Draft Conservation Area Character Appraisal

Cowbeech

Wealden
District Council

March 2021

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

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

Contents

Overview 3
1 Background 5
2 Context 7
2.1 Introduction to the Conservation Area 7
2.2 Setting 7
2.3 Topography and Landscape Setting 8
2.4 Geology and Building Materials 12
2.5 History of the Settlement 13
2.6 Historical Maps 19
2.7 Areas of Archaeological Potential 20
3 Character Appraisal 23
3.1 Introduction 23
3.2 Key Characteristics of the Conservation Area 24
3.3 Character Area A - Cowbeech 25
4 Architectural Form, Detail, Materials, Textures and Colours 31
4.1 Introduction 31
4.2 Key Characteristics 31
4.3 Architectural Form and Layout of Built Form 32
4.4 Walls 32
4.5 Roofs 34
4.6 Windows 36
4.7 Doors 37
4.8 Shopfronts 37
4.9 Garden Walls, Fences and Other Means of Enclosure 38
5 Trees, Open Spaces and Views 39
5.1 Introduction 39
5.2 Key Characteristics 39
5.3 Trees and Hedgerows 39
5.4 Open Spaces 40
5.5 Important views - within, into and out of the Conservation Area 40
6 Considerations for change in conservation areas 43
6.1 Introduction 43
6.2 Guiding principles for change in conservation areas 44
6.3 Key issues impacting on the character and appearance of the Conservation Area 45
1 Maps 47
1.1 Designated Conservation Area 48
1.2 Character Areas 49
1.3 Visual Appraisal 50
1.4 Views 50

Draft

Contents

2 Glossary of Terms 51

3 References 57

Draft

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.

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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 Cowbeech conservation area, designated in March 2017.

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

This document is for:

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

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1 Background

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

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

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

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1 Background

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2 Context

2.1 Introduction to the Conservation Area

2.1.1 Cowbeech is a small village set within the open countryside of the High Weald Area of Outstanding Natural Beauty. The settlement has developed along a north-south route through the Weald around a small road junction. It lies approximately 4 miles north east of Hailsham and approximately 2.5 miles south west of Rushlake Green.

2.1.2 The village lies within the wider parish of Herstmonceux, which covers an area of just under ten square miles and includes the settlement of Herstmonceux itself, as well as the hamlets of Foul Mile, Trolliloes, Cowbeech Hill, Stunts Green, Ginger's Green, Flowers Green and part of Windmill Hill. The Parish had an overall population of 2,613 in 2011[(1)]. A small portion also lies within the parish of Wartling.

2.1.3 The historic core is centred around the main road that runs north to Rushlake Green, where it forks east along Trolliloes Lane. The Merrie Harriers is a local landmark within the village and, along with Cowbeech House and Corner Cottages, create a focal point in the village around the road junction.

2.1.4 Early 13th century deeds indicate that this area was settled by the 13th century and remained a small hamlet throughout the medieval and post-medieval periods.

2.1.5 Early industry in the area appears to have revolved around agriculture, with farming important to the local economy and farms and farmland in and around the village.

2.1.6 Wealden iron production had a significant impact on the economy of the area from the 16th century, utilising wood from the densely wooded High Weald and local iron ore outcrops.

2.1.7 The village has retained its rural character throughout the 19th and 20th centuries. The village has seen little significant development in the historic core in 20th century, with development concentrated along the road to the south, outside the conservation area.

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,

1 Source:2011 Census, Office for National Statistics
2 Conservation Principles, Policy and Guidance, Historic England, April 2008, Principle 4.2

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

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

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

2.3 Topography and Landscape Setting

2.3.1 The village of Cowbeech is is located within the High Weald Area of Outstanding Natural Beauty, approximately 4 miles north east of Hailsham and 2.5 miles south west of Rushlake Green.

2.3.2 The High Weald, which encompasses the ridged and faulted sandstone core of the Kent and Sussex Weald, is an area of countryside representing one of the best surviving medieval landscapes in northern Europe.

2.3.3 The general appearance of the High Weald is one of a densely wooded landscape, which comprises a patchwork of irregularly shaped fields and woods forming both open and enclosed landscapes along rolling ridges and within valleys. Along the ridge top roads briefly glimpsed extensive views open up, stretching away over rolling ridges, with church spires often present within the views between the ridges, and green valleys below. The mosaic of small hedged fields and sunken lanes, together with the wooded relief and comparative inaccessibility, provides a sense of remoteness which is rare within lowland English landscapes and creates a strong sense of place[4].

