

Chiddingly & Muddles Green Conservation Area Appraisal

DRAFT SEPTEMBER 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 Chiddingly and Muddles Green 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 Chiddingly and Muddles Green 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 Chiddingly conservation area was first designated in 1991. The conservation area was enlarged to include Muddles Green and 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 Chiddingly is a small village located to the north of the A22 between Hailsham and Uckfield.

2.1.2 The village has developed in a linear manner with two historic cores and amenities include a pub, church and village hall.

2.1.3 Muddles Green is located around half a mile south/southeast of Chiddingly. It is a small hamlet with school, village shop and art gallery.

2.1.4 The Conservation Area covers the two historic cores of Chiddingly village as well as the historic core of the adjacent Muddles Green hamlet.

2.1.5 The population of the parish in 2021 was 1042.¹

2.2 Setting

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

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

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

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

¹ <https://chiddingly.parish.uk/>

2.3 Topography and Landscape Setting

2.3.1 Chiddingly and Muddles Green are located approximately 5 miles to the northwest of Hailsham, to the north of the A22 corridor. Chiddingly has a church, pub and village hall and two historic cores, being that in the vicinity of the pub and church, and that incorporating Chiddingly Place. The older part of Muddles Green is located around and between two road junctions at the east and west of the settlement. It is a small hamlet with a school, village shop and the Farley Farm museum and art gallery. The two settlements are located in the Low Weald which gradually rises northwards from the South Downs and at part of the watershed of the River Cuckmere.

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.

Chiddingly and Muddles Green

- Two small settlements around half to one mile north of the A22 corridor at Golden Cross.
- The church, Six Bells pub and Chiddingly Place are key landmark buildings in Chiddingly;
- Farley Farm, Ash Cottage, the Green Farm complex and former toll house are key landmark buildings in Muddles Green.
- There are long distance views to the South Downs in the west and south from parts of both settlements.
- The predominant field type surrounding Chiddingly and Muddles Green is an ancient landscape of regular piecemeal enclosure.
- The edges to the settlements are generally sensitive as a result of mature vegetation.
- Well connected footpath network including links to the Weald Way and Vanguard Way.

Chiddingly Landscape Setting Areas

To west, east and south the characteristics of the landscape setting are :

- Strong sense of place as a result of views to the ridges of the South Downs.
- A mature landscape structure.
- Strong inter-visibility with historic buildings within the core of the settlement.
- Large areas of woodland that provide a distant sense of enclosure, often framing views to the north and west.

To the northeast, the area is characterised as:

- Modern fields with little historic continuity;
- Strong sense of inter-visibility with historic buildings within the core of the settlement.²

Muddles Green Landscape Setting Areas

To the east, the area is characterized as:

- Strong sense of place with strong inter-visibility with Chiddingly Church and the South Downs.
- Pockets of ancient woodland.
- East-west stream corridor.
- Mature Hedgerows

To the west, the characteristics of the landscape is:

- Strong strength of place and strong inter-visibility with the historic core of the settlement;
- Large, regular-shaped areas of ancient woodland providing a backdrop to views south and west from the village.
- Strong landscape structure to the village edge limiting long distance open views across the landscape³.

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 the two villages 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;

² https://www.wealden.gov.uk/UploadedFiles/LandscapeStudy2014_Chiddingly.pdf

³ https://www.wealden.gov.uk/UploadedFiles/LandscapeStudy2014_Muddles_Green.pdf

- Overriding rural character, with the urban edges comprising a mixture of trees and hedgerows;
- Interconnected network of footpaths within the Landscape Setting of Chiddingly and Muddles Green, which connect the villages to their surroundings.⁴

2.3.9 The settlements also lie within the Chiddingly Local Landscape Area (LLCA). The characteristics of this LLCA are the strong sense of remoteness and tranquility with medium-scale predominantly pastoral fields lined with small mature woodlands and a dense hedgerow network. The landscape is crossed by a large number of stream corridors. The road network is narrow with hedged and tree lined boundaries.

2.4 Geology and Building Materials

2.4.1 The geology of the area has also had an impact on the development of the village, with the settlement having taken place on the rolling clay landscape of the Low Weald.

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

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

2.5 History of the Settlement

Prehistoric

2.5.1 Archaeological finds in the Parish demonstrate evidence of early human activity in the area from the Mesolithic period. Mesolithic activity in the parish comprising scatters of flint and tools suggests evidence for Mesolithic hunter-gatherer groups using the resources of the Weald woodland for hunting and gathering.

Roman and Saxon

2.5.2 There is significant evidence for Roman activity to the south of Chiddingly and Muddles Green in the vicinity of Ripe and Arlington where an east-west Roman Road and Roman villa and settlement sites have been discovered.

2.5.3 Ironworking began in the Weald during the Romano-British period and although there are no certain sites for this period in the parish, there are a number of undated bloomery sites.

2.5.4 A single Roman coin of the Emperor Severus was found in the south of the parish of Chiddingly in 1830(MES2940).⁵

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

⁵ Lower, M.A. 1862 'Parochial History of Chiddingly', Sussex Archaeological Collections **14**, 206-252.

Place name, Domesday and early manors

2.5.5 In the Domesday Book of 1086, Chiddingly was named ‘*Cetelingei*’⁶, an Old English word that may derive from the ‘leah or wood of Citta’s people’. It was in the Hundred of Edvestone, in the Rape of Hastings and the County of Sussex. There were two villagers and one miller. The land and resources recorded in the Survey showed 3 ploughlands with one lord’s plough team and 1 men’s plough team. A mill is mentioned with a value of 4 shillings. In 1086, the Count Robert of Mortain was the Tenant-in-Chief and the Lords Ralph and Godwin.

2.5.6 In the reign of Edward II, Nicholas de la Beche held the manor of Chiddingly, along with others, and he was Constable of the Tower and created a Baron by Edward III. The manor passed from him into the Sackville family. The main residence appears to have been ‘Chiddingly Park’ to the east of the Church, the remains of which survive in the farmhouse at Park Farm. Birch Manor passed into the hands of the Jefferay family and after to the Pelhams and Chatfields.⁷ There were also seven other manors that controlled land in the parish, including Laughton, Sherrington, Claverham, and Foxhunt.

2.5.7 Muddles Green is not mentioned specifically in the Domesday Book and it is not clear when this settlement emerged. Anecdotally, the name Muddles Green derived from a man named Muddle who owned the village smithy.

Church

2.5.8 The dedication for the church is unknown. The church building is believed to date from the early 12th century, or that there was a predecessor church on site, due to architectural details found at the time the 13th century chancel was rebuilt in 1864. A 13th century chancel arch survives internally, and the nave appears to date from the 14th century, and was extended in the 15th century. At the east end of the south aisle an early 17th century chapel has been constructed to house the Jefferay monuments. The Jefferay Monument is a marble and stone memorial to Sir John Jefferay who died in May 1578 and who was the Chief Baron of the Exchequer under Elizabeth I and who lived at Chiddingly Place. Further monuments to members of the family were also placed in the chapel in the 17th century. The tower dates from the 15th century and has a tall and prominent octagonal stone spire which is conspicuous in views across the surrounding landscape. The west doorway to the tower has carved detailing, including the Pelham buckle, the badge of the lords of the manor of Laughton who went on to be Earls of Chichester.

Medieval and post-medieval development

2.5.9 There is documentary evidence of a village at Chiddingly from 1236 and the parish church dates from the 12th century. This suggests that there would have been settlement in the area due to the presence of the church. In 1316, the returns of the lords of townships were made for the purpose of effecting military levies and seven land holders are mentioned in connection with the ‘*Villat’ de Chityngleh*’.⁸ A silver hat-badge in the shape of a boar, dating from the 1480s was found in Chiddingly in 1999 and would have belonged to a supporter of Richard III.

2.5.10 Surprising little of the Medieval settlement survives apart from the church, and the

⁶ <https://opendomesday.org/place/TQ5414/chiddingly/>

⁷ Lower M.A., *A Compendious History of Sussex* (1870)

⁸ Lower M. A., *A Parochial History of Chiddingly* (1862), Sussex Archaeological Society.

evidence suggests that even during the Post Medieval period it has always been a small settlement largely dependent upon the surrounding farms for its economy.

2.5.11 A number of later Medieval and early Post Medieval houses exist in the parish, including Pokes (1400-1480) and Pilgrims (1590-1600), whilst Chiddingly Place located within the west of the conservation area was built in 1574. 'The Place' or 'Place Farm' was bought by Sir John Jefferay and was rebuilt in an E-shaped design.

