

Chalvington Conservation Area Appraisal

DRAFT OCTOBER 2023

Overview

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

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

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

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

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

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

This character appraisal considers:

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

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

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

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

This document is for:

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

1 Background

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

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

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

2 Context

2.1 Introduction to the Conservation Area

2.1.1 Chalvington is a small hamlet located between the A27 Eastbourne to Brighton road and the Hailsham to Lewes roads, in the upper Rivers Cuckmere and Ouse joint valley north of the South Downs. It is in the parish of Ripe with Chalvington, north of Firle, south of Laughton and east of Ripe. The population for the Parish was 945 in 2021.

2.1.2 The historic core of the village is centred around the church of St. Bartholomew and the crossroads to the north, with some dispersed settlement in the surrounding landscape.

2.2 Setting

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

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

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

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

2.3 Topography and Landscape Setting

2.3.1 Chalvington is situated approximately 15 miles to the northwest of Eastbourne in the southwestern part of Wealden District. It is a small hamlet with no services, but has a church and grew around the crossroads of the former Roman Road to Ripe, north of the

church. The hamlet lies between the A27 Eastbourne to Brighton road and the Hailsham to Lewes roads, in the upper Rivers Cuckmere and Ouse joint valley north of the South Downs in the south of Wealden District and is located within the Low Weald National Character Area.

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

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

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

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

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

Low Weald Landscape

The history of the landscape is most evident in the:

- Broad, low-lying, gently undulating clay vales with outcrops of limestone or sandstone providing local variation;
- The underlying geology has provided materials for industries including iron working, brick and glass making, leaving pits, lime kilns and quarries. Many of the resulting exposures are critical to our understanding of the Wealden environment;

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

Chalvington

- Small settlement off the minor B road corridor connecting Ripe to the west and Berwick Station to the east.
- The church is a key landmark building in the southern part of the hamlet;
- There are substantial long views to the South Downs in the west and south.
- The predominant field type surrounding Chalvington is ancient co-axial fields with an extensive tract of historic planned private enclosure to the southeast.
- The edges to the settlement are sensitive as a result of mature vegetation.

Chalvington Landscape Setting Areas

To the north the characteristics of the landscape setting are :

- A patchwork of arable and pastoral fields which are lined with a network of mature hedgerows:
- Network of rural lanes..

To the east, the area is characterised as:

- Numerous small ponds and waterbodies;
- Views to the South Downs ridges contribute to recognisable sense of place;
- Mature landscape structure.

To the south, the area is characterised as:

- Straight, historic road pattern;
- Views to the South Downs scarp contribute to a distinctive sense of place;
- Mature landscape structure;
- Isolated farmsteads and numerous stream corridors.

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

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

- A predominantly ancient landscape comprised of coaxial fields which abut the majority of the settlement edge, with some smaller areas of brooks innings and planned private enclosure;
- Several farms with large farm buildings at the northern edge of the village;
- Overriding rural character, with the urban edges comprising a mixture of trees and hedgerows;
- Interconnected network of footpaths within the Landscape Setting of Ripe, which connect the village to its surroundings (7 - Wealden Landscape and Settlement Character Assessment, Chris Blandford Associates, October 2014).

2.3.9 The village also lies within the Selveston, Chalvington and Ripe Local Landscape Character Area (LLCA). This comprises a mixture of medium to large-scale arable and pastoral fields. Whilst hedgerows are apparent, they are not dominant landscape features, and there is a strong sense of openness throughout much of the area and panoramic, open views southwards towards the ridges of the South Downs contribute to a recognisable sense of place. The network of rural roads tends to be lined with tall, mature hedgerows, often resulting in glimpsed views to adjacent fields and the South Downs whilst travelling along them. (8 - Wealden Landscape and Settlement Character Assessment, Chris Blandford Associates, October 2014).

2.4 Geology and Building Materials

2.4.1 Along with the whole of Sussex, the rocks of the Chalvington area are sedimentary. Descending the Downs and crossing the Low Weald, where Chalvington is located, the rocks get progressively older. The geology is predominantly clay and this will have influenced the type of local building materials used to create the unique identity of settlements in the area around Ripe.

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 Chalvington conservation area.

2.5 History of the Settlement

Prehistoric

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

2.5.2 The early history of occupation in this part of the Low Weald can be traced to the Paleolithic period, in which the economy was dominated by hunting and scavenging in an open landscape. Most of the evidence for human activity of this early period comes from isolated finds of stone tools, including a side scraper (implement) found south of Chalvington. Others have been found in Mark Cross and Laughton. To the east of Chalvington, a Prehistoric worked flint and three pieces of unworked Fire Cracked Flint were recovered in a sandpit at Palehouse Farm. The finds were not dateable to any period but support the broader suggestion of activity over the period.

2.5.3 The Mesolithic period occurred in Europe between 1000 to 5000 BC. At this time the landscape was largely forested and exploitation of river or stream resources was an important component of the economy. There is evidence for Mesolithic activity, perhaps seasonally, over the wider area around Laughton and Ripe, and an important Mesolithic site is known at Selmeston. Flint tools and manufacturing waste of the period have been found amongst scatters of artefacts distributed over Laughton and Ripe. Denser concentrations at two locations in Laughton parish suggest potential temporary camps or hunting bases.

2.5.4 The Neolithic period brought the advent of farming, resulting in partial clearance of the post-glacial forests. Tracts of downland to the south of the Downs were extensively cleared at this time for grazing newly domesticated livestock and the production of cereals. Being to the south side of the Downs, the soil and aspect were advantageous to these early semi-nomadic communities whose economy was dominated by pastoral farming and animal husbandry. Flint axes, pottery and other finds indicating clearance locations have been found at Selmeston, between Selmeston and Berwick, at the Arlington reservoir site and in Laughton.

2.5.5 Access to new metal technology (bronze) and a more stable settlement system with more extensive use of the land brought about more intensive farming and a developing societal hierarchy in the Bronze and Iron Ages. There is certain evidence for Bronze Age activity, including a Late Bronze Age flint flake found at Eckington Lodge within Ripe itself (MES26516).