2.3.4 The character of this High Weald landscape is distinctive through the dispersed historic settlement pattern of farmsteads, hamlets and late medieval villages, largely sited

3 The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning:3, Historic England, March 2015
4 Wealden Landscape & Settlement Character Assessment, Chris Blandford Associates, November 2014

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on ridges or higher ground within the landscape. Settlements were linked by a network of largely intact ancient route ways (now often roads and rights of way) in the form of ridge top roads and a dense system of radiating droveways. These are often narrow, deeply sunken and edged with trees, hedgerows, wildflower-rich verges and boundary banks [5].

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

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

2.3.7 Iron was the major industry in the High Weald, and first developed in the Iron Age and Roman periods, with evidence of 87 Romano-British iron production sites in Wealden District [6]. The height of the iron industry in the area was predominantly in the 15th to 17th centuries when the Weald was the foundry of England and as many as one hundred forges and furnaces were in operation. This influence dominates the present landscape in the form of hammer ponds, furnace sites and evidence of charcoal-burning. There is evidence for hammer ponds and iron working in the landscape, with iron works extending along the stream to the west of Hammer Lane, south west of Warbleton. It is understood that the first cannon was cast in East Sussex in 1543, at a furnace in Buxted. By 1574, there were at least 77 iron furnaces working in the Weald, but the ironmaking industry within the Weald had largely died out by the end of the 18th century.

2.3.8 Another local historic industry of note in the Weald is hop growing, which was introduced first by Flemish settlers in the 16th century, before becoming more prominent in the 18th and 19th centuries. Hops were brought back from Flanders in 1533, and had become a major industry by the 19th century. The most visible remains of the industry are the oast houses with their distinctive roundels and white cowls, which can be seen dotted around the High Weald. Local examples include the oast house at Bimsells Farm.

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5 Wealden Landscape & Settlement Character Assessment, Chris Blandford Associates, November 2014
6 East Sussex Historic Environment Record

High Weald Landscape

The history of the landscape is most evident in the:

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

Cowbeech

2.3.9 The historic settlement setting of Cowbeech is created by:

- strongly rural landscape, with few human influences;
- undulating landscape of pastoral field and Ancient woodland;
- an array of ancient fieldscapes, including cohesive and aggregate assarts, and regular piecemeal enclosure;
- blocks of Ancient Woodland of varying size;
- close network of winding lanes, often in the form of ancient sunken droveways which are lined with trees and hedgerows;

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- the Cuckmere River, narrow streams corridors and numerous ponds;
- small historic villages, hamlets and farmsteads dotted throughout the landscape.

2.3.10 Landscape characteristics include:

- small, rural settlement with strong sense of remoteness and tranquillity;
- historic buildings extending along the rural lane that extends through the village, with the public house a recognisable landmark;
- ancient fieldscape surrounding the village, with fields lined with mature hedgerows;
- areas Ancient Woodland surrounding the village and extending along stream corridors provide a sense of enclosure[7].

2.3.11 The landscape surrounding Cowbeech falls within the 'south slopes of the High Weald' County Landscape Character Area, with the landscape setting areas identified below.

Cowbeech Landscape Setting Areas

To the north east of the village, the area is characterised as:

- Medium-scale historic fields which are lined with mature hedgerows.
- Narrow stream corridors and several associated small ponds.

To the north west of the village, the area is characterised as:

- The Cuckmere river corridor, encompassing a patchwork of small to medium-scale ancient fields and linear Ancient Woodlands.
- Numerous small ponds feeding the river corridor, which are a key landscape feature.

To the south east of the village, the area is characterised as:

- Medium to large scale ancient fields which are interspersed with isolated farmsteads and lined with a network of mature hedgerows.

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

- Large areas of Ancient Woodland and strips of woodland along stream corridors providing an intermittent sense of enclosure.
- Several narrow stream corridors, which are key landscape features.

To the south west of the village, the area is characterised as:

- An interlocking patchwork of medium scale pastoral fields and large Ancient Woodlands which are crossed by a network of footpaths.
- Woodland patches providing an intermittent sense of enclosure[8].