2.5.12 The complex of Chiddingly Place comprises the present farmhouse, which is part of a large E-shaped C16 mansion built in 1574 by Sir John Jefferay, Lord Chief Baron of the Exchequer, who died in 1577. A barn to the north-east of the farmhouse was originally the east wing of the mansion, and the stables (now The Granary) to the south-east of the farmhouse were also once part of the mansion. A barn, also to the south-east of the farmhouse, is probably 17th century. A Tudor well house was built to the north-west of Chiddingly Place to supply water to the property through a lead conduit.

2.5.13 A dendrochronological survey carried out at Chiddingly Place suggests that an earlier building may well remain fossilized within the main range. Felling dates of 1324-1531 have been sequenced, along with 1474-1576, and 1488-1547. Timbers with complete sapwood were dated in the main buildings to an A D 1573 felling and in the south-east range to an A D 1575/6 felling. The felling date range calculated for timbers of the parlour is A D 1565-85. The later dates correspond with the works undertaken by John Jefferay.

2.5.14 Chiddingly Place was sold to Sir Thomas Pelahm of Halland Park in neighbouring Loughton, in whose family it then descended until sold to the Rev John Chatfield in about 1771.⁹ In 1798, the Chiddingly Place complex and 233 acres was sold by the Reverend to David Guy who undertook substantial alterations to the buildings.

2.5.15 The village appears to have undergone a revival in the 18th and 19th century, with a number of new buildings, including Thorn House and its adjacent Yew Tree Cottage and Cordwainers, the Post office and Stores, The Vicarage, The Cottages (built 1783) and the Six Bells public house (built 1774). However, Chiddingly Place was at this time starting to decline in importance with parts being turned over to agricultural use. The beginning of this growth in the 18th century may have been due to the establishment of a coaching inn, around which a local economy was established.

2.5.16 Within Muddles Green, it is difficult to interpret exactly which are the earliest buildings as very little archaeological research has been undertaken. Certainly Green Farm and Farleys Farmhouse are likely to be two of the earliest, with parts dating from at least the 17th century, followed by Ash Cottage and Orchards, and then Sunnyside/The Forge, The Old School House, Rose Cottage and Rookery Cottage/West View. The two barn buildings relating to Farleys Farm and Green Farm are likely to date from at least the 17th century. These older buildings form the core of the eastern earlier part of the settlement of Muddles Green around the road system.

Post medieval trade and industry

2.5.17 There were several ironworks in Chiddingly parish during the 16th century, including that at Stream Farm run by the French Family which was set up in the 1540s.¹⁰ There is

⁹ Sussex Archaeological Collections, Volume 14, *Notes on the history of Chiddingly Place*, CHC Whittick, September 1999.

¹⁰ [WIRG Data Site](#)

evidence for a forge and furnace in the mid 17th century, but it appears to have gone out of use in the early 18th century. The articles made at the forge were cannon and guns, chimney fire backs, and smaller commodities. It would also appear that Bells were cast at the ironworks in the 17th century.

2.5.18 In the 18th and 19th century, brick and tile making rapidly expanded in the Dicker Common area of the parish to the southeast of Chiddingly. The area was particularly suitable being Weald Clay and also waste land which was not under cultivation.

2.5.19 There has purportedly been a drinking establishment on the site of the Six Bells since 1772, when a licence was first applied for. The building has also been used for parish meetings, distribution of Poor Relief and as the location for the Local Assize Courts in the 19th century.

2.5.20 The Russell family who lived in Cordwainers in The Street in the 19th century were the shoemakers who eventually started the shoe business of Russell and Bromley in about 1888..

Institutions

2.5.21 Between 1834 and 1894, Chiddingly was one of the eight parishes which made up the Hailsham Poor Law Union. The 1851 Census for the Parish shows a property called the 'Old Poor House', which was located in Nash Street, south east of Chiddingly and Muddles Green.

Transport

2.5.22 Research indicates that a branch of a road run by the Horsebridge and Horeham Turnpike Trust ran from Horsebridge, north through Chiddingly, to a point south of Uckfield. An 18th century toll cottage is located on the corner of the main street at the junction with the back lane behind The Old School House which would have connected Muddles Green with the main turnpike road running through Dicker Common at Golden Cross.

Education

2.5.23 A school was run in Muddles Green from the building now called the Old School House from 1803, for around 35 years. The school was run by Richard Lower, father of Mark Lower, a notable local historian in the 19th century.

2.5.24 A National School opened in the village in 1848 and was located in the vicinity of the Church. It was enlarged after 1875, but in 1906, the school had moved to its present location in Muddles Green. The original national school building is now in use as the village hall.

19th - 20th century

2.5.25 The Post Office Directory from 1861 gives the parish acreage as 4,297 acres and the population as 992. There was a post office, an Insurance Agent and a National School in existence.

2.5.26 Other trades within the parish are listed as: shopkeepers, butcher, wheelwright, blacksmith, carpenter, grocer & draper, millers (x2), farmers (x 15), hop growers (x4), brickmakers (x4), and publicans (x4). The Vicar was Rev. Jason Henry Vidal.

2.5.27 The 1882 edition shows an increase in parish acreage to 4,481, but a slight decrease in population to 881. Similar trades are listed, with the addition of a shoe maker, thrashing machine proprietor, tailor and builder. There is an increase in the number of farmers (x25) and the number of blacksmiths. The chief crops were wheat, oats and hops.

2.5.28 The 1881 census notes that one of the blacksmiths in Muddles Green was a woman named Elizabeth Standen, widowed, who worked alongside her brother in the occupation.

2.5.29 At Muddles Green lived Richard Lower and his son Mark Anthony Lower, b.1813. The former ran a school in the village and the latter was a founder member of the Sussex Archaeological Society.

2.5.30 In 1949, the surrealist painter, Sir Roland Penrose, purchased Farley Farm in Muddles Green and lived there with his wife, the American war correspondent, Lee Miller. Amongst the artists that visited Farley Farm was Pablo Picasso in 1950.

Population

2.5.31 The population of the Parish of Chiddingly was 992 in 1861 and 1042 in 2021, showing only a modest increase during the 160 year period.

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.

2.6.3 Chiddingly is named on early maps with the spelling '*Chittingly*' and is named as such on John Speed's Map from 1610, and on Robert Morden's map of 1695 and Kitchin's Map of 1750 as '*Chittingley*'. Muddles Green is not shown.

2.6.4 Between 1778 and 1783, Yeakell and Gardner produced a map of Sussex with 2 inches to 1 mile. The map shows Chiddingly, named '*Chittingly*', and also shows the Church, Chittingly Place, and the Park. It is interesting to note that no building in the location of the Six Bells is shown on the inside of the bend in the road. Muddles Green is shown as a larger cluster of dwellings between the road junctions with Rosemount and Scrapers Hill, and the wide junction with Burgh Hill Road with the island of land. The western route into Chiddingly Place from Muddles Green is clearly shown, running parallel to The Street in the east.

2.6.5 INSERT BUDGEN MAP

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

2.6.7 The Tithe Map shows the village of Chiddingly as a small settlement clustered around the sharp bend in the centre of the settlement, with the Church and a house and garden owned by the vicar and Pilgrims on the western side of The Street. On the south

side of the bend is the Six Bells House and Rose Cottage, with Cordwainers and Thorn House to the west. On the northern side, are two further cottages with gardens – Bay Tree Cottage and The Cottage, and a dwelling subsequently lost and replaced in the modern period by 1 and 2 Field View. Swallow Cottage and Place Corner Cottage are also already constructed on the corner of the junction of The Street with Parsonage Lane.

2.6.8 Chiddingly Place is isolated to the west and is described as house, yards, garden forstall and road. It is owned by Guy Thomas, who also owns the land surrounding the farmstead and much of the land to the northwest, west, and south.

2.6.9 Lord Amhurst and Augustus Elliot Fuller are also landowners around the northeast and eastern side of the village, and the Reverend Russell owns land in the vicinity of the church.

2.6.10 The Tithe Map shows Muddles Green as a larger settlement than Chiddingly, with development located between the Burgh Hill and The Street road junction to the west and the Rosemount and Scrapers Hill junction in the east. At the eastern end of the village are three dwellings clustered around the junction of Scrapers Hill and Rosemount with the main street through the village, being Green Farmhouse, Ash Cottage and Farley Farm with its farmstead to the southwest. The remainder lie either predominantly to the south of the street, clustered within and around the triangle island of land created by the split in the road at the junction with Burgh Hill Road, and two lie to the north, including the smithy.

