park Farm. This open field provides an important function, retaining the visual separation of Park Farm from built development and maintaining its relationship with the rural area, and therefore, preventing further erosion of its setting within the landscape.

3.5.5 The land forming the recreation ground was gifted to the village by the Count Munster of Hanover, the owner of Maresfield Park, for this specific use in 1897, in commemoration of the diamond jubilee of Queen Victoria. Four stone markers were erected at each corner of the recreation ground, and these still exist. There is also a decorative iron lamp at the entrance to the ground from the High Street. To commemorate the occasion, the Empress Frederick of Germany, Queen Victoria's eldest daughter, came to Maresfield to plant an oak tree in the vicinity of the recreation ground. The southern boundary of the recreation ground is marked by a continuous traditional metal estate fence, possibly dating from the time the land was gifted to the village, returning a short distance to the north along the western boundary. Elements of estate fencing survives within hedgerow on the west boundary and in the northwest corner of the ground.

Estate fencing to boundary of recreation ground



Boundary stone to recreation ground



Lamp at entrance to the recreation ground



3.5.6 The recreation ground is still well used today, and is home to a football team and a Stoolball team. This is an ancient English game, similar to cricket. It has a cricket pitch, a lawn bowls club, and a low key single storey pavilion building in the southwest corner, constructed of brick, with a fully hipped tile roof.

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3.5.7 Traditional boundary treatments include the estate fencing to the southern boundary of the recreation ground and hedgerows and trees, the latter of which both feature prominently on the northern boundary of the recreation ground with the High Street. Boundaries to the residential properties to the southeast of the recreation ground are hedged and treed.

3.5.8 There are prominent individual trees to the western side of the recreation ground. These trees are important in views throughout this area and help to represent the transition between the open space and development to the west and provide some visual containment to the recreation ground on the western side. There are also important individual trees on the southern boundary of the graveyard with High Street, and the wooded Underhill escarpment to the east provides a green backdrop.

3.5.9 Extensive views are gained across the recreation ground and field to the south. The views to the south are unrestricted by development and local topography, providing a significant and important vista to the South Downs. This reinforces the setting of the core of the village on the plateau above the valley to the east, and helps to maintain its traditional rural setting. There are also important glimpsed views back towards the church tower from throughout the recreation ground area and the land to the south.

Local built form

3.5.10 The buildings in the character area date from the inter-war period, with reuse and relocation of earlier building fabric in the case of Purser Place. The recreation ground pavilion is of later 20th century date.

3.5.11 The three residential buildings in the character area front onto a single private residential drive, and are set back behind wide verges and front garden areas.. The buildings are in a mixture of materials, including timber frame, brick, tile hanging and white painted weatherboarding. Roofs are covered with clay plain tiles, with no use of slate. The buildings in the character area have front facades generally parallel to the lane, but set back behind verges and/or front gardens, the latter with traditional boundary treatments.

3.5.12 There has been no modern development of any note in this character area, and any modern structures are restricted to ancillary residential buildings such as garages and sheds.

Listed buildings

3.5.13 here are no listed buildings within this character area, however,the small area of residential development is included to the immediate southwest of the recreation ground. This area of residential development comprises three dwellings that face towards the recreation ground and that are accessed via a private drive from the High Street.

Key unlisted buildings or structures

3.5.14 Key unlisted buildings have been identified as being of local, vernacular or cultural interest and are considered to be non-designated heritage assets due to their

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contribution to the character of the conservation area and are identified on the appraisal map. Omission of description in this character appraisal does not diminish their significance. Two buildings have been identified within the character area - Purser Place and Whitegates.

3.5.15 Purser Place, the northern dwelling located adjacent to the High Street, has a particularly interesting history. The fabric of the building appears to date from at least the 16th century, being close studded timber framing, although the dwelling is not shown on the 1840 tithe map as being present in that location. It transpires that this dwelling is formed of two earlier houses, Purser Place and Burke House, which were both moved from Wouldham in Kent, and rebuilt as the current Purser Place in 1937. A previous owner of the two buildings at Wouldham was Walter Burke, who had the distinction of being the purser aboard Victory at the Battle of Trafalgar and of having cradled Lord Nelson himself in his arms as the great man died. Purser Place has a traditional close studded, timber framed frontage, under a substantial hipped clay tile roof and enhances the character of this part of the conservation area. A simple traditional single storey outbuilding constructed of brick and a hipped clay tile roof sits to the north of the dwelling.

3.5.16 Whitegates, although constructed between the two world wars, is a property of very traditional form, style and materials. It is detached, with a hipped tiled roof, end chimney stack, white weatherboard to first floor, and unpainted brickwork to the ground floor. The windows are small side hung timber casements. This building forms part of the important trio of buildings to the southeast of the recreation ground, set within substantial plots with natural boundary treatments.

Purser Place



Purser Place - outbuilding



Whitegates



Other features of the character area

3.5.17 There are also other features of historic interest which add to the significance of the character area. The boundary stone with iron lamp at the entrance to the recreation ground is an important survival, particularly for the social history of Maresfield and the link to the gifting of this area to the village for community use.

3.5.18 The graveyard is surrounded by a low brick wall which is particularly prominent on the northern side of road. There is also a second iron lamp within the character area, located on the southeast corner of the graveyard boundary. The lamp was erected by public subscription to commemorate the coronation of King Edward VII and Queen Alexandria in 1902, restored in 1999 by Maresfield Conservation Group. Within the

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graveyard, there is a remarkable survival of decorative ironwork that has been used to demarcate graves, along with traditional stone tombs or grave markers.