2.3.12 This area is situated within the High Weald AONB and is considered to have high landscape value. They include highly sensitive landscape features, with an ancient landscape, strong landscape pattern, and areas of Ancient Woodland. There is a strong strength of place around the village and the landscape around the village is considered to make a major contribution to the landscape setting of the settlement. There are long distance views, especially to the west and strong inter-visibility between the surrounding landscape and historic buildings within the village, especially to the west and north west[9].

2.3.13 The topography in the area has influenced the layout and development of the settlement, with development extending along the road, which follows a ridge running north-south, with lower ground on the east and west dropping to streams in the valleys. The historic core sits by the road junction where it continues north to Rushlake Green and forks east towards Trolliloes. The small cluster of historic buildings around the road junction and the Merrie Harriers sits at c.62m AOD.

2.3.14 Features still visible in the landscape and around the conservation area provide evidence of earlier development and activity, such as hedges demarking field systems, ponds from former iron working, mature trees, isolated farmsteads and historic boundary treatments.

2.4 Geology and Building Materials

2.4.1 Along with the whole of Sussex, the rocks of the Cowbeech area are sedimentary. Descending the higher land of the High Weald towards the Low Weald, the rocks become younger. The geology is predominantly clay and this will have influenced the type of local building materials used to create the unique identity of settlements in the area.

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

2.4.2 Cowbeech lies on a succession of sandstones, siltstones and mudstones of the Tunbridge Wells formation, formed in the Cretaceous period. To the east and west of the village is mudstone of the Wadhurst Clay Formation.

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

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

2.5 History of the Settlement

Prehistoric

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

2.5.2 There is evidence of early iron working in the area with a series of undated bloomeries recorded to the north east by Trolliloes stream, which could be Iron Age or Roman (ESHER MES34730, 6950).

Roman and Saxon

2.5.3 Roman occupation of the wider area commenced in A.D.43, after the Roman conquest, although no Romano-British finds or features have been found through controlled excavation in the area.

2.5.4 The Anglo-Saxons invaded Sussex in the year 477 AD and, according to the Anglo-Saxon Chronicle, took the Roman fort of Anderida in 491 AD on the south coast at Pevensey, forming the small kingdom of the South Saxons, or Sussex. The Saxons used the drove routes and woodland clearings of the Weald for the grazing and movement of animals.

2.5.5 Cowbeech was part of the Manor of Herstmonceux. Before the Norman Conquest the Domesday book records that the Manor of Herstmonceux was held by Edmer the priest.

Place name, Domesday and early manors

2.5.6 The place name of the manor of Herstmonceux, in which Cowbeech is located, is recorded in 1086 in the Domesday Book as 'Herste', deriving from the Saxon word Hurst, meaning wooded area.

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2.5.7 The earliest reference to the placename Cowbeech appears to be in the late 13th-14th century, when it is recorded as Koppedebeche. This early spelling suggest the place name derived from the Old English *bece* for beech tree and *copp* meaning hill top. It is referred to as Coppedebeche in the early 15th century, when Thomas Hoo gave lands at 'Coppedebeche' to Thomas Huchon [(10)]. This seems to have later been corrupted from copp to cow.

2.5.8 The manor of Herstmonceux (Herste) is recorded in the Domesday Survey with 30 villagers and 12 cottagers, land for 12 ploughs, three lord's plough teams, 16 men's plough teams, seven acres of meadow, woodland for two swine render, and one church[(11)]. The Manor was held by Wibert, with Robert, Count of Eu, as tenant-in-chief. Wibert also held other Sussex manors, including Warbleton.

2.5.9 The manors of Herst and Warbleton were held together until the early 13th century. On the death of Wibert de Herst, both manors descended to his son, William de Herst, and then, by 1166, to the latter's heir, Reynold de Ansevill. The manors then descended through the female line to coheirs [(12)].

2.5.10 It would seem that the Herst family were connected by marriage to the Monceux family in the 12th century, a Norman name that is recorded in England after the Conquest, and is recorded as Waleran de Munceux in 1205 AD. Waleran de Herst is found in the records of Robertsbridge Abbey in 1199 AD and it appears that he used both the Herst and the Monceux name.

2.5.11 The Manors of Herst and Warbleton were split by coheirs so that by 1212 AD the manor of Herst, in which Cowbeech is located, was owned by Waleran de Monceux (aka Waleran de Herst). He was succeeded by his son William and the manor thus descended with the Monceuxs.