2.6.11 In Muddles Green, there are two main landowners. Guy Thomas (Chiddingly Place) owning much of the land to the north of the village, and John Day at Farleys Farmhouse who owns land around the south of the settlement.

2.6.12 There are a few outlying isolated properties on the western side of the road between the two settlements as The Street heads north towards Chiddingly village, but these appear to have been replaced with the present later dwellings.

2.6.13 INSERT TITHE MAP

2.6.14 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 place names. The Ordnance Survey maps also record historic footpaths and routes which may survive today.

2.6.15 The 1st edition OS map from 1874 shows Chiddingly relatively unchanged from the layout shown on the tithe Map. The National School had been built to the east of the church by this time, a new vicarage has been built to replace the cottage to the west of the church and a Post Office is now shown within Pilgrims to the north.

2.6.16 Similarly, in Muddles Green there has been little change in the intervening 30 years or so, with only the addition of, or change to the layout of farm buildings at both Green Farm and Farleys Farm. It is unclear how far 'The Green' originally extended. Originally 'Birch Lane' ran from the western end of Muddles Green and curved up northwards to Chiddingly Place. The route of the lane is still visible on the 1874 OS First Edition Map with Birch Cottage at the eastern end.

2.6.17 The 2nd edition 1898 OS map shows the linear portioning of the land parallel to and to the north of The Street between the village core and Chiddingly Place. By the 1910 3rd

edition map, there had been little change in the village, but the former school is now shown as the Parish Room.

2.6.18 In Muddles Green, no particular changes are shown apart from the addition of the new National School by the 3rd edition, 1910 map.

INSERT 3rd EDITION OS MAP

2.6.19 In Chiddingly in the later 20th century, the linear development on the north side of The Street between Bay Tree Cottages and Place Corner Cottage/Swallow Cottage was completed. A sports pavilion and cricket ground have been provided to the south of the church and The Old Vicarage. Otherwise, little change has taken place.

2.6.20 In the 20th century, Muddles Green has more than doubled in size, with the building of Willets Field estate at the eastern end of the settlement, the infilling of the land with linear development on the western side of the Street north of Birch Cottage, and roadside infill of dwellings to the east of Rose Cottage at the junction with Burgh Hill Road. Within the historic core of Muddles Green, little change has occurred, with the addition of only three new dwellings – Paddock House, Glenrose and The Bungalow – and the further expansion of the farmsteads at Farley Farm and Green Farm.

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 Chiddingly or Muddles Green in the past, including within those parts covered by the Conservation Area, except in the immediate vicinity of Chiddingly Place. However, when considering the archaeological potential of settlements and the knowledge that there is known extensive Roman influence on the surrounding landscape to the south and the fact that the current church dates to the 12th century, it is important to recognise that archaeology often survives 19th and 20th century development.

2.7.6 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.

DRAFT

3 Character Appraisal

3.1 Introduction

3.1.1 Chiddingly and Muddles Green conservation area is formed of three character areas for the purposes of the appraisal and this is shown on the map in Appendix 1.

- A. Chiddingly Place
- B. Chiddingly Village
- C. Muddles Green

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

- Three distinct Character Areas comprising Chiddingly Place, Chiddingly village and Muddles Green.
- Isolated Chiddingly Place complex to the north east
- Medieval/post medieval core of Chiddingly Village is focused around the tight bend in The Street with the Old Vicarage and Chiddingly Church to the east.
- The village has developed in a linear manner in the 19th and 20th centuries along the northern side of the Street up to Place Corner.
- Chiddingly Place remains visually isolated from the village.
- Muddles Green has developed in the post medieval period around two road junctions.
- Buildings in the village almost exclusively in residential use, with very little commercial activity.
- 17 listed buildings or structures within the conservation area, comprising 14 Grade II listed buildings, two grade II* listed buildings (at Chiddingly Place), and the Grade I listed church.

- Some older buildings are timber-framed, but this has been concealed by later refacing with brickwork and tile-hanging, and a single use of mathematical tiles.
- Most buildings are two storey in height, predominantly of brick, some with first floor tile hanging.
- Roofs are predominantly gabled, covered with clay plain tiles, with very little use of slate.
- Built form within the village is predominantly sited along the roads with varied setbacks and plot sizes depending on the former use of the buildings.
- Front boundaries are generally formed by hedges, with some historic use of boundary walls.
- Trees are an important feature of the conservation area and its wider setting.
- Key buildings: Chiddingly Parish Church, Chiddingly Place complex, The Vicarage, Six Bells, Farley Farm complex, Ash Cottage, Green Farm house and barn; the toll house.
- Key open spaces include the churchyard and the open fields within and on the edge of the conservation area.
- Key views include: those to and from the church and across the fields to the outlying buildings at Chiddingly Place; views back to the historic core of Chiddingly around the church and in particular to the spire; views along The Street in both Chiddingly and Muddles Green; those across the wider countryside, with the open fields allowing views in and out of the conservation area; and the views southwards and westwards towards the South Downs.

3.3 Character Area A – Chiddingly Place

Introduction to the character area

3.3.1 The character area comprises the Chiddingly Place complex located on the north west side of the village, to the south of Highlands Lane. The complex of buildings has historically had an isolated position from the village to the south east. The complex comprises The Manor House, The East Wing, The Granary and the Shearing Barn, and the immediate garden amenity areas around the buildings, including two ponds.

3.3.2 This character area borders on to Character Area B, Chiddingly village, to the south east, which includes the open field area to the south of The Street which reinforces the continued and historic isolated nature of the Chiddingly Place complex.

3.3.3 To the north, west and south is open farmland with hedged and treed boundaries.

Landscape setting

3.3.4 The landscape setting of the character area contributes to its significance and the way in which it is appreciated. Around Chiddingly Place is a patchwork of medium to large scale arable and pastoral fields lined with mature hedgerows and hedgerow trees, and areas of woodland. The complex has maintained its isolated position in the landscape and from the remainder of the village, with the former Church Field to the east and south of The Street remaining undeveloped.

3.3.5 Trees are important both within the character area and in the wider setting and

these reinforce the rural character of this location on the north western edge 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. Hedgerows are the dominant natural boundary feature on either side of Highlands Lane, travelling east into the character area. Once in the character area, the boundary to the Chiddingly Place complex is more formal, comprising brick walls and traditional woven fencing.

3.3.6 Views through the character area are generally along Highlands Lane and into the site. The complex is particularly prominent in views when travelling from the east along The Street across the open field to the south, with the former East Wing the dominant building, with its prominent chimney stack, and the Granary with its chimney stack to the rear. The Shearing Barn is also prominent in the southern part of the complex. On arrival to Place Corner from the north, along Parsonage Lane, the East Wing, Granary and Shearing Barn are again the dominant built form, with the diaper work boundary wall to the frontage also visually prominent. Only glimpsed views are available of the main house.

3.3.7 Views across the wider countryside are also important. Views east out of the character area are dominated by Chiddingly Church Spire which is a very prominent landmark throughout this local area creating a strong sense of place.

Local built form

3.3.8 The built form is confined to the Chiddingly Place complex, with modern agricultural buildings located to the south. The complex is located on the southern side of Highlands Lane and is dominated more by the large East Wing, with the house, formerly the central part of the original property, set back and only glimpsed in views. Brickwork, clay tiles and stone mullioned windows are strong features of the buildings.

3.3.9 Boundary treatments are predominantly hedges, but there is a important high decorative brick wall to the north boundary of the complex, which returns a short distance along the eastern boundary and then continues as a lower brick wall – part frontage and part building elevation. The driveway down to the Shearing Barn and modern agricultural buildings is less formal, with a hedged and post and rail boundary to the eastern side and east boundaries of the main complex. There is some very limited use of post and rail fencing where fields abut the road frontages, and there has been some use of close board fencing to replace traditional boundary treatments.

Listed buildings

3.3.10 There are two Grade II* listed buildings and two Grade II listed buildings in the character area. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal does not diminish their significance.

3.3.11 Chiddingly Place (Grade II*) was built on an E plan, with two projecting wings and an advanced porch by Sir John Jefferay in 1574.¹¹ Many of the changes to the main buildings were made in the early 19th century by David Guy, then owner, who demolished the northern range and the great hall, leading to the complex as laid out today. The central

¹¹ Further information is available at the Esher on the development and evolution of Chiddingly Place: Archaeology South East, Report No 1146, *Chiddingly – Chiddingly Place*, 1991.

body of the house remains and is now called The Manor House. The East Wing is now detached and the Granary (listed as the stable to the south-east of Place Farmhouse) was once also part of the main house, but is now detached.