Iron lamp on graveyard boundary wall



Grave iron railings detail



Commemorative plaque under iron lamp



Gravestone and railings



Sounds, smells, general activity and detractors

3.5.19 Sounds smells and general activity also contribute to the historic character and significance of the current conservation area. Activity in this area is mixed. The graveyard is generally peaceful, but suffers from some noise intrusion from vehicles using the High Street to the south. Activity in the recreation ground area is represented by the mix of uses of this land, including sports games, walking, and children playing. Vehicular activity

is generally limited to the High Street, and parking areas on the northern and western sides of the recreation ground, as well as infrequent vehicles accessing Park Farm along the lane.

Summary

3.5.20 In summary, this character area comprises areas of 19th and early 20th century expansion of Maresfield to the southeast of the village centre, including the recreation ground and graveyard. Two options to extend the current conservation area boundary in this area have been identified, to include the three dwellings to the east of the recreation ground, and the open land to the south between the recreation ground and Park Farm.

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3.6 Character Area D - Park Farm

Introduction to the character area

3.6.1 Character Area D is formed of the medieval farmstead of Park Farm, located to the south of the village core and recreation ground and which has historically been separated from the settlement by open fields. The group of three main buildings comprising the farmhouse and converted barn and oast are accessed via an unmade track which runs along the western boundary of the recreation ground from High Street.

3.6.2 The character area is bordered by area of open space in character area A to the north, and by modern development to the west and north west; and by Character Area C, particularly the open space and recreation ground beyond to the northeast. To the east and south lie open fields which provide views over the wider landscape.

3.6.3 Park Farm is a medieval farmstead, however, evidence has been found for earlier settlement to the immediate west, dating from Roman times. The plan form of the farmstead has survived intact, with the farmhouse, barn and oast forming a U-shape. The central area would have been the former farmyard associated with the agricultural use, however, this has now been landscaped, with mature trees dotted through the western part of the open area.

Landscape setting

3.6.4 Land directly to the north, south and east of the farmstead is undeveloped and therefore, the visual significance of the rural setting of Park Farm, in a position isolated from the village centre to the north, has been maintained.

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View across open setting to Park Farm



3.6.5 Modern development has taken place within a former field area to the immediate west and north west of the farmstead, and a 19th century cowshed associated with Park Farm was demolished to make way for the new housing estate. To the immediate north east of the farmhouse, within the Park Farm environs, is a modern dwelling.

3.6.6 The land within the confines of Park Farm, forming the immediate setting to the three historic buildings, and the remnant of the original farmyard area, is identified as an important open space. Although this is not a publicly accessible space it is notable due to its historic relationship to the buildings and its role within the farmstead function.

3.6.7 The external boundary to the farmstead had been clearly defined through use of hedging and trees to the edges of the domestic curtilages of the four dwellings. Within the central former farmyard area, there is use of post and rail and picket fencing, and a low brick wall to define the garden to the Oast, and a hedgerow to create a private front garden to the farmhouse.

3.6.8 There is a significant group of mature trees within the western part of the open space to the front of the three buildings. These trees, along with a mature green boundary to Park Farm Lane, help to screen the listed farmstead complex from the modern development to the west.

3.6.9 Due to the tree screening on the edge of the open space, and the treed and hedged boundaries to the properties, there are only glimpsed views into the farmstead, or out across the open countryside.

Local built form

3.6.10 The buildings are from a mix of periods, with the oldest is the farmhouse thought to date to the 15th century (timber frame re-fronted with brick and tile hanging); the barn dating to the 15th century, and the stone faced oast dating to the 18th century. However,the buildings have not been the subject of archaeological survey and so dating of the buildings can be uncertain.

3.6.11 The buildings in the character area front on to the u-shaped former farmyard area, now landscaped and treed.

Listed buildings

3.6.12 There are three listed buildings within the farmstead, all listed Grade II and all now in domestic use. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal does not diminish their significance.

3.6.13 The earliest part of the farmhouse dates from the 15th century, constructed of timber frame which has been tile hung. Later additions are also tile hung, with some brickwork evident at ground floor, and the windows all of a side hung casement type. The roofs are a mixture of gabled, hipped and half hipped construction, demonstrating the evolution and development of the building over the centuries.

3.6.14 The large barn, located on the southern side of the former farmyard area, dates from the 18th century. It is timber-framed, with black weatherboarding, on a stone base, and has a half hipped tiled roof. Attached to the western elevation is an L-shaped single storey weatherboarded stable building, with clay tile roof, also part of the conversion. The design of the conversion to residential use has retained the important full height openings to the north elevation.

3.6.15 The converted oast, on the northern side of the former farmyard, dates from 1755 and is a substantial L-shaped building constructed of coursed local stone, is two storey in height with a stone eaves cornice and half hipped tiled roof over. Tile hanging has been used in the half hipped gables. The oast kiln was located at the northern side of the building and two cowls survive.

Park Farmhouse



Park Farm Barn



Park Farm Oast



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Key unlisted buildings or structures

3.6.16 There are no key unlisted buildings or structures in the character area.

Sounds, smells, general activity and detractors

3.6.17 Sounds smells and general activity also contribute to the character of conservation areas. There is very sporadic vehicular traffic along Park Farm Lane to the farmstead, and activities are typical of the rural sounds and smells and associated sporadic residential activity. There is some disturbance of the rural character of the area due to the new development to the west of Park Farm, however, this is predominantly screened from the farmstead by mature tree cover, thereby reducing any particularly adverse impact.