Roman and Saxon

2.5.6 Roman occupation of the area commenced in AD43. There is ample archaeological evidence of Roman activity and occupation in the area, with a possible settlement at Ripe within a regular gridded landscape associated with the road network. Robertson notes that both Ripe and Chalvington *'are at junctions of roads in an area that is quite unique in Sussex, for these two villages are in the centre of a remarkable system of roads that are both straight and at right angles to each other, as if they had been planned on a grid system'* (Robertson 1982). Organization of the landscape in this manner manifests itself in regular, rectilinear fields with straight boundaries, which contrast strongly with the more usual

meandering Sussex lanes and shapeless fields which resulted from later assarting.

2.5.7 Ivan Margary suggested that this unusually regular gridded area around Ripe and Chalvington was the result of Roman centuriation. Others have observed a corresponding relationship between longer drove routes established by transhumance and the gridded system, whereby the grid around Ripe and Chalvington 'must have been aligned upon a pre-existing pattern of tracks' linking to the Weald (Gardiner 1995).

2.5.8 To the east of Chalvington, the road linking Newhaven and The Dicker is said to be an old Roman road that formed the eastern end of the dense grid-like layout of Roman roads covering the area. Other Roman routes which also relate to this gridded layout include the Arlington to Barcombe road, to the south-west of Chalvington, and the road from Pevensey to Selmeaton to the south-east.

2.5.9 At Poundsfield Corner, Chalvington, a samian-ware saucer was found in a sandpit in 1933 dating from the early 2nd to late 3rd century (MES2779). Two concentrations of Roman ceramics were also located fields south of the village, with further concentrations to the south-west. Along with the gridded landscape and road network, these finds demonstrate that there was likely to be settlement from this period in the Chalvington area. There has also been evidence of other Romano-British scattered settlement throughout this part of the Low Weald.

Place name, Domesday and early manors

2.5.10 The name Chalvington comes from the Saxon *Caelfa's Farm*. Chalvington was originally pronounced 'Chaunton' in the local Sussex traditional dialect.

2.5.11 The parish boundaries, formed after the adoption of Christianity, follow lines of still extant roads or hedgerows, providing evidence that the roads and fields were in existence by the Saxon period.

2.5.12 In the Domesday Book, Chalvington was named *Calvintone* or *Caveltone*. It was in the Hundred of Edvestone and had four entries held from the crown by the Count of Eu (Hastings) and the Count of Mortain, of Pevensey Castle. There were ten villagers, one cottager, four smallholders, two slaves, 7.5 ploughlands and 5.5 plough-teams belonging to tenants.¹ Unusually, a small conclave of Saxons appears to have retained their land in Chalvington after the Conquest.

2.5.13 Prior to the Conquest, some of the land had been held by Queen Edith, widow of Edward the Confessor. In 1886, the Count of Mortain held this land in Lordship himself. With 7 families and only 2 men's plough teams, we can see that the land was be underused and its value drops from 2 pounds in 1066 to 1 pound 10 shillings in 1086.

2.5.14 The Manor of Chalvington was held by the Sackville family until 1624 when it was purchased by Thomas Trayton of Lewes and his son, Ambrose and it passed by marriage in 1791 to the Fullers of Ashdown House and Brightling.

2.5.15 Other Manors also controlled land within the Parish, including Claverham, Laughton and Berwick.

Church

2.5.16 The church is not mentioned in the Domesday book but was among those taxed by Pope Nicholas IV in 1291. The church register begins in 1538. The original dedication may

¹ [Chalvington - The Keep](#)

have been to St Thomas a Becket as there is a small medieval stained-glass window portraying him in the church. In addition, in the Rolls of the Manor of Chalvington there is a record of a court held in 1364: '*Saturday next before the feast of the Translation of St. Thomas the Martyr.*'

2.5.17 The small 13th century church building is dedicated to St Bartholomew and has a chancel, nave and a shingle steeple. The porch was added in the 19th century, by Slater & Carpenter who restored the church in 1872-3. The east window was the gift of the Rector, Thomas Diliwytt, who held the living between 1388 and 1409. Robertson (1982) suggests that the Pelham buckle motif, as at Ripe, can be seen in the stonework of a number of other local churches including at Chalvington, but it is not clear where this is actually located.

2.5.18 The Rev. Robert Fitzherbert Fuller was Rector of St Bartholomew's Chalvington from 1833 to 1848. He had travelled extensively, including to Egypt, and brought back a third period coffin from Thebes which he presented to Exeter Museum in 1819. He was a relative of the infamous 'Mad Jack Fuller' who was buried under a pyramid at Brightling in Sussex.

Medieval and post-medieval development

2.5.19 The present village initially developed through the medieval and post medieval periods along Church Farm Lane and to the north-east of the crossroads. The earliest surviving domestic buildings are from the 17th century or earlier, including Lovers Farm at the northern extent of the conservation area and the farmhouse at Church Farm at the southern extent of the conservation area.

2.5.20 There is only one known domestic building from the 18th century, which is Lovers Farmhouse. In the mid-19th century the farm buildings associated with the steading were located ½ mile to the north-east on Chalvington Lane, close to the Yew Tree Inn. These were demolished by 1873-4 and the farm appears to have moved closer to the farmhouse with a new range of outbuildings at the nearby Lovers Farm. Up until that time, the cottage at Lovers Farm had been a separate property, perhaps called 'Lower Farm', in different ownership, but occupied by familial connections².

2.5.21 The 1858 Melville's Directory & Gazetteer of Sussex gives the Parish acreage at 729 acres with a population of 170.

2.5.22 The 19th century is well-represented with development in the village. Most notable was the replacement of an earlier glebe house with The Old Rectory in 1862, in the Butterfield style of serious Victorian gothic influenced by Pugin. In seeking aid for the new parsonage house, the existing accommodation was described to the Diocesan Advisory Association as '*only such a residence as a dilapidated cottage affords*' (Sussex Agricultural Express Saturday 17 August 1861). The work was undertaken under Rev. Trayton Fuller as incumbent. Directories from the period show that it was accompanied by approximately 28 acres of glebe land, on par with the rectory at Ripe.