3.3.12 The Manor House (listed as Place Farmhouse) is Grade II*. It is of red brick with a hipped clay tiled roof, has casement windows with stone mullions and transoms. The north front has 2 windows of 3 lights each with 4-centred heads and a fluted frieze above on the ground floor and on the first floor 2 windows of 2 tiers of 3 similar lights but no frieze above. To the west is an C18 porch with Ionic columns containing a round-headed doorway with semi-circular fanlight and door of 6 fielded panels. Interestingly, the Great Hall still survived in its un-floored form in 1788 when sketched by Grimm but the eastern gatehouse and north part of the western range had already been demolished by this time.

3.3.13 The East Wing (listed as barn to the north-east of Place Farmhouse) is Grade II*. This was originally the east wing, parlour range, and projects around 20m forward from the front wall of the main range. It spent several hundred years in use for agricultural purposes and was converted back to residential use in the early 2000s. This range is of two storeys and an attic in red brick with a steeply-pitched tiled roof with gable ends north and south. At the time of listing, many of the stone mullion windows were blocked, but have now been reopened and glazed with traditional leaded lights. A striking feature of the building is the substantial external chimney stack on the eastern façade with its three tall square chimney flues which project well above the eaves of the steep roof.

3.3.14 The Granary (listed as the stables to the south-east of Place Farmhouse), listed Grade II, was also once part of the Elizabethan Mansion forming part of the lower rear projecting eastern side range. It has a steeply pitched clay tile roof, prominent projecting chimney stack with tall square single flue on the eastern façade and stone square headed windows and stone surround external doorways. It is of contemporary brickwork to the East Wing and Main Range. This building has also been converted back to residential use, having spent several centuries in agricultural use.

3.3.15 To the rear of the site of the Elizabethan house and its remaining elements is a large brick and tiled barn, listed Grade II. This barn has also now been converted to residential use. The structure was built during the second half of the 16th century as a seven bay timber framed barn. A very rare- if not locally unique-feature is the inclusion of a fully framed in rail a little above side grit level in order to carry the ends of the floor joists. The barn was originally weather boarded and had a thatched roof covering. Around c.1800 all external walls save for the northern wall and the northern half of the western wall were entirely rebuilt in brick salvaged from the partial demolition of the adjacent mansion, probably whilst in the ownership of Thomas Guy. This large building has a substantial presence to the rear of the historic complex.

Key unlisted buildings or structures

3.3.16 Key unlisted buildings or structures can also make an important contribution to the character of the conservation areas. This character area is dominated by the listed buildings and their later, modern outbuildings which have been appropriately designed to sit comfortably within the wider complex of historic buildings. Older built form and structures that survive with the complex, such as boundary features, may be considered to be curtilage listed and it is important to note that they also make a valuable contribution to the character of the conservation area in their own right.

3.3.17 No key unlisted buildings or structures have been identified in the character area but 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.

Other features of the character area

3.3.18 Sounds, smells and general activity also contribute to the historic character of conservation areas. The character area is very quiet, which reinforces its isolated rural location on the edge of the village. Activity is confined to the residential occupation of the site and the transit of vehicles along Highlands Lane and through to the modern agricultural buildings to the rear.

Detractors

3.3.19 There are few intrusive modern features within the character area. The character area is not formally lit, as would be expected in this naturally dark setting. This helps to maintain the rural character of this edge of village location and is particularly important due to inter-visibility with the surrounding countryside.

3.3.20 The only intrusive features are the modern farm buildings to the immediate north of Highlands Lane which have eroded the traditional open and undeveloped landscape setting to the complex of historic buildings.

Summary

3.3.21 In conclusion, this character area comprises and is dominated by the complex of buildings forming Chiddingly Place, including the Main Range, East Range, small rear eastern range and large 16th century barn. The entire character area has become residential in recent years with the conversion of the elements of the complex which had been in agricultural use, even where formally part of the large Elizabethan mansion. The identified character also includes other features, both manmade and natural, which add to the historic significance of the area. The complex within this small character area has maintained its isolation from the main village of Chiddingly, surrounded by rural undeveloped land, apart from a small area of unfortunate erosion by modern farm buildings to the immediate north of Highlands Lane.

3.4 Character Area B – Chiddingly Village

Introduction to the character area

3.4.1 The character area comprises the historic village core concentrated around tight bend in The Street and Church Lane which is predominantly residential apart from the Six Bells Inn. The western part of the character area is characterized by linear residential development fronting on to the northern side of The Street, running up to Place Corner. To the east of The Street, several properties are accessed off Church Lane, including the Church and village hall. The character area also includes the former Church Field, south of The Street, between the village and Chiddingly Place (Character Area A to the west), the Playing Field south of the pub and the cricket ground to the south of the Church.

3.4.2 To the north, east and south is open farmland with hedged and treed boundaries.

3.4.3 There has been little change to the size of the village since early mapping with older buildings in the character area dating from the 12th (the Church) through to the 19th

centuries. A small amount of 20th century linear development has occurred along the northern side of The Street as far as Place Corner. Some of the older buildings in the character area have been re-fronted in the 18th-19th centuries.

Landscape setting

3.4.4 The landscape setting of the character area contributes to its significance and the way in which it is appreciated. Around Chiddingly village is a patchwork of medium to large scale arable and pastoral fields lined with mature hedgerows and hedgerow trees, and areas of woodland.

3.4.5 Trees are important both within the character area and in the wider setting and these reinforce the rural character of this location in the Low Weald. There are some important tree specimens within the character area and these are noted on the visual appraisal map in Appendix 1, along with the identification of important hedgerows. Hedgerows are the dominant natural boundary feature on either side The Street and Church Lane, reinforcing the rural character of the village.

3.4.6 Public open spaces include the Playing Field south of the Six Bells Inn, the churchyard and adjacent Cricket Ground. These accessible spaces reinforce the rural character of the village and provide many views through to the church spire, reinforcing a strong sense of place.

3.4.7 Views through the character area are available along The Street or Church Lane, framed by predominantly hedged boundaries or the linear built development. The rural landscape can be appreciated from all parts of the character area with long distance views gained to the South Downs from The Street, and across the landscape to the east, north and south from the end of Church Lane.

Local built form

3.4.8 The church is the oldest building in the character area, dating from the medieval period with later alterations. 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 have often been re-fronted in the 18th-19th centuries, which has obscured earlier phases. Apart from the church, buildings in the character area date to the 15th-20th centuries, with some re-fronted in the 18th-19th centuries.

3.4.9 The Parish Church lies off the narrow Church Lane and the stone spire is a significant landmark in the surrounding landscape. Otherwise the historic development in the village is concentrated around the junction of Church Lane and the right-angled bend in The Street. This central point in the village at the junction has a feeling of space that is framed and visually constricted by built form on progressing west and south along The Street. However, the openness of the landscape to the northeast can be appreciated. Built development is predominantly of the scale of cottages with use of local vernacular materials.

3.4.10 To the west side of the bend, development is linear and constructed hard against the road frontage apart from Thorn House and Cordwainers that have a very modest front garden area with low boundary wall. On the northern side of The Street, the two storey built development comprising Baytree Cottages and Laurel House also have very shallow front garden areas and the built development therefore forms a sense of enclosure to the arrival/departure of the western part of the centre of the village. The views west along The

Street out of the centre of the village frame the vista through to Chiddingly Place.

3.4.11 Travelling west along The Street, towards Chiddingly Place, linear development of modest sized cottages from the late 19th century and the early to mid 20th century continues, terminated by Place Corner Cottage and Swallow Cottage, dated 1875. At this point, there is an appreciation of transiting from the centre of the village into the countryside with the former Church Field to the south of the road remaining undeveloped and affording views across the wider countryside to the south and west.

3.4.12 The centre of the village is dominated by the Six Bells Inn on the inside of the bend and the grouping of buildings opposite, comprising Old Drapers Cottage and the old village shop. Glimpsed views are available of the church spire throughout the centre of the village.

3.4.13 On exiting the centre of the village to the south, the rural context of the village is more apparent, with views over the pub carpark and associated playing field across the surrounding countryside to the south and west, including to Chiddingly Place in the west. The eastern side of The Street at this point is formed of the outbuildings and substantial boundary hedge to The Old Vicarage, creating a greater sense of enclosure. The Vicarage, set back from the road within its gardens, with the church directly behind, is clearly a higher status building than the more simple cottages within the remainder of the historic centre of the village.