Summary

3.6.18 In summary, the Park Farm farmstead, including the Farmhouse, Barn and Oast, with the associated curtilages and open space, forms part of the agricultural history of the settlement of Maresfield, and survives relatively intact in plan form. The visual significance of the rural setting of Park Farm, in a position isolated from the village centre to the north, has been maintained

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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

- Most of the older buildings in the area are constructed of materials from local sources.
- The predominant wall construction material is brick, with some plain tile hanging to first floor. There has been little use of local stone, and weather boarding is not a common historic material in this village.
- Older timber framed buildings have been refaced in brick, often with tile hanging to first floor.
- Roofs are mainly gabled, with some hipped, and clay tiles are the main roofing material. Slate is not a common historic material in this village.
- Windows and doors are generally traditionally designed.
- Window styles are generally a mixture of simple side hung casements and vertical sliding sash windows, depending on age and construction of the building.
- The majority of the doors to domestic properties in the conservation area are either traditionally detailed plain planked or six panel timber doors.
- A single traditional shop front survives.
- Brick boundary walls and metal fencing contribute to the character of the area.
- Hedges are important enclosure features.

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4.3 Architectural Form and Layout of Built Form

4.3.1 The village of Maresfield has developed around the central crossroads, creating a core of historic development along London Road and the junction with Batts Bridge Road. Within this part of the village, the historic buildings sit towards the front of plots, generally hard against the road frontage, with little space between built form. There are few front garden areas to the early historic buildings, with the exception of Bix Cottage, Tumber House and Tudor Cottage, with the gardens predominantly set to the rear. The principal elevations of older buildings address the street frontage and, in the case of Church Cottage, faces onto the churchyard. St. Bartholomew retains its traditional open setting within the churchyard. Later 18th and early 19th century buildings such as Shelley Villas and Sandrock and Faircombe have small front garden areas, providing a buffer to the pavement. Within Underhill, properties are in a mixture of locations within their plots, depending on their previous uses, with some hard against the roadside, and others set back with front garden areas.

4.3.2 Later development to the west of the church and within the conservation area does not follow the traditional layout, with buildings set back from the road, in large plots, with some backland development. Principal elevations also do not generally face onto the road or the church.

4.3.3 Within the core of the village, the vernacular buildings are generally smaller semi-detached and terraced properties of two storeys in height. There are one or two larger higher status properties such as the Chequers Inn and Parkfield and Brent House.

4.3.4 Within Underhill, the properties predominantly face on to the road, but are not necessarily hard against the road frontage. The plot sizes are not uniform and are influenced by the topography of the area. There is a variety of built form from the smaller terraced properties, small detached and semi-detached cottages, and larger farmhouse style detached houses, representative of the former use and status of the buildings. All the buidings are two storey in height and the low density nature of this part of the village is in contrast to the higher density within the core of the village.

4.3.5 Outlying development at Park Farm and to the southeast of the Recreation Ground is characterised by large buildings within spacious plots.

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 many of the buildings in the village thought to be of earlier timber framing have been refronted in brick and tile. The buildings are in a mixture of materials, including red brickwork, some with grey brick header chequered decoration, tile-hanging, render and stone. Roofs are predominantly covered with clay plain tiles, with

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some use of slate. There is little use of weatherboarding, and this is mostly limited to outbuildings in the village.

Brick

4.4.2 There are between 6 and 10 limekilns recorded on the 1st Ed. O.S. map for Maresfield[22] A limestone mine is recorded at the very north boundary of Maresfield , on or close to the Hartfield boundary south of Ashdown House, and it is likely that the Purbeck limestone beds were reached where streams had cut deep through the overlying Ashdown Beds formation.

4.4.3 Although there are domestic buildings surviving from the 14th - 17th centuries within the village, which would originally have had externally visible timber frame with rendered infill panels, these structures have all undergone later re-facing with brickwork in the 18th century to create a more 'modern' facade.

4.4.4 The 18th and 19th century brickwork construction is of Flemish bond, where bricks are laid in a stretcher, header, stretcher pattern creating a 'chequer board' effect, and a particularly good example is the front elevation of the Chequers Inn. Flemish bond often has darker decorative glazed or 'vitrified' headers, where the brick surface is heated to such an extent that the sand facing turns to glass, which highlights the unique pattern created by this bond; numbers 24-26 High Street are a good example.

4.4.5 On the higher status brick buildings, such as the Chequers Inn, window heads are created using rubbed brickwork with very thin joints.

4.4.6 Brickwork can also be used to create decorative patterns, and this is evident at Underhill Cottages. The front facades are constructed in header bond using glazed bricks, but at first floor to each pair of cottages is a diamond shape, picked out in red headers. The windows and doors are surrounded in red brickwork and the first floor is delineated by a band of red bricks. The former Rectory, now Parkfield and Brent House, is also a good example of the use of decorative brickwork, particularly to the south elevation. This elevation is in Flemish bond, but has a series of vertical diamonds picked out by darker glazed bricks, called diaper work. A decorative brick dentil course above a projecting brick stringcourse is at eaves level, and in the arched heads to windows, bricks are laid in a herringbone fashion.

4.4.7 Later, lower status buildings, were constructed in English bond, as evidenced by an outbuilding to the rear of the Chequers Inn. It is only in the 20th century that the modern 'stretcher' bond has come into general use, as brickwork generally provides a face to an internal blockwork wall.

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22 Historical Atlas of Sussex (Leslie and Short eds. Phillimore 1991) (the pre-1894 parish area).

Flemish bond and rubbed brick arch to window head



Flemish bond - use of dark glazed headers



Decorative brickwork



Diaper brickwork



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Brick dentilation course



English Bond



Tile Hanging

4.4.8 In conjunction with the 18th century refacing of earlier timber-framed buildings with brickwork, there is significant use of tile hanging to first floor areas. Similar to bricks, tiles would have been readily available locally due to the geology of the area. The tile hanging in the conservation area is plain, without any use of decorative tiles.