Church and religion

2.5.12 The parish church of All Saints is located at Herstmonceux. The 12th century church sits in relative isolation overlooking the Pevensey Levels, about two miles east of Herstmonceux village and four miles south east of Cowbeech.

2.5.13 The church contains the Dacre Tomb, a monument to two members of the Fiennes family, Thomas Fiennes (d. 1534) and his son Sir Thomas Fiennes (d. 1528). The figures themselves are actually believed to be those of Thomas Hoo (d. 1455) and his half-brother Thomas Hoo (d. 1486) (as shown by the arms revealed on their tabards during restoration), reused for the Dacres. They were perhaps brought from the chantry built for Thomas Hoo at Battle Abbey following its sale in 1539.

2.5.14 There is reference to the consecration of the Cowbeech preaching station in 1834. The chapel was added on the east end of Chapel Cottage in the early 19th century,

10 ESRO: AMS5647/7
11 www.opendomesday.org
12 ESRO HBR 1-500

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and by 1908 the building was marked on maps as Sunday School. Church services continued to be held in the building until the chapel was de-consecrated in 1950.

Medieval and post-medieval development

2.5.15 Early 13th century deeds[13] indicate that this area was settled by the 13th century.

2.5.16 Cowbeech remained a small hamlet throughout the medieval and post-medieval periods. There is no market or fair recorded in Cowbeech, and the nearest appears to have been at Boreham Street (recorded in the 13th century) and Wartling (14th century).

2.5.17 The late 13th-14th century Lay Subsidy Rolls for Sussex lists all tax-payers in the Villata (township) de Koppedebeche in this period. The largest tax payer (over double anyone else) was Relicta Alan' Bothel[14]. In 1296 AD there were 36 taxpayers in Cowbeech, which based on similar projections made elsewhere may indicate a population of around 172[15]. The records for 1327 AD lists only 19 taxpayers (the le Bothel family again the largest taxpayers), and by 1332 AD the number of taxpayers listed had reduced to 13 (estimated as above at around 62 people), with Johe le Bothel paying nearly as much tax as the other 12 residents combined[16]. The local place name 'Bodle' may be a corruption of the name.

2.5.18 John de Monceaux, Lord of the manor, died without issue in the early 14th century and the manor passed to his sister Maud, who married Sir John Fienes. The manor is recorded as Herst Monceux rather than Herst from the 14th century. It acquired the additional element Monceux from the name of its lords, to distinguish it from another Hurst further west, which added Pierrepoint to its name for the same reason.

2.5.19 Herstmonceaux Castle was built by Sir Roger Fienes following the granting of a king's license to fortify his manor house, enclose the manor and enlarge the park with 600 acres. His son, Richard, married Joan, heiress of Thomas, Lord Dacre. Their descendants thereby inherited the Dacre title, which descended with the manor.

2.5.20 The castle was sold by Thomas, Lord Dacre, in 1708 to George Naylor, to pay off some of his debts. It passed to his niece, Francis Hare, in 1727. When it was inherited by the Rev. Robert Hare in 1775 the castle was in a state of neglect and materials were used from the castle to build a new mansion house to the west side of the park. It was then sold in 1807 to Thomas Reed Kemp; in 1819 to John Gillion; and in 1846 to Herbert Barrett Curteis.

2.5.21 Bemsells is referred to in court rolls from the 16th century and by 1540 James Gilmore had been admitted to the tenement, barn and 80 acres of land [17]. Bemsells is mentioned again in the 17th century, when it was held by the Putland family and is shown

13 ESRO ref: T266, after Wartling Parish Tenement Analysis 1996
14 relicta meant widow and so this was the widow of Alan Bothel
15 based on a calculation of 42 taxpayers = 201 people in Wadhurst EUS
16 https://www.british-history.ac.uk/suss-record-soc/vol10
17 ESRO: AMS 5698/1

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in a survey and map of Bemsells [18], with reference to three tenements and a malthouse. Archaeological survey shows that the house incorporates an early 17th century crosswing and that the main range rebuilt in the 18th century[19]. The 17th century malthouse/oasthouse still survives[20].

2.5.22 Cowbeech House is recorded in 1604 as Burcham (later Burton or Birchetts) and 27 acres [21]. In 1731 Nicholas Foord, gentleman, built Cowbeech House after inheriting the 86 acre farm that year. His family are recorded in Herstmonceux from the 16th century as yeoman farmers and seem to have owned land around the parish. His father, Jeremiah Foord, owned the land in the village known as Kirpses, which included the Merry Harriers and presumably the house called Kerpses that sits to the north west of Cowbeech House. The house was owned by Sir James Duke in the mid-19th century, who remodelled the facade and added his coat of arms of the rampant griffin.