2.5.23 Chalvington Manor is also of this period, and appears to be a rebuilding of an earlier manor house on the same site, constructed sometime between 1839 and c.1875. Historic

² [CARPENTER, Jane, daughter of late James \(thekeep.info\)](http://thekeep.info)

maps suggest both were associated with realignment of Church Farm Lane and improvements to their associated grounds. The agricultural buildings and a pair of workers cottages at Manor Farm also date to this period.

2.5.24 In 1897, a drill hall was erected by Lieutenant Martin Robert Holman, of Chalvington Manor and Manor Farm. It was built for the D-company of the 1st Sussex Royal Engineer Volunteers, which numbered 50 men in 1899. Planning records show that the drill hall, a timber and corrugated iron building, was demolished in c.1960 to allow construction of the dwelling known as Willow Cottage.

2.5.25 Immediately south of the churchyard, a parish room was constructed by 1898.

Post medieval trade and industry

2.5.26 The main form of employment over the centuries in the village and surrounding area has been overwhelmingly related to agriculture. This is evidenced by the early drove route from the Downs to the Weald; the information provided within the Domesday Book; and the historical land management around the village within the Low Weald landscape. Based on the Tithe Apportionment from 1839 and trade directories from the 1850s onwards, the most common occupation given is farmer or bailiff. At least ten different farms are named, most outside of the village, but including Church Farm and Manor Farm (and later Lovers Farm) within the settlement. In 1890, the main crops were wheat, oats, beans and roots.

2.5.27 There are no surviving farmhouses or steadings in the village with medieval origins, the closest being at Lower Claverham Farm and in Eckington Corner. There are, however, portions of three surviving post-medieval farmsteads within the village, at Lovers Farm, Manor Farm and Church Farm. At Manor Farm, there are two surviving traditional barns, including a timber framed barn of 17th century date and a brick and flint barn understood to be 18th century in date. Otherwise, there has not been any detailed study of the surviving agricultural buildings or outbuildings, but all are 19th century or earlier in date.

2.5.28 Other trades within the village are limited with the public house being situated roughly ½ mile to the north-east. Between 1851 and 1866, a shopkeeper appears to be resident within the village – probably at Lovers Farm or Lovers Farmhouse given the association with the Carpenter family. Otherwise, 19th century residents are listed as a parish clerk, poulterer, thatcher (perhaps an itinerant worker), and in 1899 commanding lieutenant of the Sussex 1st Royal Engineer Volunteers (D Company). Towards the turn of the century and in the early 20th century, market gardening and smallholding make a notable appearance to the economy.

Institutions

2.5.29 Between 1834 and 1894, Chalvington was one of the eight parishes which made up the West Firle Poor Law Union. On its abolition, Chalvington was transferred to the Hailsham Union.

Education

2.5.30 In nearby Eckington Corner, a National School had been established in 1842. The school building was completed the next year, and was attended by children from both Ripe and Chalvington. The public elementary school was for both boys and girls, and enlarged twice, in 1875 and 1893, but ultimately closed in 1960 due to its small size.

20th and 21st century

2.5.31 In the adjoining parish of Ripe, work commenced on the construction of the RAF airfield at Deanland in July 1943, but it was only operational until October 1944. The airfield was sometimes used by aircraft damaged in operations over Europe, and a number of crashes are recorded at the base itself in 1943 and 1944 (Hancock 2018). Over the period 1939-45, 33 high explosives and 250 incendiaries were also dropped in Chalvington Parish, perhaps owing partly to the proximity of the airfield (Robertson 1982). The iron gates leading from the churchyard to the fields beyond on the public footpath were given in memory of Sub-Lieutenant Trevor Bailey who was lost in HMS *Matin* in November 1942. Inside the church, there is a roll of honour commemorating the men of Chalvington who were in active service in 1914-1918 during the First World War. Only one of the 20 men listed in the roll was killed in the war.

2.5.32 Limited development has taken place within the village since the 19th century. The break-up of the Chalvington Manor Estate in 1918, and sale of various parcels of land was the main catalyst for new development in the village in the mid-20th century. To the north, a number of smaller dwellings were built in the 1950s and 60s on land associated at that time with Lovers Farmhouse, separate from Lovers Farm and not part of a farm unit. These included Willow Cottage (within the Conservation Area) and Nos. 1 and 2 Lovers Meadow (outside of the Conservation Area), which were designed by Leonard Keir Hett of the London architectural firm Searle & Searle. Hett was architect to Ardingly College for 18 years and mainly designed buildings in Sussex. He was also engaged for alterations to Lovers Farmhouse for Miss M.E. Andrews around this time.

2.5.33 The old parish room was converted to a dwelling in the 1970s. The farm holdings at Manor Farm and Church Farm were in common ownership in the late 1990s. The traditional outbuildings at Manor Farm were converted to residential use in the 1990s, and the modern farm structures were relocated to Church Farm. The late 20th and early 21st century brought diversification of Manor/Church Farm, with erection of a number of new agricultural sheds and conversion the traditional buildings with mixed uses. More recently one of the large modern sheds outside of the Conservation Area has been converted to a dwelling.

Population

2.5.34 The population of the Parish of Chalvington was 127 in 1881 and 945 in 2021.

2.6 Historical Maps

2.6.1 Maps are useful for showing the development of areas and generally survive from the 18th century onward for the area.

2.6.2 The earlier maps are representative of settlement and tend to lack detail, although some of the early Estate maps do show individual buildings and features with some accuracy. Chalvington is named on early maps with the Sussex spelling 'Chaunton'. In this way the parish is named on John Norden's 1595 map of Sussex, and reproduced on subsequent 17th century versions of county maps including John Speed's map from 1610 and Robert Morden's map of 1695, as well as on the map of Sussex in Joan Blaeu's *Atlas Maior* published in Amsterdam between 1662 and 1672.

2.6.3 The first map to show the full name of Chalvington is Richard Budgen's 1724 map of Sussex, the first large-scale county map. The Budgen family of cartographers, lived in

the District with different generations of the family producing maps covering the area. The 1-inch to 1-mile map shows the village of Chalvington depicted as along a gently curving road passing through Ripe in a south-easterly direction to a junction with the Selmeston road. Only the church is depicted, on the south side of the road, but notably with no crossroad shown. Kitchin's map of 1763 does not indicate the presence of a rectory in Chalvington at that date.