3.4.14 One of the older and slightly larger domestic buildings in the village, 'Pilgrims' is sited on Church Lane on the approach to the Church, and is not appreciated when within the centre of the village due to the projection of the 19th century shop building. On entering Church Lane, Pilgrims, helps to frame the view down to the north door and spire of the Church. Beyond is located the former village school, now the Village Hall, a single storey brick building with steeply pitched clay tile roof to the historic element. The

3.4.15 Development fronts onto Church Lane and The Street and plot sizes are quite variable. The mix of periods of building can be identified, to some extent, by the uses of building materials. The buildings are in a mixture of materials, including red brickwork, red and grey chequered brickwork or differing coloured bricks used in a decorative manner. Tile hanging is used to some first floors, but weather boarding is not a feature of the village. Stonework is generally limited to the church. Roofs are predominantly clay tile, with slate only used on the Old Vicarage. The later 18th and 19th century buildings are characterized by traditional vertical sliding sash windows, with the earlier Pilgrims with casement window sized openings.

3.4.16 Boundary treatments are predominantly hedges, with limited use of traditionally detailed brick walls to some front domestic curtilages and the low three rail and post fence to the churchyard. The boundary to the cricket ground is hedged and treed.

Listed buildings

3.4.17 There is one Grade I listed building and six Grade II listed buildings in the character area, representing development of Chiddingly from the 13th to the 19th century. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal does not diminish their significance.

3.4.18 The Parish Church is listed Grade I. It is located to the east of the bend in The Street in centre of the village and accessed off Church Lane. It has 12th century origins and comprises a 13th century nave with aisles, a chancel (completely rebuilt in the 19th century),

a 19th century north porch with Horsham Stone roof slabs and a 15th century tower with spire, restored in mid 19th century. The church and west tower is constructed of ashlar sandstone with slate roofs. The substantial spire is also constructed in stone. The south transept was constructed at the beginning of the 17th century to house the Jefferay Monument.

3.4.19 The Old Vicarage was constructed after the arrival of the Rev James Vidal who became vicar in 1847. It appears from research that the initial phase of the present building was completed in 1851/2, with later alterations in 1875. It is a brick building under a shallow-pitched hipped roof of slate with large multi-paned vertical timber sliding sash windows and a central arched head doorway. It replaced an earlier smaller Vicarage located closer to the eastern boundary of the site which was demolished on completion of the Victorian building.

3.4.20 Pilgrims, listed Grade II, dates from the 16th century with timber framing visible internally. Externally, the building has been updated – probably in the 18th century – with a tile hung first floor and the ground floor underbuilt in brickwork. To the eastern end of the building is a large 19th century two storey gabled extension with decorative barge boarding and decorative tile hanging to first floor, set at right angles to the simpler original range which fronts towards Church Lane. A series of three tall square individual chimney stack flues dominate the clay tiled roof of the building.

3.4.21 Located adjacent to Pilgrims is the former village shop and attached cottage, listed at Grade II. The house is prominent on the corner of the junction of Church Lane with The Street, facing onto the former road. It is likely to date from the 18th century, has a symmetrical white painted brick façade with four vertical timber sliding sash windows and a central ground floor door with hood over and false blocked window opening above. The gabled tiled roof has two end chimney stacks. The cottage is set with a plot with the front garden wrapping around to the south with a lower boundary wall and hedgerow. The later shop building adjacent is two storeys and sits gable end onto Church Lane. The gable end is of unpainted brick, with original 19th century double shop window with central doorway. The fascia above has contemporary gilt lettering of 'Draper and Grocer'. There is a central multi-paned timber vertical sliding sash window at first floor. And to either side are two old 'Brooke Bond Tea' advertising signs attached to the façade.

3.4.22 The Six Bells Inn is Grade II listed and is dated 1774. This date seems to accord with the records for a licence for a drinking house in the village around this date. The public house and adjacent Rose Cottage appear to be of contemporary build, and are certainly both shown curving around the inside of the sharp bend in the centre of the village by the 1840s Tithe Map. The range of buildings is a focal point in the village centre, with a striking chequerboard brickwork façade to the pub of red and brick headers, large multipaned timber vertical sliding sash windows to ground and first floor, central porch to the front door, and a clay tile roof above a decorative brick cornice. The adjoining cottage has simpler Yorkshire horizontal sliding sash windows. There are two arched head blank rendered window openings at first floor in Rose Cottage. That adjacent the pub is painted with the initials 1774 and K.B/BF, and that above the door to Rose Cottage has a terracotta and metal plaque. A single storey range runs off the southern elevation of the two storey public house range, along the road frontage and was likely the former associated stabling/coach house to the Inn. A fine decorative metal projecting pub sign off the main façade of the building

details six bells.

3.4.23 Cordwainers, Thorn House and Yew Tree Cottage are all listed Grade II as a group. The buildings are all attached and staggered towards the road from the east, to the west, with Cordwainers and Thorn House having small front gardens, but Yew Tree Cottage sitting on the road frontage. Dating from the 18th century (Cordwainers and Thorn House) and 19th Century (Yew Tree Cottage), the buildings show the evolution of building detailing, starting with Cordwainers as the earliest of the three buildings. Cordwainers is faced with red brick and grey headers with horizontally sliding sash windows on the first floor and multi paned vertical sliding sash windows to the ground floor. Thorn House has an alternative decorative brickwork façade with areas of grey bricks with red brick quoins, window surrounds and heads and picking out a false first floor window opening above the front door. Both buildings have simple bracketed flat roofed lead porches. Yew Tree Cottage is a wider building, of (now) painted brickwork to the façade, traditional multipaned sliding sash windows and a gabled clay tile roof running parallel to the road. Interestingly, the building has two front doors, the eastern one accessed up a series of steps indicating that the floor levels may change within the building at ground floor with the associated ground floor window also with a raised sill height. A basement is also visible at the eastern end.

3.4.24 There is one listed building on the northern side of The Street which is Baytree Cottages (Grade II). The semi detached cottages are orientated to run parallel with the road, set slightly back with a small front garden area behind a hedged frontage. Dated 1783, they are constructed of red brick with grey headers, have an eaves cornice of brick coggling under a steep gabled clay tile roof with two end chimney stacks. Each cottage has a single storey gabled porch with decorative bargeboarding and traditional detailed side hung timber small pane casement windows.

Key unlisted buildings or structures

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

3.4.26 Four key unlisted buildings or structure has been identified in the character area, dating from the 19th century. Whilst key unlisted buildings have been identified on the visual appraisal map in Appendix 1, this does not exclude other buildings being considered of significance should further information come to light. In addition, omission of description in this character appraisal text does not diminish the significance of any buildings identified on the visual appraisal map.

3.4.27 Chiddingfold War Memorial Cross is located outside of the north door of the church, within the church yard and is a simple stone column, topped with a cross and a stone

multisided base and is dedicated to the twenty men from the parish who lost their lives in the Great War and also the eleven men from the Parish who subsequently died in the Second World War.

3.4.28 The Village Hall was constructed as the National School and although the building has had later lower single storey extensions its original form can still be appreciated as an L-shaped brick and tiled building with steeply pitched tiled gabled roofs at right angles to one another, the western facing arm being slightly lower at the ridge. The eaves to the larger element of the original building has a brick dentilation detail and the northern gable decorative barge boards. It was constructed during the incumbency of Rev James Vidal in the 19th century.

3.4.29 Place Corner Cottage and Swallow Cottage form the western end of the linear development of The Street and are dated to 1874. The original form of the two storey pair of cottages with first floor tile hanging under a steep clay tiled pitched roof with end chimneys stacks and central single storey pitched roof porch is still appreciable, but both dwellings have now been significantly extended which has eroded their character. The cottages are at a prominent position at the entrance to the village from the west at Place Corner and further alteration would need to be carefully considered in relation to the potential to provide a negative impact on the conservation area.

3.4.30 Two buildings which add positively to the character of The Street are the single storey Old Coach House and the simple fully hipped clay tiled double garage to The Old Vicarage. Both buildings retain a vernacular character, although the modern garage door design to the Old Coach House could be improved upon to create a further enhancement.

3.4.31 The semi-detached Field View (No.1 and No.2), do not appear on the 1910 Ordnance Survey map, and are likely to have been constructed after World War I. The simplicity of the symmetrical two storey brick façade of four large timber sliding sash windows over four and single storey end lean-to porches with arched headed doorways, all under a half hipped clay tile roof with central stack creates a positive end-stop to views north along The Street. Pine Lee and Downsvie to the west on the northern side of The Street appear to have been originally constructed on a similar basis, but have had some later alterations. However these do not detract from their simple character and these dwellings provide a positive enhanced to this part of the street scene.