2.5.23 The Merrie Harriers dates to the 18th century, despite a date plaque of 1624 above the front door. An earlier house stood on the site and is described as messuage and 13 acres in 1624[22]. A survey and map from 1683 shows a building on the site of the Merrier Harrier as part of the land called Kirpses and held by Jeremiah Foord [23], who also owned Cowbeech House before it was rebuilt (see above). The house was rebuilt on on the site in the 18th century and was recorded as an inn on the 1839 tithe map. The pub also displays the rampant griffin on a plaque above the front door, attributed to Sir James Duke. The Merrie Harriers and Cowbeech House continued in the same ownership and both are owned by John Henning in the 1839 tithe apportionment.

2.5.24 The small group of cottages sitting on the land between the fork in the road date to the early 19th century and earlier. Corner Cottage was built in 1796 and described in the 1839 tithe award as house and garden[24].

2.5.25 Kerpses was the site of a cottage mentioned in a will of 1623, but it is not clear if this is the current cottage on the site or if it has been rebuilt.

2.5.26 Chapel Cottage is an 18th century cottage with a chapel added on the east end of the building in the early 19th century. The chapel was consecrated in 1834, and church services continued to be held in the building until circa 1950.

2.5.27 Holly Bank was described in 1806 as having been recently built and is shown on the 1839 tithe award as a cottage, with a wheelwright's shop in the road adjacent.

2.5.28 The windmill on Trolliloes Lane was built circa 1800 by John Harmer on land previously part of Kerpses, owned by John Winchester. The land had been bought by Thomas Winchester in the mid 18th century from the Foords. The mill was later operated by Samuel Dalloway, who bought it in 1838.

18 ESRO: AMS 7059/3/1/9-10
19 ASE report ref: 1225
20 ASE report ref: 1226
21 Hestmonceux tenement analysis 1996
22 Hestmonceux tenement analysis 1996
23 ESRO: AMS 7059/3/1/9
24 Hestmonceux tenement analysis 1996

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2.5.29 The Old Forge and the Old Post Office are shown on the 1839 tithe map, with the Old Forge shown in the tithe award as house and shop and occupied by the Ferrell family, blacksmiths, and the Old Post Office a house and garden in the same ownership and occupied by Joseph Smith, grocer, in the 1851 census.

2.5.30 To the south of the village, Cowbeech Farm, although outside the conservation area, owned land of the east of the road extending up to Dalloway Cottages. The farmhouse dates to the 17th century or earlier, but tenement analysis indicates a capital messuage on the site from the 15th century[25].

2.5.31 The historic village seems to have undergone only limited growth throughout the medieval and post-medieval period, with most of the buildings in the conservation area having been built by the early 19th century.

Post medieval trade and industry

2.5.32 Early industry in the area appears to have revolved around agriculture, with farming important to the local economy and farms and farmland in and around the village.

2.5.33 Wealden iron production had a significant impact on the economy of the area from the mid-16th century to the late 1700s. Iron production began in the area in the 16th century and was transported by river to Pevensey for export. The River Cuckmere runs to the west of the village and was important to the iron industry that developed in the area to power the iron works. Cowbeech (Cralle) forge and furnace operated from the 16th-17th century on the Cuckmere River 500m to the west of the village along Hammer Lane. It appears have been initially run by Richard Woodman, then operated by the Cheney family and later by John Akehurst. The road leading to Cowbeech forge is mentioned in 1655 and 1693 and a decayed iron forge called Crawle otherwise Cowbeech forge is recorded in 1780. Other iron works nearby include Batsford furnace on Trolliloes stream, to the north east of the village. This operated in the 16th century on the site of an earlier medieval watermill[26].

2.5.34 As noted above, Richard Woodman is thought to have operated Cralle furnace and was also associated with other local iron works in their early years of operation, including Woodman's furnace and forge, and Steel Forge (Warbleton) and Markly Furnace (Rushlake Green). During the reign of Queen Mary (1553-1558) Woodman publicly objected to the local priest changing from Protestant to Roman Catholic and was taken to London to stand trial. He was later burned to death with nine others, known as the Lewes Martyrs, in 1557. During his imprisonment Woodman stated that he had provided work for 100 people in the last year.