2.6.4 Yeakell and Gardner's map of Sussex (1778-1883) shows Chalvington as a small settlement clustered around the church and running north to the crossroads, much as it is today. The route of the road south to a junction with Langtye Lane is shown, but not as a formal route.

INSERT YEAKELL AND GARDNER MAP

2.6.5 In preparation for the 1-inch to 1-mile 'Old Series' of the Ordnance Survey maps, a series of preliminary surveyor's drawings were made between the 1780s and 1840. Thomas Budgen's 1789 draft for Eastbourne covers Chalvington and shows the settlement with a bit more clarity, in much the same form as it appears on Yeakell and Gardner's map.

2.6.6 The Tithe maps, which date to approximately 1840, vary in quality and accuracy depending on the cartographer and state of preservation, but are a useful source of information, especially combined with the Tithe apportionment to identify owner, tenant and use. The Chalvington Tithe map of 1839 shows the village in detail with individual buildings shown as well as plot boundaries. The accompanying Apportionment gives a description of each plot and identifies the owner(s), occupier(s) and state of cultivation. A.E. Fuller is given as a main landowner in the parish, with much of the land surrounding the manor house and Manor Farm. To the east of the crossroads, ownership was more mixed but the Carpenter family owns or works much of the land. Although the map appears somewhat schematic, showing the church as a cruciform building for instance, the extent of the village is almost unchanged to what is seen now, and most of the historic buildings in the village are present on the Tithe map. It is interesting to note that the route south of Church Farm is still shown.

INSERT TITHE MAP

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

2.6.8 The 1st edition OS maps from 1875 and 1878 are the first to show the new Rectory, which had been built to the east of the church in spacious, landscaped grounds in 1862. The 6-inch map records the creation of additional ponds in the village, near Lovers Farmhouse, and indicates gardens at Lovers Farm, Manor Farm, Church Farm, the rectory and Church Farm Cottages representing the core of the village.

2.6.9 Manor Farm Cottages had also been built to the north of Lovers Farmhouse, at the crossroads, by c.1875.

2.6.10 The 2nd edition 1898 OS map shows some changes within the hamlet. There are more outbuildings at Lovers Farm opposite. Manor Farmhouse has expanded, as well as the farm buildings to the north. Glebe House and Garden have been replaced by a new

Rectory on the south side of the street and a new Parish Room constructed to the south of the church. The farm buildings at Church Farm have also expanded. The route south of Church Farm is now shown as a track.

INSERT SECOND EDITION OS MAP

2.6.11 In the later 20th century the farm buildings at Church Farm expanded either side of the old route south, but very little new build has otherwise occurred.

2.7 Areas of Archaeological Potential

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

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

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

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

2.7.5 There has been little archaeological investigation within Chalvington in the past, including within that part covered by the Conservation Area. However, when considering the archaeological potential of settlements and the knowledge that there is extensive Roman influence on the surrounding landscape and the fact that the current church dates to the 13th century, it is important to recognise that archaeology often survives 19th and 20th century development. There are also a number of post-medieval buildings and farmsteads within the historic core of the village which generally vary in date between the 17th and 19th centuries. In addition, archaeological finds attest to prehistoric activity in the wider area.

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

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

3 Character Appraisal

3.1 Introduction

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

A. Chalvington

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

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

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

3.2 Key Characteristics of the Conservation Area

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

Key Characteristics of the Conservation Area

- Historic village concentrated around Church Farm Lane and the junction with Chalvington Lane to the north.
- Loosely knit village with dispersed development and large gaps between buildings
- Buildings in the character area date from the 13th-19th centuries, with a very small amount of 20th century infill.
- Buildings in the village almost exclusively in residential use apart from some agricultural use.
- 4 listed buildings or structures within the conservation area, comprising three Grade II listed buildings and structures, and the Grade I listed church.
- Some older buildings are timber-framed, and in most cases this has been concealed by later refacing with brickwork, tile-hanging, and occasional use of render.
- Residential buildings are two storey in height, predominantly of brick, with some use of tile-hanging.
- Traditional agricultural buildings and outbuildings are generally single storey in height, with gabled roofs and brick walls.
- Roofs are covered with clay plain tiles, with little use of alternative materials.
- Built form within the village is predominantly sited along the roads and/or around the church, with varied setbacks.
- Front boundaries are generally formed by hedges.
- Trees are an important feature of the conservation area and its wider setting.
- Key buildings: St. Bartholomew's Church, Church Farmhouse, Chalvington Manor, The Rectory, Lovers Farmhouse and Lovers Farm.

- Key open space: the churchyard.
- Key views include: those to and from the church and across the fields to the south and the west towards the south downs; views terminated by buildings at the staggered crossroads.

3.3 Character Area A – Chalvington Village

Introduction to the character area

3.3.1 The character area comprises the historic village concentrated around Church Farm Lane and the junction with Chalvington Lane to the north. It is a small loosely knit village with dispersed development and large gaps between. The modest 13th century church lies down the narrow Church Farm Lane, at the southern extent of the village, together with another cluster of buildings at Church Farm. Except for the large barns at Manor Farm, buildings are predominantly historic dwellings with subservient outbuildings in spacious gardens.

3.3.2 The area is bordered by open farmland to the south, including some large industrial style agricultural buildings at Church Farm, and large ponds to the south-east. To the north, there is sporadic linear development along Church Lane and Chalvington Lane extending east and west out from the crossroads. Owing to the spacing and open farmland to the north-east, the village feels mostly detached from this later development.

3.3.3 Buildings in the character area date from the 13th-19th centuries, with a very small amount of 20th century infill.

Landscape, setting and views

3.3.4 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. The rural location of the village means that there are open fields surrounding the character area. The enclosed and modestly sunken nature of Church Farm Lane, means that views out to both the east and west are limited. However, there are good long-distance, panoramic views across the Low Weald and to the Downs from the churchyard and more open, southern extent of the Conservation Area. Conversely, there are good long-distance views towards the Conservation Area from the public footpath and edge of the parish on Langtye Lane. These views include the tower of Ripe Church to the west and the shingled tower of St Bartholomew's which sits on higher ground behind Church Farm. At the northern extent, mature hedges and hedgerow trees along Chalvington Lane and Church Lane tend to limit the views in and out of the Conservation Area.