Other features of the character area

3.4.32 There are other notable features within the character area which add to the visual, historical and cultural interest. There is very little street furniture in the village due to its rural character. There is a typical Sussex white painted finger post in the centre of the grassed triangle in the middle of the junction at Place Corner; an EIR red letterbox within the front wall of the old shop; and a decorative lamp at the northern entrance to the churchyard.

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

Detractors

3.4.34 There are few intrusive modern features within the character area. The character area is unlit, apart from any private lighting to dwellings and the public house, as would be expected in this naturally dark setting. This helps to maintain the rural character of the

village and is particularly important due to inter-visibility with the surrounding countryside.

3.4.35 There are few detractors in the character area, the main being the wirescape across the roads, extending between telegraph poles and buildings, and is a detractor throughout the conservation area.

Summary

3.4.36 In conclusion, this character area comprises centre of the historic settlement of Chiddingly, incorporating the core around junction of The Street and Church Lane. The area is largely residential, apart from the public house and church, and includes buildings with origins from the 12th-19th centuries, with a very small amount of 20th century infill on the northern side of The Street. The character area both includes and is surrounded by the hedged and treed Low Weald landscape with views out over the surrounding countryside. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. The main detractor is the wirescape extending across the roads.

3.5 Character Area C – Muddles Green

Introduction to the character area

3.5.1 The character area comprises outlier village of Muddles Green to the southeast of Chiddingly village. It is focused along the main street, predominantly between the junctions with Burgh Hill Road in the west, and Scaper's Hill and Rosemount in the east. Development is also concentrated around the island of land adjacent to and east of the Burgh Hill Road junction. The character area is primarily residential with some former agricultural use/buildings at Farleys Farm which is now an Art Gallery and Museum with village shop.

3.5.2 The character area is surrounded by the Low Weald landscape on the north, east and south sides, and is bordered by the predominantly more modern development in the village to the west.

3.5.3 The settlement has historically been larger than the Chiddingly Village to the northwest and a mixture of dwellings and farmhouses with associated ancillary buildings – either farm, domestic or trade related.

3.5.4 Buildings in the character area date from the 17th-20th centuries, but with only a very small amount of 20th century infill.

Landscape setting

3.5.5 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. The rural location of the village means that there is a patchwork of arable and pastoral fields, lined with mature hedgerows. The surrounding landscape also includes large areas of Ancient Woodland.

3.5.6 There is limited public open space within the character area, and this is represented by the wide grassed verges to either side of the main roads through the settlement, and at the junctions, and the survival of the village pond to the north of the Farley's Farm complex. A small Jubilee plot to commemorate that of King George V has been created to the north of the junction with Burgh Hill Road. In addition to an oak tree within the centre of the plot, nine flowering trees around the perimeter were planted in memory of the Chiddingly men who lost their lives in WWII.

3.5.7 Trees are important both within the character area and in the wider setting and these reinforce the rural character of the village. There are some important tree specimens within the character area and these are noted on the visual appraisal map in Appendix 1, along with the identification of important hedgerows.

3.5.8 Views through the character area are generally along the main street, with shorter distance views along the back lane creating the triangle of development adjacent to the junction with Burgh Hill Road. Ash Cottage creates a prominent end stop to views to the east, located on the inside of the road junction of Scraper's Hill and Rosemount. The old toll cottage is also prominent in views when travelling west. There are long panoramic views to the South Downs from the Farleys Farm complex and to the rear of Rookery Cottage and Woodside Cottages. From the junction with Burgh hill Road, Chiddingly Church spire is visible to the north and from the public footpaths running north out of the character area.

Local built form

3.5.9 Buildings in the character area are likely to date from between the 16th-20th centuries, with some re-fronted in the 18th-19th centuries. There is a lack of archaeological investigation of built form and it is possible that research may identify buildings with an origin of earlier date.

3.5.10 A significant element of the character of this part of Muddles Green is the survival of so many buildings of vernacular design and materials, with strong intrinsic architectural or historic merit. The plots can often be traced to historic boundaries and many of the dwellings have extensive spaces around and between them. The dwellings front on to the roads, but are often set back in their plots.

3.5.11 The mix of periods of building can be identified, to some extent, by the uses of building materials. The buildings are in a mixture of materials, including red brickwork, red and grey chequered brickwork, tile-hanging, use of weatherboarding traditionally on agricultural buildings only, and clay tiles to roofs. There is very little use of render, this being confined to the rear elevation and later single storey extension of the Old Schoolhouse and only a few examples of painted brickwork. Stonework is limited to the stone rubble boundary wall of the Farleys Farmyard, and partly incorporated into the end elevation of the cartshed, and to the octagonal toll house and associated garden wall to Old School House. The only use of slate is to The bungalow, and this is an early 20th century pre-fabricated timber building with weatherboarded walls, more representative of this later period of construction.

3.5.12 Boundary treatments are predominantly hedges, with limited use of brick or stone rubble walls and fences. The roadside and boundary hedgerows, peppered with trees, and the treed backdrop to many of the plots reinforces the rural verdant character of the settlement.

Listed buildings

3.5.13 There are six Grade II listed buildings in the character area, representing development of Muddles Green from the 15th to the 19th century. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal does not diminish their significance.

3.5.14 Ash Cottage (Grade II), Farley Farmhouse (Grade II) and Green Farmhouse (Grade

II) are all located at the eastern end of the settlement adjacent to the junction with Rosemount and Scraper's Hill.

3.5.15 Ash Cottage, c.1790, is a symmetrical fronted cottage of two storeys with central ground floor doorway and four vertical timber multipane sliding sash windows to the front elevation. The building is particularly significant for its black glazed and red mathematical tiles to its west facing front façade. A diaper pattern is picked out above the front door in red glazed tiles, along with quoins and window dressings.

3.5.16 The present earliest part of Farley Farmhouse dates from c1760, although there had been an earlier dwelling on site and it is likely that fragments of the earlier building remain fossilized within the present building¹². The roadside façade is of brick in Flemish bond with timber vertical multipane sliding sash windows, a projecting ground floor porch, and a hipped clay tile roof with three small dormers. The western lean-to element is also of Flemish bond, but using a decorative pattern of grey headers and red stretchers. It is a substantial L-shaped dwelling set with a large south and east facing garden area. The significance of this listed building is augmented by the connection with Sir Roland Penrose and Lee Miller (set out in section 2.5.30 above).

3.5.17 Associated with Farley Farmhouse are a number of curtilage listed outbuildings which have a positive impact on the character of the area. These include the large 19th century weatherboarded and tile roofed barn with the single storey attached cart barn to the west of the house in a mixture of brick, rubble stone and weatherboarded elevations with a hipped clay tile roof. In addition, the long range of brick and hipped tile roofed single storey buildings on the northern side of Farleys farmyard, backing on to the pond, and the simple haybarn type open traditional agricultural building adjacent to the pond all help to create a sense of place and identify the significance of this historic farm complex.

3.5.18 Green Farmhouse is a substantial post medieval building of 17th century origins, or earlier. It has been underbuilt in brick at ground floor and has decorative tile hanging to first floor, all under a steeply pitched clay tile gabled roof with substantial chimney stack above the main door. The windows are the earlier smaller sized casement windows. Associated with Green Farmhouse is the curtilage listed timber framed, weatherboarded and thatched roofed barn which sits end on to the road to the west of the dwelling. This is an unusual survival of the use of thatch in the area which would have been much more widespread before the 19th century and has often been replaced by clay tile.

3.5.19 Travelling west through the village, Toll Cottage and The Old School House (both Grade II listed) are prominent in the streetscene on the corner of the main road and the back lane running down to Burgh Hill Road. The Old School House is likely of 17th century origins, its ground floor brickwork to the front façade now painted and the single storey ranges, side and rear now rendered and painted. The dwelling still has a symmetrical character to the main two storey range with casement windows to either side of the front door and double hipped tiled roof running back to a main gabled roof. Within the garden is a small single building of hexagonal plan with a hipped tiled roof. The walls are of stone rubble and the majority is now painted. It has the appearance of a toll house, with a central window to the eastern elevation and smaller viewing windows in pointed triangular openings in the southeast and north elevations. A plaque to the right of the window states 'toll house'.

¹² ASE, Farley Farm House, Chiddingfold East Sussex, Report No.1383, 2000

3.5.20 Situated on the west side of Burgh Hill Road at its junction with the main road through the settlement is Rose Cottage (Grade II). It is listed as an early 19th century building and has decorative Flemish bond brickwork with grey headers and red bricks, a gabled tiled roof running parallel with the road with decorative ridge tiles. The building has simple traditionally detailed casement windows and the gable ends are tile hung.