2.5.35 Like the rest of Wealden, the area would have suffered with the decline of the iron industry, with the local ironworks ceasing operation by the end of the 17th century. There was also hardship in the area as a result of economic depression and poor harvests following the end of the Napoleonic Wars in the earlier 19th century.

25 Wartling tenement analysis 1996
26 ESHER MES4877

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2.5.36 One industry that did flourish in the area in the post-medieval period was the hop industry. Having been introduced by Flemish settlers in the 16th century, it become more prominent in the 18th and 19th centuries. The small enclosed fields provided the opportunity to grow hops alongside other crop and livestock farming. The area also had a good local supply of wood for poles, milder southern climate and suitable sandy slopes ensured that this region became the dominant supplier of hops. Once the hops were picked, they were dried out in oast houses, many of which survive in the landscape Hop growing reached its peak in the 19th century and the 1839 tithe map is sufficiently detailed to show that many fields in the parish were used to grow hops at this time. By the time of the 1882 Kelly's Directory the chief crops in the parish were wheat, barley and hops. A rare example of an early oasthouse survives at Bimsells Farm and dates to the 17th century. A 19th century oast house also survives at Bimsells Farm, with maps showing others located at Cowbeech Farm and south east of Cowbeech House in the 19th century.

2.5.37 It is not known when the village was first serviced by a public house. The Merrie Harriers is listed in the 1839 The apportionment when it was owned by John Henning and tenanted by William Ellis.

2.5.38 19th century industry in the area is recorded in the 1851 census, which lists 20 households at Cowbeech. The majority of those listed are engaged in farming, but other trades and professions recorded include blacksmith, cordwainer, grocer, innkeeper, and wheelwright. There was little change in the existing trades throughout the 19th century. The 1882 Kelly's Directories lists a butcher and farmer, miller, innkeeper, farmer and hop grower, school mistress, wheelwright, and carpenter.

Institutions

2.5.39 Herstmonceux parish is recorded in a 1777 Parliamentary report as having workhouse accommodation for up to 45 inmates [(27)]. Many Parish workhouse were established after Knatchbulls' Act of 1723, which stipulated that poor relief would only be granted once a pauper had been admitted to a workhouse. Hundreds of workhouses were set up, often in existing rented buildings.

2.5.40 There is reference to a parish workhouse at Gardner Street (Herstmonceux), which in 1832 had 23 inmates. The large union workhouses were set up following the 1834 Poor Law Amendment Act. The Hailsham Poor Law Union was formed in 1835 with a new large workhouse built at Hellingly, but the Herstmonceux workhouse was still used to house girls for some time[(28)].

Education

2.5.41 There is a school recorded at Cowbeech, established on 18 November 1848 and the teacher, Caroline Weeks,in post by 1850. It is recorded that the average attendance was 30. A National School is listed in the 1882 Kelly's Directory at Cowbeech, with Miss Elizabeth listed as school mistress. The 19th century OS maps

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

28 http://www.workhouses.org.uk/Hailsham/

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show the school to the north of the village on the west side of road leading to Rushlake Green (in front of the large pond to the immediate north of Thorndean Cottages). The recollections of local people suggest that the building was demolished during the 1970s [29].

2.5.42 Other National Schools in the area are located at at Gardner Street (Herstmonceux) and Rushlake Green.

20th century

2.5.43 The local trades have been lost in the village during the 20th century and with the exception of the Merrie Harriers public house, all other buildings in the village are now private houses.

2.5.44 The village has seen little significant development in the historic core in 20th century, with development concentrated along the road to the south, outside the conservation area.

Population

2.5.45 The population for the Parish of Herstmonceux was 1,292 in 1851, 1,294 in 1881, growing steadily to just over 1,500 by 1931. This figure has risen to 2,613 in 2011[30].

2.6 Historical Maps

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

2.6.2 The earlier maps are representative of settlement and tend to lack detail, although some of the early Estate maps do show individual buildings and features with some accuracy. The area is also covered by the maps produced by the Budgen family of cartographers, who lived in the District. The maps produced by different generations of the family include those of Sussex produced by Richard Budgen in 1723-4.

2.6.3 The tithe maps, which date to approximately 1840, vary in quality and accuracy depending on the cartographer and state of preservation, but are a useful source of information, especially combined with the tithe apportionment to identify owner, tenant and use.