3.3.5 Trees and hedgerows are important both within the character area and in the wider setting and these reinforce the rural character of the village. There are some important tree specimens within the character area and these are noted on the visual appraisal map in Appendix 1, along with the identification of important hedgerows. Particularly noteworthy specimens include those within the churchyard; in the gardens of Chalvington Manor and The Old Rectory either side of Church Farm Lane; trees at the corner of Chalvington Lane; and trees marking plot boundaries and some field boundaries, as well as those within gardens.

3.3.6 Church Farm Lane is generally characterized by the sunken nature of the road between banks of varying heights, which are topped by either hedges, trees, traditional

domestic boundary treatments to gardens or in some instances, outbuildings which sit on the plot boundaries. The gentle bends in the road terminate views along its length, allowing only short distance vistas. Verges are typically wider and banked to some degree, often with daffodil planting; or sometimes have narrow drainage ditches as at Church Cottage.

3.3.7 There is only one public open space within this character area and this comprises the churchyard to St Bartholomew's Church. This area is important for the immediate historic setting of the church and also provides a focal point at the southern extent of the village. Another important open space includes the garden plot south of the junction, opposite Lovers Farmhouse.

3.3.8 The staggered crossroads affords terminated views on approach to the conservation area, especially from the east and west. From the north, the staggered crossroad allows for some depth of field and a layered view of different buildings within the conservation area, including the imposing gothic-revival forms of The Old Rectory behind Church Cottage.

Local built form

3.3.9 St Bartholomew's church is the oldest building in the character area, dating to the 13th century. Buildings within the character area, listed and unlisted, have not often been the subject of archaeological survey and so dating of the buildings can be uncertain. Older buildings may have been re-fronted in the 18th-19th centuries, thereby obscuring earlier phases. Apart from the church, buildings in the character area date to the 17th-20th centuries.

3.3.10 Development is generally fronting onto the roads, but with various setbacks. Plot sizes are quite variable and the buildings themselves range from attached cottages to large farmhouses and smaller county houses at Chalvington Manor and The Old Rectory. Chalvington Lane physically isolates Lovers Farm to the north, but it has a prominent position at the cross-roads and a strong visual quality as one of the earliest buildings in the Conservation Area with exposed timber framing and something of a landmark quality. Owing to the staggered cross-road arrangement and the position of Nos. 1-2 Manor Cottages on the edge of Church Farm Lane, the pair of modest 19th century workers cottages also has prominent landmark quality, particularly seen on approach from the east where it is prominent in the distance with the brick outbuildings of Lovers Farm in the foreground.

3.3.11 The mix of periods of building can be identified, to some extent, by the uses of building materials, as well as the form and size of the structures. Modern materials are generally only used on the large industrial style buildings at Church Farm.

3.3.12 Roofs are predominantly covered with clay plain tiles, with little use of alternative materials. The garage outbuilding at Lovers Farm has a characterful corrugated metal roof, but is at a pitch which suggests it was probably clay tiled.

3.3.13 Boundary treatments are predominantly hedges, with limited use of low brick and flint walls and fences. There is some very limited use of post and rail fencing and little use of inappropriate modern style boundary treatments.

Listed buildings

3.3.14 There is one Grade I listed building and three Grade II listed buildings in the character area, representing development of Chalvington from the 13th to the 18th

centuries. Where there are outbuildings or physical structures associated with listed buildings, 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.

3.3.15 St Bartholomew's Church consists of an aisleless nave and chancel, built of rendered flint with tile-hung east and west gables, weatherboarded bell-turret with shingled broach spire, nearly all late 13th century in date. The construction incorporates fragments of earlier chevron mouldings, a fragment of 13th century stained-glass said to be the earliest surviving in the country, and has distinctive chancel windows. Following some temporary removal of areas of external rendering from the walls of the church, a record was made in 1998. It was determined that the nave and chancel are of one build, including the buttressing at the eastern end. The windows within the chancel and in the north wall of the nave, which had previously been suspected to be later insertions, were also found to be contemporary with the construction of the church. There was also evidence of reused material from an earlier, 12th century building in the construction (RoHAs 1/1341 - Martin and Martin 1998). Slater & Carpenter's restoration in 1872-3 saw removal of the pews, new windows in the nave and addition of the north porch.

3.3.16 The wrought-iron gates at the entrance to the churchyard are a WWII memorial, and those at the rear are in memory of Sub-Lieutenant Trevor Bayley RN. The churchyard is elevated and provides good visibility to The Old Rectory, and across the traditional outbuildings towards Church Farm.

3.3.17 The house at Lovers Farm, not a farmhouse, is of 17th century date and has an L-plan, two axial chimneys, both wings with gabled hips, with exposed box-framing to the west front. The south elevation was refronted at a later date and is rendered with two-courses of alternating brick dentil coursing below the eaves, and brick mouldings over the first-floor windows. The other elevations are a mix of render, tile-hanging and brick. At the Courtyard, a good collection of outbuildings arranged around a yard was historically associated with the house but are now in various commercial uses.

3.3.18 Church Farmhouse is also a 17th century or earlier, L-shaped house, underbuilt in brick and tile hung over, with a number of later additions. The list description notes the presence of the Gryphon crest of the Duke family of Laughton Lodge. The Duke family was resident at Laughton from the 1840s to the 1930s and were principal landowners in Chalvington Parish between 1878 and 1915. A number of traditional outbuilding survive, with yards to the west and south of the farmhouse, and are now in various uses.

3.3.19 Lovers Farmhouse is an 18th century brick building with a symmetrical three-bay frontage of chequered brickwork with alternating grey headers and rubbed brick arches over the ground floor windows. The principal elevation is book-ended by gable end chimneys, and the chequered brickwork is carried across the gable ends. The windows are characterful early-20th century steel leaded-lights and there is a simple bracketed hood over the door. There are later extensions to the south and west, and a 20th century garage at the north end. It is set back from the road, with a coursed flint wall with saddleback brick coping, which sweeps up gently at the ends and at the central gate. A simple iron gate sits between stone gate piers aligned with a brick path, which steps down onto Church Farm Lane.