Tile hanging



Plain tile hanging at first floor level



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Painting and rendering of brickwork

Although brickwork remains predominantly uncovered, there are some examples throughout the conservation area of brickwork that has been painted or rendered. Where this has occurred, the paint work appears to be modern, but historically would have been a limewash to provide a sacrificial coat to the brickwork.

Stonework

4.4.9 It is interesting to note that there is very little use of local stone in the construction of buildings within the village, particularly considering that stone outcrops are still visible in the local landscape and on the edge of the footpath to Underhill. In fact, there are only four buildings within the village which demonstrate any significant use of local stone: the Church, the Lodge House, Park Farm Oast, and Braeside Cottage. Only two of of these buildings were originally constructed for domestic use. There are examples on some of the older buildings for the use of local stone for foundations, such as the former barn building to the rear of the Chequers Inn, and a stone plinth to the barn at Park Farm.

Church - stone detailing



Maresfield Park Lodge - stonework detail



Park Farm Oast - coursed stone



4.4.10 Where stonework has been used for construction, it has predominantly been cut into blocks, and laid in courses. This 'ashlar' stonework demonstrates the higher status of buildings such as the Church and the Lodge House to Maresfield Park. The use of ashlar stone on the oast house at Park Farm was obviously a demonstration of wealth. Decorative stonework elements have also been used on the church, including hood mouldings to doorways, and tracery within lancet windows. Of particular note, is the decorative stonework on the 19th century Lodge House. This includes a string course with carved stylised animal heads, interspersed with flowers and leaves; decorative hood mouldings to the arch and doorway; and eight small animal heads to the octagonal stone chimney.

4.4.11 In contrast, the stonework used in the ground floor construction of Braeside Cottage is not ashlar, being a mixture of size and shapes of stone, laid in a much coarser fashion, demonstrating the lower status of the 18th century cottage. There is also an example of random stonework on the north wall of the nave of the church and represents the earliest phase of building of the church in the 13th century.

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4.4.12 There are also examples of the use of decorative stonework to brick buildings. This stonework has been used to frame windows and doorways, and create moulded projecting string courses, as evidenced on Shelly Villas, the Chequers Inn and Maresfield Park Lodge.

Weatherboarding

4.4.13 It is also interesting to note that there is very little use of weather boarding to traditional domestic buildings within Maresfield. There are examples of infrequent use of the material to ancillary buildings, as evidenced only by that at Park Farm Barn, the outbuildings to the Chequers Inn, and on the extension to the village hall. Use of weather boarding in future modern development within and on the edge of the Conservation Area would be a significant departure from the traditional character of the area.

Timber framing

4.4.14 There is only one example of exposed timber framing at Pursers Place, located to the east of the recreation ground in the area forming one of the options for the extension of the designated conservation area. Pursers Place incorporates two earlier buildings, moved to this site in 1937 from Kent. The front element is a reconstructed 16th century timber framed dwelling with vertical close studding to ground and first floor.

Pursers Place



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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. There is very little use of alternative roofing materials throughout the conservation area, even on later 19th and 20th century buildings. The 19th century Shelley Villas and extension to the village hall are the only example of use of slate, probably due to the fact that the railways allowed the easier sourcing of such material. Use of slate in any future modern development within or on the edge of the conservation area should be avoided as it is not a traditional material in this location.

Horsham Stone Slate

4.5.3 The only other example of an alternative to clay tile, is the use of Horsham Stone slate to the roof of the north porch to the church. This is not a material that has common use within the Wealden area, and is more usual in West Sussex.

Traditional local clay roofing tile



Horsham stone slate on church porch



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Roof forms

4.5.4 Roof forms throughout the conservation area are a mix of full hips and gables, which creates an interesting and varied roofscape throughout the village. There is very little use of half-hip roof construction, the predominant examples being at Park Farm on the three listed buildings.

Chimney Stacks and Pots

4.5.5 Substantial brick chimney stacks survive to many of the domestic buildings. There are a few examples of more decorative brick chimney stacks to the former Rectory and Shelley Villas, and a particularly decorative stone chimney stack at the Lodge House. Chimney pots are an important part of the roofscape and should be retained. Those on buildings in Maresfield are generally plain orange/red pots of varying heights and it is noticeable that there is beginning to be a loss of this important feature throughout the conservation area.

Chimneys and pots on gabled roof



Chimneys and pots on a hipped roof



Decorative brick chimney stack with clay pots



Decorative stone chimney stack



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Rainwater Goods

4.5.6 There are some fine examples of traditional rainwater goods throughout the conservation area. The church has an unusual box profile cast iron gutter with decorative leaf and flower detailing, and square box profile down pipes. The Lodge House has moulded cast iron guttering and square profile down pipes which are fitted through the decorative stone string course. At Shelley Villas, the central downpipe between each pair of dwellings is fitted into a bespoke recess within the brickwork. There are other surviving examples of the less unusual half round cast iron gutters and round cast iron downpipes throughout the conservation area, but there is beginning to be a noticeable erosion of this important detail with the use of modern, less robust PVCu guttering and downpipes.

Decorative gutting and hopper head on church



Decorative guttering on church



Barge Boards

4.5.7 There is very little use of barge boards to roofs throughout the conservation area, with the majority of gabled roofs having small mortared verges. At Park Farm, there is use of barge boards to the half hipped roof on the Farmhouse, but this is a lone example. However, there is use of decorative barge boards on porches throughout the area, with particularly good examples on the north porch of the church, to the village hall, and to Nos 24-26 High Street.