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

2.6.5 The Thomas Budgen map of 1789 shows Cowbeech similar to the historic core today, although lacking in detail. It is called Cobeech on the map and comprises a settlement clustered around the road junction of Cowbeech Road and Trolliloes Lane, with another cluster of buildings to the south of Hammer Lane, and Cow Farm shown

29 ESRO ref: AMS 6372
30 2011 Census; Office for National Statistics (ONS)

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further south along Cowbeech Road. Buildings are shown in the vicinity of Cowbeech House, Bimsells, Chapel Cottage and Corner Cottage, the Merrie Harriers, and the Old Forge and the Old Post Office.

2.6.6 The Herstmonceux tithe map of 1839 shows the village in far more detail with individual buildings shown as well as plot boundaries and owner/occupiers. The extent of the village is very similar to now, with the exception of the modern buildings that extend to the south of the village. Most of the historic buildings in the village are shown on the tithe map, including Corner Cottages, Kerpses, Cowbeech House and coachhouse, Bimsells, the Merrie Harriers and barn, Chapel Cottage, Holly Bank, and the windmill. The Wartling tithe map of 1839 shows the Old Forge, The Old Post Office and Dalloways Cottages.

2.6.7 The 1874 1st edition OS map shows the village relatively unchanged since the tithe maps, with the only notable changes being the addition of further outbuildings to the rear of Bimsells, including the oast. Subsequent OS maps show very little change to the village throughout the 20th century, with a building on the site of Home Cottage added in the early 20th century (since rebuilt) and Dunrobin added in the 1910-20s, being described in the London Gazette in 1929 as owned by David Robins. During the mid-later 20th century buildings begin to appear, such as Orchard House, on the former orchard to the south of the Merrie Harriers, and Cowbeech Bungalow and Granary Cottage in the grounds of Cowbeech House. Further 20th century houses have been added to the south of the village outside the conservation area.

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.

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

2.7.5 There has been very little archaeological investigation in and around Cowbeech, including within that part covered by the Conservation Area. However, when considering the archaeological potential of settlements; the knowledge that Cowbeech is mentioned form the 13th century; and the natural resources of the area for industry; there is potential that unknown archaeological features will remain. It is also important to recognise that archaeology often survives 19th and 20th century development.

2.7.6 It is misleading to assume complete destruction of buried or hidden features which could survive within later buildings and structures as well as in below ground features. Therefore, archaeological remains of any period, both above and below ground, could be found within the conservation area. Any proposals to carry out works which include ground disturbance or works to a historic building are likely to require an appropriate form of archaeological evaluation and assessment, to assess the potential for evidence of past human activity and provide evidence for the substance and evolution of the place, and its people and culture [(32)].

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

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32 National Planning Policy Framework

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3 Character Appraisal

3.1 Introduction

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

A. Cowbeech village

3.1.2 The character area relates a distinct area of development that has a specific character and history. A character area may relate to periods in the historic settlement, the impact of topography and landscape, and the impact of different uses.

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

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

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3.2 Key Characteristics of the Conservation Area

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

Key Characteristics of the Conservation Area

- Historic core developed along a north-south route through the Weald around a small road junction, which appears to have developed from the medieval period.
- The Merrie Harriers is a local landmark within the village and, along with Cowbeech House and Corner Cottages, create a focal point in the village around the road junction.
- Cluster of 17th century or earlier-19th century buildings form the small settlement, with very little later development.
- Buildings in the village almost exclusively in residential use, with very little commercial activity.
- Four listed buildings or structures within the conservation area, comprising three Grade II listed buildings and one grade II* listed buildings.
- Some older buildings are likely timber-framed, but this has been concealed by later refacing with brickwork, weatherboarding and tile-hanging.
- Most buildings are two storey in height and in a mixture of materials, including brick, weatherboarding, some tile-hanging and render, and clay tile roofs.
- Built form within the village is predominantly sited along the roads with varied setbacks.
- Front boundaries are generally formed by hedges.
- There are no formal public open spaces within the conservation area, but the open countryside setting gives a sense of openness
- Trees are an important feature of the conservation area and its wider setting.
- Key buildings: Merrie Harriers, Cowbeech House, Bimsells, Corner Cottage, Dunrobin, Holly Bank and Kempses.
- Key views include: those along the roads extending through the settlement, often terminated by buildings that are notable in views on entering and travelling through the village; views across the wider countryside afforded from all over the village; and views back to historic buildings within the village from the surrounding landscape.