Key unlisted buildings or structures

3.3.20 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 Chalvington conservation area, and contribute to its wider historical value. 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.

3.3.21 Key unlisted buildings or structures have been identified in the character area, dating from the 17th century or earlier. Whilst key unlisted buildings have been identified on the visual appraisal map in Appendix 1, this does not exclude other buildings being considered of significance should further information come to light. In addition, omission of description in this character appraisal text does not diminish the significance of any buildings identified on the visual appraisal map.

3.3.22 Chalvington Manor is a larger house with diapered brickwork, tile hanging and black and white half-timbering with decorative bargeboards. It retains its original 19th century Victorian character which, although set back from Church Farm Lane, is appreciated in glimpsed views from it, across and from the churchyard, and from the public footpath. The size of the building and its architectural treatment and decorative details reflects the importance of it as the former manor house. A subservient outbuilding, traditional in character with the use of flint, brick and weatherboarding, and small parterre garden enhance its setting. Although now in separate ownership, the ensemble also includes the converted 17th and 18th century farm buildings, and 19th century farm workers cottages, both retaining reference to 'Manor Farm' in their name and reflecting the evolution of the site over time as well as the social and economic history of Chalvington.

3.3.23 The Old Rectory, is a two-storey red brick building with steeply pitched roofs in clay tile, and a distinctive use of 19th century gothic revival architecture for a small parsonage house in this rural village. The fenestration is recessed in pointed arched openings with decorative fish-scale tiles over the heads of windows and doors. It sits in a generous plot, with clear visibility from the churchyard, and has group value with an attractive brick-built outbuilding, originally built to provide stabling and coach house facilities for the rectory. The outbuilding has a separate gated entrance with a paved brick courtyard, but the boundary is otherwise soft planting, trees and hedges which afford more visual permeability. The architectural style, well-established by that time, was meant to convey importance and respectability, a character which still survives today. It ceased being a rectory in the late 1970s and is now a private house in a large garden, but retains legibility in its name, architectural style and visual relationship with the church.

3.3.24 Church Cottage is an early 19th century dwelling with symmetrical three-bay rendered frontage, with split-pane Victorian sashes and gable-end chimney stacks. It sits forward on Church Farm Lane in a prominent position and has modest but polite architectural character, typical of the period, with a later extension to the north.

3.3.25 The Old Church Room retains some late 19th century brickwork and a decorative

chimney but was substantially altered at the time of its conversion in 1972 and later extended, reducing its legibility as part of the ensemble with the church and rectory.

Other features of the character area

3.3.26 There is a post box outside 1-2 Manor Cottages and the parish bulletin board. On corner of Church Lane and Chalvington Lane there is a typical East Sussex style black and white fingerpost at the junction. There are no road markings in the character area, and it is generally unlit, as would be expected in this naturally dark setting. This helps to maintain the rural character of the village typical of its rural location and contributing positively to the village character.

3.3.27 Sounds, smells and general activity also contribute to the historic character of conservation areas. The village is very quiet and Church Farm Lane is not a through road, which reinforces the rural character of the area. Chalvington Lane is a busier route through the northern end of the conservation area.

3.3.28 The traditional outbuildings at Lovers Farm, The Old Rectory and Church Farm are more visible in the Conservation Area than at Chalvington Manor or Manor Farm Cottages, but they all contribute positively to its vernacular character and demonstrate the range of domestic service outbuildings which sustain rural economies.

Detractors

3.3.29 There are few intrusive modern features within the character area. The main detractors include a small amount of close board fencing which has been introduced at Lovers Farmhouse and unsympathetic replacement of windows and doors in UPVC on some prominent unlisted cottages. At Manor Farm Cottages, a small array of solar panels has been installed on the roof of an outbuilding facing the crossroads, which is more prominent in the winter months.

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

3.3.31 The converted modern agricultural building at Church Farm tends to detract from views into the conservation area from the south, and in views out modern features in the landscape include the electricity pylons.

Summary

3.3.32 In conclusion, this character area comprises the historic settlement of Chalvington incorporating the loosely knit core along Church Farm Lane, terminated by the church and Church Farm at the southern end. The area is wholly residential and includes buildings from the 13th-19th centuries, with a very small amount of 20th century infill. The character area is surrounded by open low-lying fields and is overlooked from the south by the South Downs. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. The main detractors include the wirescape extending across the roads, as well as some unsympathetic replacement of windows and use of close board fencing.

4 Architectural Form, Detail, Materials, Textures and Colours

4.1 Introduction

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

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

4.2 Key Characteristics

Key Characteristics

- The predominant wall construction material is brick, sometimes with tile-hanging at first floor.
- There is little use of weatherboarding, which is limited to white weatherboarding on the barn at Chalvington Manor.
- Render is used in several cases, but is not a common finish in the conservation area.
- Exposed timber framing is restricted to Lovers Farm.
- The use of stone is limited to detailing on the church.
- There are few examples of the use of flint in the conservation area
- Roofs are predominantly gabled, with some full hips also in evidence.
- Clay tiles are the predominant roofing material in the conservation area.
- Where historic windows survive they are predominantly simple side hung casement windows of timber, 19th century timber mullioned windows and one surviving example of use of traditional timber vertical sliding sashes.
- The majority of the doors in the conservation area are simple plank or six panel timber doors.
- There is a mixture of boundary treatments in the conservation area, with hedges being the predominant boundary feature, and only a limited use of low brick walls and fences.

4.3 Architectural Form and Layout of Built Form

4.3.1 Development in Chalvington has taken place in a broadly linear pattern, predominantly facing onto Church Farm Lane, with the exception of Lovers Farm which faces south to the village core across Chalvington Lane.

4.3.2 Development is typically clusters of buildings in large, irregular plots with a loose grain. The modest 13th century church lies down the narrow Church Farm Lane, at the southern extent of the village, together with another cluster of buildings at Church Farm. Except for the large barns at Manor Farm, buildings are predominantly historic dwellings with subservient outbuildings in spacious gardens.

4.3.3 Development within the conservation area is from a mix of periods and represents a mix of architectural styles. These vary from attached cottages to large detached properties, representative of the former use, status and period of building within the conservation area. The buildings are predominantly two-storey in height, though some buildings are single-storey, such as ancillary buildings.