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Plain mortared verge without barge boards



Decorative barge board



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 has been little intrusion of modern window detailing and materials within the conservation area. Therefore, the significance is the survival of historic detailing. This is predominantly through the use of traditional timber vertical sliding sashes; use of the more unusual timber horizontal sliding sashes (often called Yorkshire sashes); and use of simple side hung casement windows of timber or metal. There are examples within the conservation area of both earlier wrought iron, probably made locally, and cast iron, later Victorian, casement windows. These metal casements are identified by external hinges and decorative window furniture, such as the internal catch handles and stays. In the case of the later cast iron windows, these can be highly decorative, with diamond and trellis patterning. There are only a few examples of leaded lights to casement windows within the conservation area.

4.6.3 Within earlier domestic buildings, where the timber frame has been concealed by brick and/or ground floor brick and first floor tile hanging or weatherboarding, there is sometimes a mixture of window styles. Generally, the front elevation has uniformity in window style and, depending on when it was refronted and perhaps sometimes on the status of the building, has either all vertical timber sliding sashes, or all casement windows. Where the facade is full height brick, the predominant style of window is generally vertical timber sliding sashes, such as at No 23 and No 33 High Street. However, the earliest identified domestic building in the village, Bix Cottage, Tudor Cottage and Tumber House, which has been refaced in brickwork, has a mix of styles of timber casement window, with plain small paned and diamond leaded in evidence.

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4.6.4 Where the first floor of earlier buildings has been tile hung, the main style of windows within this upper element is either side hung single glazed timber casements or Yorkshire sashes. These small window types fit within concealed timber framing behind the tile hanging on these earlier properties, such as at Forge Cottage. The use of the simpler casement style windows is often replicated at ground floor within the refaced brick facade. The larger vertical sliding sash windows have sometimes been inserted at ground floor within the brick refacing. This mix of styles is particularly evident at numbers 30-32 High Street.

4.6.5 Later lower status 18th century buildings also utilise simple casements or Yorkshire sashes, and Underhill Cottages are a particularly good example. In addition, the side and rear elevations often display more of a mixture of window styles and often even if the front elevation has vertical timber sliding sashes, the side and rear elevation will contain casement windows. These small window types fit within concealed timber framing behind the tile hanging on these earlier properties,the rear elevations of the higher status buildings can often demonstrate the use of more simply designed windows, such as the use of the timber casement window with square leaded lights at the Chequers Inn.

Yorkshire sliding sash - closed



Yorkshire sliding sash - open



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Window - pegged frame with side hung casements with square quarries of glass within lead cames



Window - pegged frame with simple side hung casement window within concealed timber frame



Leaded lights in timber casement



Decorative metal window



4.6.6 A particularly decorative window detailing is found at the Shelley Villas properties. The windows in these 19th century dwellings are are of cast metal, which is diamond paned, with rectangular pane borders. It is interesting to note that the windows have

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been painted either black or white within the properties, and that the white painted windows are more visually prominent.

4.6.7 Within the 18th century or higher status buildings within the village, small paned timber vertical sliding sash windows are the prevalent style, as evidenced by the Chequers Inn (eight panes over eight), and the former public house at Wisteria and Hillside Cottage (six panes over six).

Eight over eight vertical sliding sash window



Six over six vertical sliding sash window



4.6.8 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. There are not common in the conservation area, but larger panes can be seen at Sandrock, where the sashes have two panes over two.

4.6.9 The use of stone mullion windows within the conservation area, is not common. The most obvious use of stonework for windows is at the church, and the examples range from early English style, to the later perpendicular style with decorative stone tracery. However stone mullion windows have also been used on individually designed residential properties, such as at the former Rectory (Parkfield and Brent House) and the Lodge House. At Parkfield and Brent House, large paned stone mullion windows are the prevalent window style. The Lodge House has a first floor stone oriel window and a small stone trefoil window.

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Stone mullioned windows



4.6.10 The use of non-traditional materials, such as PVCu has begun to replace 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 to domestic properties in the conservation area are either traditionally detailed plain planked or six panel timber doors. However, of particular note is the 18th century door case and door to the front facade of the Chequers Inn, which has Doric pilasters to either side and a double cornice above. In addition, the 19th century

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Shelley Villas all retain identical vertical planked arch headed doors, with beading to the planks and decorative metal strap hinges. Each door retains a vertical cast metal letterbox with integral door knocker, and decorative door handles.

Six panel door



Chequers Inn - doorcase and door



Planked door



Shelley Villas - door



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4.7.3 Also of note is the door to the west elevation of the northern transept of St Bartholomews. This door has particularly decorative iron hinges with flower and leaf motifs.

Church door



4.7.4 Fortunately, the use of non-traditional materials, such as PVCu, has not yet begun to replace traditionally detailed timber doors within the conservation area to any great extent, although some replacement timber doors are out of character. 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 often 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

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areas of plate glass as this material became more widely available, changing the scale in the design of shop fronts. [23]

4.8.3 There is one remaining example of a 19th century shop window within the village at number 30 High Street. It has a recessed central door, two pane decorative arch headed shop windows to either side, with a simple brick plinth, all under a plain sign written fascia. This is an important and significant survival within Maresfield and is prominent in the street scene.

Historic shop front



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 the area. Many historic boundaries remain, defining the original plot sizes, and are natural or man made.

4.9.2 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 the area. Many historic boundaries remain, defining the original plot sizes and are natural or man made.

4.9.3 Boundary treatments are a mixture of brick and stone walls and hedges, and occasional use of picket fencing, decorative iron railings and gates, and estate fencing. On the edge of the village, there is use of traditional post and rail fencing to demarcate the edges to fields.