Key unlisted buildings or structures

3.5.21 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 Chiddingly and Muddles Green conservation area, and contribute to its wider historical value⁽³³⁾. These buildings and structures have been identified via consideration of their value to the heritage asset (conservation area), through their evidential value, historical value, aesthetic value and communal value, and in some instances for their contribution to the setting of designated heritage assets. Where ancillary buildings to listed buildings have been identified as key unlisted buildings on the visual appraisal map, and although these buildings may be considered to be curtilage listed, it is important to note that they also make a valuable contribution to the character of the conservation area in their own right.

3.5.22 Key unlisted buildings have been identified on the visual appraisal map in Appendix 1, this does not exclude other buildings being considered of significance should further information come to light. In addition, omission of description in this character appraisal text does not diminish the significance of any buildings identified on the visual appraisal map.

3.5.23 On the northern side of the main road through the village are The Old Forge and the adjoining Sunnyside, which previously served as the blacksmiths house and smithy. Although the Old Forge has been extended since its conversion into domestic use it still reads as a subservient former ancillary building, set back and with lower ridge height and use of weatherboarding, to the original more substantial and higher status house with its decorative brickwork.

3.5.24 Within the triangle between Burgh Hill Road and the back lane is an eclectic group of buildings, including the listed Old School House. To the south west of this grade II listed building is an unusual and eclectic white painted weather boarded single storey building with slate roofs called 'The Bungalow'. This is purportedly one of the earliest pre-fabricated houses which was to be shipped to Patagonia in South America, but was erected in Muddles Green when war broke out in 1914¹³. Adjacent to the south is The Studio, a much altered but traditionally detailed single storey building on the site of the 19th century smithy and wheelwrights. It is likely that some of the earlier built form is fossilized within the current dwelling on site.

3.5.25 To the south east of the lane is a grouping of buildings which provide a positive impact on the character and appearance of this part of the village. This includes Orchards, of vernacular, possibly 17th century origins, Netherwood and Woodside Cottages of late 19th and early 20th century origins, but with good vernacular architectural detailing and use of materials. Although the buildings have undergone some alterations, these appear to have been sympathetic, maintaining much of their original character and detailing.

3.5.26 Rookery Cottage and West View are located on the southeast side of Burgh Hill

¹³ Chiddingly Village Walk, pamphlet, 1979.

Road on existing the village to the south. They are a pair of cottages, lying parallel with but set back from the road, likely dating from the 18th and 19th century with simple traditional architectural features surviving. They appear to be of two buildings, with West View being the earlier and shown on the Tithe Map, with Flemish Bond brickwork to the ground floor and tile hanging to the first floor under a tiled roof with half hip to the southern end, and simple timber casement windows throughout. The attached Rookery Cottage is of brickwork in Sussex Bond, the simple traditional casement windows being located relatively randomly on the façade.

Other features of the character area

3.5.27 There are other notable features within the character area which add to the visual, historical and cultural interest. There is very little street furniture in the village due to its rural character. There is a EIRR post box at the junction with Burgh Hill Road and traditional fingerpost on the adjacent triangle of land. The village pond and wide verges throughout also provide interest and create a strong sense of place.

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

Detractors

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

3.5.30 There are few detractors in the character area, the main one being the wirescape across the roads, extending between telegraph poles and buildings.

Summary

3.5.31 In conclusion, this character area comprises the historic settlement of Muddles Green, focused along the main street, predominantly between the junctions with Burgh Hill Road in the west, and Scraper's Hill and Rosemount in the east. Development is also concentrated around the island of land adjacent to and east of the Burgh Hill Road junction. The settlement has historically been larger than the Chiddingly Village to the northwest and a mixture of dwellings and farmhouses with associated ancillary buildings – either farm, domestic or trade related. The character area is surrounded by open landscape to the north, south and east, and predominantly modern development extending the settlement to the west along The Street. 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.

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 to the first floor.
- There is little use of weatherboarding, which is limited to ancillary buildings such as barns and modern garage buildings.
- Render and painted brickwork is not a common finish in the conservation area.
- There is no exposed timber framing in the conservation area.
- The use of stone is limited to the church, the toll house and two boundary walls.
- There is no example of the use of flint in the conservation area.
- Roofs are predominantly gabled, with very little use of hips and half hips.
- Clay tiles are the predominant roofing material in the conservation area.
- Slate is not a common roofing material, with very few examples.
- Where historic windows survive they are predominantly either simple side hung casement windows of timber or 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 areas, comprising hedges, with limited use of walls and few fences.
- Hedges are the predominant boundary feature within the conservation area, which reflects the rural character of the area.

4.3 Architectural Form and Layout of Built Form

4.3.1 The historic village core of Chiddingly is concentrated around the tight bend in The Street and into Church Lane with later linear residential development fronting on to the northern side of The Street, running up to Place Corner. Buildings within the core are generally located in close proximity to the road frontage, with those spreading along the northern side of The Street, set back a short distance with private front amenity space. The Vicarage as befits a higher status dwelling is set within a larger amenity space and away from the roadside.

4.3.2 The complex of buildings at Chiddingly Place has historically had an isolated position from the village to the south east.

4.3.3 Muddles Green village is focused along the main street, predominantly between the junctions with Burgh Hill Road in the west, and Scraper's Hill and Rosemount in the east. Development is also concentrated around the island of land adjacent to and east of the Burgh Hill Road junction. The settlement has historically been larger than the Chiddingly Village to the northwest and a mixture of dwellings and farmhouses with associated ancillary buildings – either farm, domestic or trade related. Buildings are located in a mixture of positions on plots, with the majority set back from the roadside with some private amenity area between.

4.3.4 Plot sizes are quite variable throughout Chiddingly and Muddles Green and the buildings themselves range from attached cottages of varying sizes to the large houses of Chiddingly Place, Farley Farm, and the Vicarage.

4.3.5 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, although some buildings are single-storey, such as current or former ancillary buildings.

4.4 Walls

4.4.1 The mix of periods of building can be identified, to some extent, by the uses of building materials, although some of the buildings in the village that may be of earlier timber framing have been refronted in brick. The buildings are in a mixture of materials, including red brickwork, red and grey chequered brickwork, tile-hanging, grey decorative brickwork, and minimal use of render or painted brickwork. There is no use of weatherboarding in Chiddingly apart from on ancillary built form, particularly in the Chiddingly Place Complex. In Muddles Green, the use of weatherboarding is limited to the former ancillary buildings such as the forge (at first floor), cartshed and barns – the exception is The Bungalow. Stonework is limited to the church and, the Toll House, and a small number of boundary walls in Muddles Green.

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 Chiddingly (as recorded by Molly Beswick¹⁴ had 5 recorded brickworks in the parish, although not all were in operation at the same time. The earliest was in operation by 1754 at Limekiln Farm near the boundary with Chalvington Parish. There were two brickworks on the Dicker in the late 18th century, although these did not appear to be uses in parallel – one being out of use for most of the 19th century and then revived at the closure of the other at the turn of the 20th century. The other local brickworks in the Dicker are within Hellingly Parish to the east.

¹⁴ *Brickmaking in Sussex, A history and Gazetteer*, Beswick.M, 1993, Middleton Press

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. There was a limekiln located at Millhouse Farm along with a brick kiln in 1773.

4.4.5 Some of the buildings within the conservation area that survive from the 17th century or earlier would originally have had externally visible timber frame and rendered panels, but these structures have undergone later re-facing with brickwork, usually in the 18th century, 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 Much of the 18th and 19th century brickwork construction is of Flemish bond, where bricks are laid in a chequered pattern, as seen particularly on the Six Bells, where decorative burnt headers have been used, and at the Vicarage, where the brickwork is plainer.

4.4.7 English bond has been used at the Chiddingly Place complex and the size of the bricks reflect the earlier date of these buildings, being smaller in size than the 18th and 19th century bricks.

4.4.8 'Common bond', introduced in the late 18th century, is three to five rows of stretchers, followed by a row of headers, and is used on several buildings in Muddles Green, including Orchards and Rookery Cottage.

4.4.9 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. Thorn House, Sunnyside, Rose Cottage and 1 and 2 Baytree Cottages are good examples of the use of decorative brickwork, along with the diaper pattern picked out on the boundary wall to Chiddingly Place.

4.4.10 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

4.4.11 Although brickwork remains predominantly uncovered, there are some examples throughout the conservation area of brickwork that has been painted. Where this has occurred, the paint work appears to be modern, but historically would have been a limewash to provide a sacrificial coat to the brickwork, provide a more uniform colour, and/or mimic stone. Examples include Old Drapers and Yew Tree Cottage.