4.4 Walls

4.4.1 The buildings are in a mixture of materials, including exposed timber framing, red brickwork, chequered brickwork with grey headers, tile-hanging, and more limited use of render. Modern materials are generally only used on the large industrial style buildings at Church Farm.

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

4.4.3 The pre-1894 parish area of Chalvington (as recorded by Molly Beswick) had no recorded brickworks, with the closest at Lime Kiln Farm in Chiddingly, which hosted both brickworks and limekiln.

4.4.4 Lime would have been used to create lime mortar for building and lime render, which could be applied as an interior or exterior finish to buildings. Lime was also used in agriculture to make the Wealden clay soils easier to work.

4.4.5 Some of the buildings in the village that survive from the 17th century or earlier and would originally have had externally visible timber frame and render, but many of these structures have undergone later re-facing with brickwork, often in combination with tile-hanging, to create a more 'modern' facade. Other buildings that appear to be later brick buildings may also conceal earlier timber framing, within but have not been the subject of archaeological survey and so dating of the buildings can be uncertain.

4.4.6 The 18th and 19th century brickwork construction is of Flemish bond, where bricks are laid in a chequered pattern, as seen on Manor Cottages, the Rectory, and the ground floor of Church Farmhouse and Chalvington Manor.

4.4.7 Bricks could be produced in different colours through a combination of firing techniques and temperatures and the clay used. Brickwork can also be used to create decorative patterns such as diaper patterns, polychrome work and header bond. Lovers Farmhouse is a good example of the use of decorative brickwork, where the bricks have been laid in header bond using grey headers.

4.4.8 Common bond has also been used on the 19th century agricultural buildings at Lovers Farm and Church Farm. This bond is defined by a row of headers followed by five or six rows of stretchers, and a repeated row of headers.

4.4.9 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.

Photos of brick detailing

4.4.10 There are no examples within the conservation area of brickwork that has been painted.

4.4.11 There is use of tile-hanging in the conservation area. This is mainly seen in combination with brick at ground floor such as at Church Farm and Chalvington Manor. The

hanging tiles are a mixture of plain (Church Farm) where this has been used to conceal earlier timber framing; decorative scalloped and coloured bands of tiles (Chalvington Manor); and on the west end of the church in the gable below the steeple the scalloped tile hanging picks out decorative bands of colour, and plainer black tiles pick out a chevron pattern.

Photo of tile hanging

4.4.12 With the notable exception of the 17th century barn at Manor Farm, weatherboarding is used sparingly in the Conservation Area, generally on outbuildings.

photo of weatherboarding

4.4.13 The use smooth render to simulate stonework and/or unify and modernise earlier facades popular in parts of Britain in the early 19th century. The finish was used to achieve the Regency and earlier Victorian fashion for smooth, evenly coloured house fronts where stone was not available and/or too expensive. Examples of render can be seen on Lovers Farm to conceal the earlier out of fashion timber frame on the front elevation; and at the later 19th century Church Cottage.

Photo of render

4.4.14 There are two examples of externally visible timber framing. That at Lovers Farm is 17th century, whereas Chalvington Manor incorporates 19th century half-timbering.

Photo of timber framing

4.4.15 The use of stone in the conservation area is limited to St Bartholomew's Church. The buttressing and window mullions are of local stone, with flint used to the plinth. The church walls are likely to be a random rubble beneath the rendered finish which would have been provided to both protect the walling material and to provide a more pleasing decorative finish.

Photo of stone

4.4.16 There are only two other examples of the use of flint, on the 18th century barn at Manor Farm Barn and on the 19th century outbuilding at Church Farm

Photo of flint

4.5 Roofs

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

Clay tile

4.5.2 The predominant roofing material throughout the conservation area is clay tile.

Traditionally, the tiles would have been locally sourced and are a red/orange in colour, which has weathered.

Slate

4.5.3 There is no use of slate, which usually dates to the 19th century and the availability of slate at this time with the arrival of the railway.

Timber shingles

4.5.4 The church steeple and tower are covered with timber shingles. These are thin, tapered pieces of wood – normally the durable heartwood from oak or chestnut – riven or split from a straight grained and knot free section of timber. The shingles were then planed smooth and shaped as necessary. The shingles are pegged or nailed on roofing battens beneath.

Roof forms

4.5.5 Roof forms throughout the conservation area are a mix of full hips, and gables, which create an interesting and varied roofscape throughout the village. There is one traditional use of half hips to a roof and that is at the converted barn at Chalvington Manor.

4.5.6 The roofs to buildings within the conservation area are predominantly uninterrupted by dormers and the use of rooflights is also uncommon.

Chimney stacks and pots

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

4.5.8 The majority of chimney stacks in the conservation area are quite plain and very in size depending on the size, age and status of the building. The stacks are unpainted and include simple end stacks, as well as larger more centralised stacks.

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

Rainwater goods

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

Barge boards

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

4.6 Windows

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

4.6.2 There is significant survival of historic window detailing within the conservation area. This is predominantly through the use of simple side hung casement windows of timber or metal, as well as some use of traditional timber vertical sliding sashes. Bay windows are not a traditional feature within the area.

4.6.3 Early metal windows can be seen in the conservation area at the church where they are set within stone surrounds. The church windows have leaded lights with a mixture of small rectangular panes and diamond panes both surviving, along with some early stained glass.

4.6.4 Within earlier domestic buildings, where the timber frame has been concealed by brick or tile-hanging, small casement windows are often used. These small window types fit within concealed timber framing behind later refacing on these earlier properties, such as those seen on Lovers Farm and Church Farmhouse. Casement windows were the norm in the 17th and 18th centuries, but did continue to be used throughout the 19th and 20th centuries. The Rectory and Chalvington Manor have examples of larger scale timber mullioned windows, with simpler casement windows at first floor with single horizontal glazing bars.

4.6.5 Later in the 18th century and into the 19th century, the double hung sash was introduced, often with six over six or four over four small panes, and became the popular window style of this period. During the 19th century panes of glass were larger and both sash and casement windows had larger panes of glass with fewer, if any, glazing bars. Church Cottage has the only surviving example of timber vertical sliding sash windows in the conservation area with two panes over two. It is likely that Manor Cottages were also originally designed with simple later timber vertical sliding sash windows, but these have subsequently been replaced with windows of a less appropriate modern material and design.