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23 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

4.9.4 Important walls within the conservation area include those to the churchyard, graveyard and Forge Cottage, and to the rear of the Chequers Inn.

Church wall with lych gate



Graveyard wall and gate



Boundary wall at Chequers Inn



Boundary wall at Forge Cottage



4.9.5 A very unusual boundary treatment forms the southern boundary of the former Rectory, now Parkfield and Brent House. This boundary is formed by a stone ha-ha wall, which provided an invisible separation between the garden to the former Rectory and the

field beyond, but created a physical barrier to farm animals to prevent access to the garden area.

Ha-ha wall to the garden of Parkfield and Brent House



Ha-ha wall



4.9.6 Traditional metal estate fencing still survives to the southern boundary of the Recreation Ground and partially to the eastern boundary.

Estate fencing on boundary of recreation ground



Estate fencing in SE corner of Recreation Ground



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4.9.7 There are some instances of use of decorative metal fencing and associated gates to property boundaries. Particular examples are those to Sandrock, and at Shelley Villas.

Gate and railings at Sandrock



Gate and railings at Shelley Villas



4.9.8 The majority of properties, including the few modern dwellings within the conservation area, have retained an historic method of defining the boundary using hedgerows or walls, with occasional use of traditional picket fencing. There is an unfortunate move towards close boarded fencing of various heights and styles in one or two places. This is an alien feature, detracting from the historic character of the area, and should be discouraged.

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4 Architectural Form, Detail, Materials, Textures and Colours

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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 conservation area still has a very rural character of fields, hedges and trees, which provides an important backdrop to the settlements. This is discussed further in Chapter 2.

5.2 Key Characteristics

Key Characteristics

- Trees form an important backdrop to the Underhill area.
- There are prominent tree specimens within the village centre, particularly the pollarded Lime trees on the Churchyard boundary.
- Hedgerows are the predominant boundary feature in the village.
- Important open spaces include: the churchyard; the graveyard; the recreation ground; land to the west of Park Farm Lane; land to the south of the Recreation Ground; and land within the Park Farm environs.
- The important topography within the Underhill area.
- Landscape backdrop to the east and south of the village.
- Long distance views to the South Downs to the south.
- Truncated views throughout the village centre.
- Glimpsed views of the church

5.3 Trees and Hedgerows

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

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

5.3.3 Trees form an important backdrop to the settlement, particularly in the Underhill area, on the steep scarp slope and on the opposite valley side to the east. Particularly prominent trees within the centre of the village are the tall lime trees on the churchyard boundary and these are visible in views throughout the core of the settlement. There are

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important groups of mature trees within the village hall car park, on the northern boundary to the recreation ground, and along Park Farm Lane.

Trees on Churchyard Boundary



5.3.4 Several important trees in the conservation area have been previously identified and are protected with Tree Preservation Orders, but designation of a conservation area extends protection to the remaining trees within the boundary.

5.3.5 Hedgerows are the predominant boundary feature, particularly in the Underhill area and around Park Farm, although there are also prominent examples on the edge of the core of the village. The hedgerows help to reinforce the rural location of this village within the High Weald, and can often be fundamental in understanding the development of the landscape, being remnant boundary features which have remained after later development has taken place.

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

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Hedgerows in Underhill



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 The open spaces within the designated conservation area include the churchyard, graveyard and recreation ground. These are all publicly accessible and form an important social and cultural function within the village. They are also important to demonstrate the evolution of the village, from the 13th century, through to the late 19th century.

5.4.3 Three further areas of important open space have been identified and these are the land located between the recreation ground and Park Farm; land to the south of the village and former Rectory; and forming the immediate environs to Park farm.

5.4.4 The land to the south of the recreation ground provides an important function, retaining the visual separation of Park Farm from built development and maintaining its relationship with the rural area, therefore, preventing further erosion of its setting within the landscape.

View across open space tto the south of the Recreation Ground towards Park Farm



5.4.5 The field to the west of Park Farm Lane, and south of the church is particularly important to the setting of the historic core of the village, and affords views through to the church tower. It also has a visually important relationship with the former Rectory, now

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Brent House and Park Field. The southern boundary of these properties is formed by a stone ha-ha wall, allowing uninterrupted views out of the grounds, but preventing grazing animals from trespassing. This type of boundary is an unusual feature and would indicate some form of historic relationship between the former rectory and this open field area. Due to the type of boundary, there are important views across this open space, from the public footpath and also from Park Farm Lane, towards the former Rectory. It is also important that very little modern development has actually occurred to the south of the historic core, thereby retaining a more traditional setting of the village within the wider landscape and preventing coalescence with Park Farm, which has historically been separate to the village. The rural location of the farmstead has already been eroded by development to the west, and the retention of this important open space to the south of the former Rectory will help to maintain the historic separation and character.

View across open space to Park Field and Church



5.4.6 The land within the confines of Park Farm, forming the immediate setting to the three historic buildings, is the remnant of the original farmyard area. Although this is not a publicly accessible space, it is identified as an important open space due to its historic relationship to the buildings and its role within the farmstead function.

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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 maps. These contributed to the character and setting of the conservation area and care needs to be taken to ensure that theses are not lost or compromised by future development or poorly sited services.

5.5.2 Within the central core of the settlement, the key views are along the roads and are generally terminated by significant buildings: the Church, the Chequers Inn, the Lodge House, and Nos. 24-26 High Street. Views out of the core along the roads out of the village are relatively short distance due to the topography, except to the north along London Road.

View along High Street



5.5.3 There are key views towards the centre of the village across the land to the south of the Church, Parkfield and Brent House (the former Rectory). This important open space forms a significant setting to the village, with glimpsed views to the church tower, and views to the rear of the former Rectory with its unusual ha-ha wall.