Photo of painted brickwork

In conjunction with the 18th-19th century refacing of earlier timber-framed buildings with brickwork, there is use of tile-hanging in the conservation area. This is mainly seen in combination with brick where the buildings are underbuilt in brick on the ground floor and tile-hung above to conceal earlier timber-framing. The tile-hanging in the conservation area is often decorative, as evidenced by that at Pilgrims, Green Farm and the Old Village Stores, with use of scalloped tiles to pick out patterns or alternating colours of tiles. Whilst tile hanging is often used at first floor only, The Old Village Stores has full height tile hanging on part of its east elevation.

Photo of tile hanging

4.4.12 There is a single use of mathematical tiles to 'update' an earlier building, and this is Ash Cottage in Muddles Green. Mathematical tiles are brick shaped tiles, pegged or nailed onto battens on the wall of a building and bedded on lime mortar, to resemble brickwork, creating a different effect to the standard hanging tiles. Ash Cottage is particularly significant for its black glazed and red mathematical tiles to its west facing front façade. A diaper pattern is picked out above the front door in red glazed tiles, along with quoins and window dressings.

Photo of Mathematical Tiles

4.4.13 There is little use of weatherboarding within the conservation area. The main examples are the unpainted boarding to the ancillary outbuildings at Chiddingly Place; the barns at Farley Farm and Green Farm; and the white weatherboarding of The Bungalow.

photo of weatherboarding

4.4.14 The use smooth render to simulate stonework and/or unify and modernise earlier facades popular in parts of Britain in the early 19th century is not in evidence in the conservation area.

4.4.15 There is also little use of late Victorian or Edwardian roughcast render in the village, with a small amount on The Old School House.

Photo of render

4.4.16 There are no examples of exposed timber framing and render infill panels visible within the conservation area.

4.4.17 The use of stone in the conservation area is limited Chiddingly Church, the toll house, and two boundary walls in Muddles Green. The church has a mix of cut ashlar stone in clearly defined courses to the tower and north porch, and random rubble with larger stone quoins to the nave and chancel. The Toll House in Muddles Green is constructed of coursed rubble stone with brick detailing to corners and windows, now painted over. Unpainted coursed rubble boundary walls exist at the Old School House and to part of the Farley Farm complex, including the end wall of the cartshed.

Photo of stone

4.4.18 There is no use of flint in the conservation area.

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. There are only a few instances of decorative ridge tiles being used and those at Rose Cottage are a good example.

Slate

4.5.3 There is very limited use of slate, which usually dates to the 19th century and the availability of slate at this time with the arrival of the railway. The only examples in the conservation area are the Vicarage, The Bungalow and Ivy Cottage.

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

Photo of thatched barn

4.5.5 Roof forms throughout the conservation area are predominantly gabled with only a few examples of full and half hips. This creates a very distinctive character to the built form in the conservation area. The high status Chiddingly Place (main range), 18th century Farley Farmhouse and the 19th century Vicarage, are some of only a few examples of fully hipped roofs. The lower status Netherwood, West View and Rookery Cottage have a combination of full hips and half hips. The Toll House has a very distinctive character of its own due to the floorplan, creating a half hexagonal roof of various pitches.

4.5.6 The roofs generally run parallel to the road in both Chiddingly and Muddles Green, except for former ancillary outbuildings such as the barns at Farleys Farm and Green Farm.

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

Chimney stacks and pots

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

4.5.9 The majority of chimney stacks in the conservation area are quite plain and very in size depending on the size, age and status of the building. The stacks are predominantly unpainted and include simple end stacks, as well as larger more centralised stacks. Distinctive stacks survive on the former East Wing at Chiddingly Place and at Pilgrims. The majority of domestic buildings retain clearly defined chimneys.

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

Rainwater goods

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

Barge boards

4.5.12 The majority of gable ends have small mortared verges, with some use of plain

barge boards. Decorative barge boards are not a common feature of the conservation area, with those on the 19th century extension to Pilgrims being the exception, along with those on the late 19th century Laurel House.

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 traditional timber vertical sliding sashes.

4.6.3 Within earlier domestic buildings, where the timber frame has been concealed by brick or tile-hanging, small timber casement windows are often used either side hung opening, or horizontal 'Yorkshire' sliding sashes. These small window types fit within concealed timber framing behind later refacing on these earlier properties, such as those seen on Pilgrims and Green Farm. Casement windows were the norm in the 17th and 18th centuries, but did continue to be used throughout the 19th and 20th centuries. There are timber-framed casement windows on a number of properties in the conservation area, often with either a single horizontal transom or small rectangular wooden glazing bars. Examples of side hung casements include Orchards, Rookery Cottage and West View, Rose Cottage (MG), and 1 & 2 Baytree Cottages. Cordwainers and Rose Cottage (CH) have examples of Yorkshire horizontal sliding sash windows.

4.6.4 Later in the 18th century and into the 19th century, the double hung vertical sliding sash was introduced, often with eight over eight (Six Bells and Thorn House), six over six (Ivy Cottage and Farley Farmhouse) 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 (Laurel House).

4.6.5 The use of stone mullion windows within the conservation area is limited to the use of stonework for windows at the church and to the Chiddingly Place complex. The windows have leaded lights with diamond panes.

4.6.6 The use of non-traditional materials, such as PVCu, and non-traditional design of windows 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. Glazing to the top half is included in the traditionally proportioned doors to the Six Bells and the former shop. There are some gabled and tiled front porches, or bracketed flat roofed leaded hoods over doors to properties within the conservation area, some of which are historic (although not necessarily original) and others that are a more recent addition.

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

4.8 Shopfronts

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

4.8.2 Shop fronts were introduced in the 18th century and the majority dating from the 18th and 19th century are designed on an individual basis, 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(38).

4.8.3 There is one example of a 19th century shopfront within the conservation area, with any earlier shop fronts having been replaced when the buildings were converted to residential use within the two settlements.

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 Chiddingly and Muddles Green contains a limited mixture of boundary treatments, comprising hedges, with some small use of brick walls and very limited use of fences. Hedges are the predominant boundary feature within the conservation area, which reflects the rural character of the area.

4.9.3 Boundary walls are of varying heights and generally of brick, although some coursed stone rubble walls exist in Muddles Green. The coping to the brick walls varies from half found (Old Drapers Cottage) and more triangular in design (Pilgrims). At Chiddingly Place, the tall boundary wall is capped by bricks set flat as the protection to the wall top.

4.9.4 There is some very limited use of post and rail fencing where fields abut the edges

of the conservation area, with the most extensive use being the three rail fence around the churchyard. There has been very little use of inappropriate modern close board fencing to replace traditional boundary treatments.

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

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5 Trees, Open Spaces and Views

5.1 Introduction

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

5.1.2 The landscape around Chiddingly and Muddles Green 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 form an important backdrop to the conservation area.
- There are prominent tree specimens within the churchyard; the grounds of the Vicarage and Farleys Farmhouse, around the Burgh Hill Road junction and marking plot boundaries and some field boundaries, as well as within gardens.
- Trees outside the conservation area mark some field boundaries and continue along the river corridors.
- Important open spaces include the churchyard, the cricket pitch, the recreation ground, and Church Field to the south of The Street in Chiddingly; and the field to the west of Sunnyside and the Forge, and the wide verges and triangular green spaces at junctions in Muddles Green.
- Views through the conservation area are generally along the roads, with built form providing termination to many of the views, as well as to and from the church, and in particular its prominent church spire.
- 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 conservation area and particularly noteworthy specimens include those within the churchyard and within the Vicarage garden; those associated with Farley Farmhouse gardens; the trees around the junction of The Street with Burgh Hill Road; and trees generally marking plot boundaries and some field boundaries, as well as those within gardens.

5.3.4 Trees outside the conservation area mark some 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 Chiddingly and Muddles Green. 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 Hedgerows can be easily lost through disease or replacement by modern, less sympathetically designed boundary treatments, such as close boarded fencing. Hedgerows also form a very important habitat for birds and small mammals and often contain many species of plants.

5.4 Open Spaces

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

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

5.4.3 The open landscape makes an important contribution to the traditional open setting of the conservation area. The rural location of the village means that there is open fields both within the conservation area and surrounding it.

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

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

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

5.5.3 Views through the conservation area are generally along the roads, with built form providing termination to many of the views, as well as to and from the church, and in particular it's prominent church spire.

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

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

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 Chiddingly and Muddles Green 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.

Appendix 3: References

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www.legislation.gov.uk

Town and Country Planning Act 1990

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

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

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