4.6.6 There are no early shop windows within the village.

4.6.7 The use of non-traditional materials, such as PVCu has begun to replace traditional timber windows on some unlisted buildings in the village. While aspirations to improve thermal insulation are understood, wholesale replacement of well-designed traditional windows can rarely be achieved satisfactorily using sealed double glazed units. A more appropriate solution is likely to be through proprietary draught stripping

and secondary glazing. Existing windows can normally be retained, repaired or remade to a design appropriate to the period and design of the property.

4.7 Doors

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

4.7.2 The majority of the doors in the conservation area are traditionally detailed six panel timber doors, or plain planked doors. There are some front porches to properties within the conservation area, some of which are historic (although not necessarily original) and others that are a more recent addition. There is a single use of a door hood at Lovers Farmhouse.

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

4.8 Shopfronts

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

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

4.8.3 There are no examples of shopfronts within the conservation area.

4.9 Garden Walls, Fences and Other Means of Enclosure

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

4.9.2 Chalvington contains a mixture of boundary treatments, comprising hedges,

with limited use of low brick walls and fences. Hedges are the predominant boundary feature within the conservation area, which reflects the rural character of the area.

4.9.3 Of particular note are the brick walls at St Bartholomew's Church and on the southern boundary of Chalvington Manor and Manor Farm Barn along the public footpath, as well as the flint wall with brick dressings at Lovers Farmhouse. Portions of the historic farmyard walls also survive at Church Farm.

4.9.4 At The Old Rectory, a pair of brick piers with short sections of curved wall lead to the former coach house and generally imply its historic use.

4.9.5 Driveways are typically informal, gravel with five-bar timber gates, with only a few being surfaced in hard tarmac. At Willow Cottage and Lovers Farm, the drives are paved in brickwork, and whilst not historic, are characterful.

4.9.6 Post and rail fences are also a feature, being used at The Old Rectory and Chalvington Manor.

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

5 Trees, Open Spaces and Views

5.1 Introduction

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

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

5.2 Key Characteristics

Key Characteristics

- Trees are important both within the conservation area and in the wider setting and these reinforce the rural character of the village.
- Noteworthy tree specimens include those within the churchyard; in the gardens of Chalvington Manor and The Old Rectory either side of Church Farm Lane; trees at the corner of Chalvington Lane; and trees marking plot boundaries and some field boundaries, as well as those within gardens
- Trees outside the conservation area mark some field boundaries,
- Important open spaces include the churchyard and open field opposite Lovers Farmhouse.
- Views through the character area are generally along the roads, terminated by banked and or hedged boundaries or buildings.
- Views across the wider countryside are also important, with the low-lying fields allowing views in and out of the conservation area. There are also views southwards and westwards towards the South Downs.
- Views back to the church from the surrounding area are especially important and create a strong strength of place.

5.3 Trees and Hedgerows

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

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

5.3.3 Trees are important both within the character area and in the wider setting and these reinforce the rural character of the village. There are some important tree specimens within the character area and particularly noteworthy specimens include those within the churchyard; in the gardens of Chalvington Manor and The Old Rectory either side of Church Farm Lane; trees at the corner of Chalvington Lane; and trees

marking plot boundaries and some field boundaries, as well as those within gardens.

5.3.4 Vegetation is a strong feature of the Conservation Area. The grassed verges, hedge boundaries, garden landscaping and other trees all contribute to the area's verdant character, along with trees encircling the large ponds outside of the Conservation Area and the trees and hedgerows marking historic field boundaries.

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

5.3.6 On Church Farm Lane there are typically grass verges, banked up with properties sitting on slightly higher ground, typically behind hedged boundaries. The boundaries of Lovers Farm at the northern end of the conservation area are hedges which sit directly on the edge of Chalvington Lane.

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

5.4 Open Spaces

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

5.4.2 The churchyard is a large open space at the edge of the village, and the convergence point of two public rights of way. On this more open southern edge, there is a good degree of permeability past and through the churchyard and inter-visibility between the buildings and spaces of the character area, particularly The Old Rectory and Church Farm, as well as wide panoramic views southwards to the Downs.

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

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

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

5.5.3 The gentle bends in Church Farm Lane road terminate views along its length, allowing only short distance vistas. The staggered crossroads affords terminated views on approach to the conservation area, especially from the east and west. From the

north, the staggered crossroad allows for some depth of field and a layered view of different buildings within the conservation area, including the imposing gothic-revival forms of The Old Rectory behind Church Cottage.

5.5.4 The rural location of the village means that there are open fields surrounding the conservation area. The enclosed and modestly sunken nature of Church Farm Lane, means that views out to both the east and west are limited. However, there are good long-distance, panoramic views across the Low Weald and to the Downs from the churchyard and more open, southern extent of the Conservation Area. Conversely, there are good long-distance views towards the Conservation Area from the public footpath and edge of the parish on Langtye Lane. These views include the tower of Ripe Church to the west and the shingled tower of St Bartholomew's which sits on higher ground behind Church Farm.

6 Considerations for change in conservation area

6.1 Introduction

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

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

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

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

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

6.2 Guiding principles for change in conservation areas

Guiding principles for changes in conservation areas

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

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

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

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

Appendix 1: Maps

1.1 Designated Conservation Area

1.2 Character Areas

1.3 Visual Appraisal

1.4 Views

Appendix 2: Glossary of Terms

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

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

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

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

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

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

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

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

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

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

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

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

Curtilage: An area of land attached to a house, often within the same enclosure, which serves or historically served the purposes of the dwelling in some necessary or useful

manner, but is not necessarily in the same ownership.

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

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

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

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

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

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

Fenestration: The arrangement of windows in a building.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Promontory: An elevated geological outcrop.

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

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

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

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

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

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

Significance (for heritage policy): the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

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

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

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

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

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

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

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

Vernacular: Domestic or functional, rather than monumental buildings, usually constructed

of local materials.

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

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Appendix 3: References

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www.legislation.gov.uk

Town and Country Planning Act 1990

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

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