5.5.4 Within Underhill, views are generally along the narrow hedged and treed lane and footpath, and are again terminated by buildings, including Forge Cottage, Hillside and Wisteria Cottage, and Underhill Cottages. There is a significant long distance glimpsed view from the top of the the footpath to Underhill, across the valley, and longer distance views from the lane at the eastern edge of Underhill, north and south along the valley.

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There is also a significant longer distance view across the countryside to the south east from the top of the private allotments to the north of Mount Pleasant.

View of Underhill



5.5.5 The recreation ground has significant long distance panoramic views across the landscape to the south, as far as the South Downs. This is a particularly important view and maintains the historic open setting of the village within the countryside to the south. Panoramic views are gained locally across the recreation ground, due to its open nature. The recreation ground also provides views back towards the historic core of the village, with frequent glimpses of the church tower between trees and buildings.

View across recreation ground with glimpse of church tower



View across village core to church tower



5.5.6 The open fields to the north, east and south of Park Farm also help to maintain the traditional rural setting of this medieval farmstead in views from the recreation ground to the north, and from the public footpath network.

View towards Park Farm



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6 Management of the Conservation Area

6.1 Introduction

6.1.1 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.

6.1.2 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.

6.1.3 Management of the conservation area to maintain and enhance its significance will be important and will form part of a future overarching Management Plan 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.

6.1.4 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.

6.1.5 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.

6.1.6 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

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within Conservation Areas and within their setting enhance or better reveal their significance as required by the NPPF.

6.2 Guiding principles for the management of conservation areas

Guiding principles for the management of 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

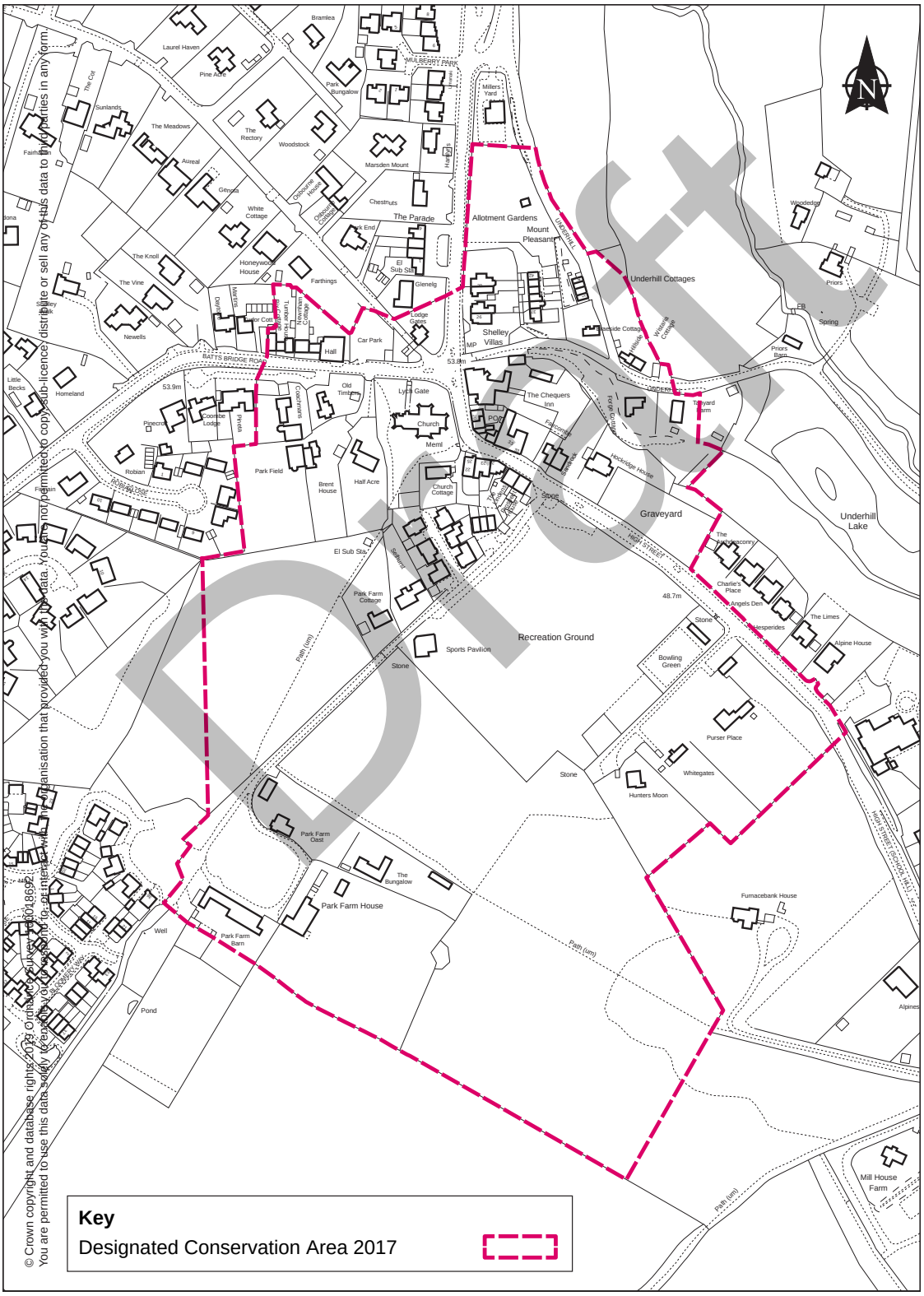
Key issues and opportunities identified for the future management of the Maresfield conservation area

- Erosion of architectural detail
- Inappropriately detailed window replacement
- Design and location of new development, including infill development and outbuildings
- Loss of traditional shop fronts and inappropriate shop signage
- Loss of traditional boundary treatments
- Wirescape
- Volume of traffic
- Parking
- Highways works
- Road signage
- Design and siting of street furniture

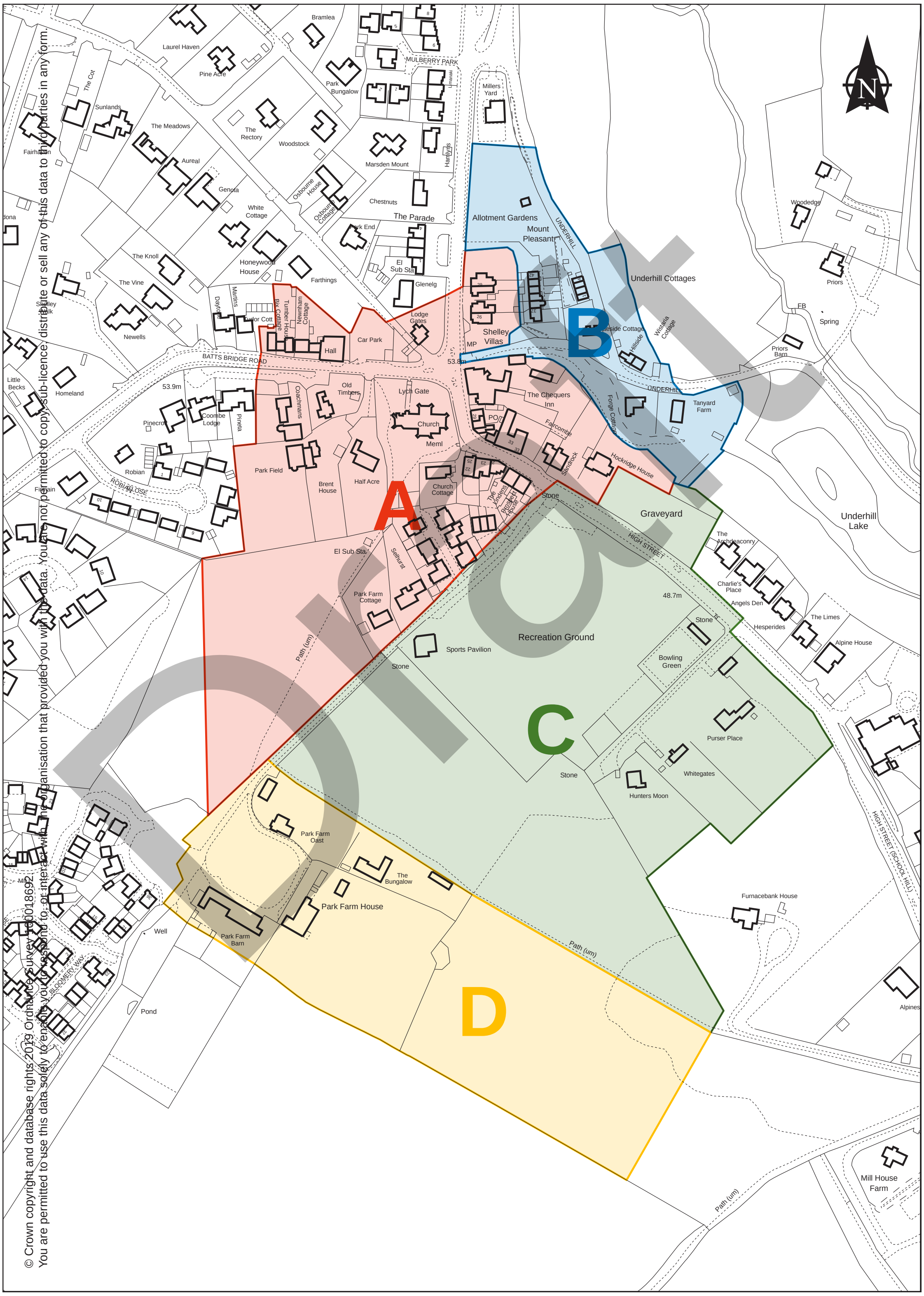
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Appendix 1: Maps

1.1 Designated Conservation Area



1.2 Character Areas



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1.3 Visual Appraisal

VISUAL APPRAISAL MAP TO FOLLOW

1.4 Views

VIEWS MAP TO FOLLOW

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Appendix 1: Maps

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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.

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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.

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 my 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.

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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 cames: 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 cames 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 planing 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.

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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 form 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.

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

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Window 'light': The glazed part of a window

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Appendix 2: Glossary of Terms

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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.

HISTORIC ENGLAND

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

- Historic England, Advice Note 1: Conservation Area Designation, Appraisal and Management, 2016
- Historic England, Good Practice Advice Note 2: Managing Significance in Decision Taking in the Historic Environment, 2015
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- Historic England, Conservation Principles, Policies and Guidance, 2008

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- Wealden Local Plan, Heritage Background Paper - January 2019

- Wealden Local Plan, Conservation Areas – Issues, Options and Recommendations Consultation, 2015
- Wealden Landscape and Settlement Character Assessment, Chris Blandford Associates, November 2014
- Wealden Local Plan, 1998
- Wealden Design Guide, 2008
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- 2011 Census, Office for National Statistics: https://www.ons.gov.uk/census/2011census
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- The Weald.Org: www.theweald.org
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- East Sussex Tithe Maps: www.eastsussex.gov.uk/leisureandtourism/localandfamilyhistory/tithemaps

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