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3.3 Character Area A - Cowbeech

Introduction to the character area

3.3.1 The character area is formed of the historic village core along Cowbeech Road and the junction with Trolliloes Lane, with a small cluster of buildings around the junction and extending along the roads. The area is almost entirely residential in function, with the exception of the Merrie Harriers public house.

3.3.2 This area is bordered by open countryside to the east and west, and by the 20th century extension to the village along Cowbeech Road to the south. Cowbeech Road and Trolliloes Lane continue to the north, with a few scattered buildings along the road beyond the conservation area.

3.3.3 The settlement has historically been a mixture of houses, a few small-scale local trades and services and farms.

3.3.4 Buildings in the character area date from the 17th century or earlier to the 20th century and some of the buildings in the character area may have been re-fronted in the 18th-19th centuries.

Landscape setting

3.3.5 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. The rural location of the village means that there is open countryside and some areas of woodland surrounding the character area.

3.3.6 There are no formal public open spaces within the character area, but the open countryside setting gives a sense of openness.

3.3.7 Trees are also important both within the character area and in the wider setting and these reinforce the rural character of the village. There are some important tree specimens within the character area and these are noted on the visual appraisal map in Appendix 1, along with the identification of important hedgerows. Particularly noteworthy specimens include the trees along the lanes leading into the village, especially lining the narrow lane north of Holly Bank along Cowbeech Road, along Trolliloes Lane, and along Hammer Lane; the trees in gardens, of which the groups of trees and large individual trees in the gardens of Bimsells, Cowbeech House, and the Coachhouse, and in the garden of Dunrobin on the corner of Hammer Lane, are especially noteworthy; and the trees outside the conservation area marking field boundaries and in adjacent woodland.

3.3.8 Views through the character area are generally along the roads extending through the settlement, often terminated by buildings that are notable in views. The Merrie Harriers, Corner Cottages, Cowbeech House, Holly Bank, Kempses and Dunrobin are especially notable, in part due to their white facades and prominent positions when entering and travelling through the village. Views across the wider countryside are also important, with long views afforded from all over the village across the surrounding landscape. The views

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over the valley to the west where the land drops away are especially important. There is also strong inter-visibility between the surrounding landscape and historic buildings within the village, with views back to the village, especially from the west and north.

Local built form

3.3.9 The buildings in the character area date from the 17th century or earlier. Buildings within the character area, listed and unlisted, have not often been the subject of archaeological survey and so dating of the buildings can be uncertain. Older buildings may have been re-fronted in the 18th-19th centuries, which has obscured earlier phases.

3.3.10 Development is generally fronting onto the roads through the village, with most buildings clustered around the junction of Cowbeech Road and Trolliloes Lane. Plot sizes are variable and the buildings themselves vary from adjoining cottages to detached cottages and larger houses. The buildings have front gardens of varying sizes, with most sitting quite close to the road frontage.

3.3.11 The Merrie Harriers is a local landmark within the village and, along with Cowbeech House and Corner Cottages, create a focal point in the village around the road junction.

3.3.12 The mix of periods of building can be identified, to some extent, by the uses of building materials, The buildings are in a mixture of materials, including weatherboarding, red brickwork, some with grey brick header chequered decoration, tile-hanging and render. There is also a small amount of cobbled flint in the village, but this is limited to the former Bimsells farm. Roofs are predominantly covered with clay plain tiles, with only one use of slate and two corrugated iron roofs.

3.3.13 The predominant boundary treatment in the character area is hedges, with some fencing, most notably the white picket fence in front of Cowbeech House, but little use of walls or railings. There is one example of a flint wall in front of Bimsells.

Listed buildings

3.3.14 There are four designated listed buildings within the character area; Cowbeech House, which is grade II* listed, and the Merrie Harriers, Corner Cottage, and Chapel Cottage, which are grade II listed. The buildings are listed as dating from the 18th century to the early 19th century. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.3.15 The grade II* listed Cowbeech House is set back within a large garden behind a white picket fence and hedged boundary to the east of the junction of Cowbeech Road and Trolliloes Lane. The house was built in 1731 on the site of an earlier farmhouse and is a large symmetrical house constructed of red and grey chequered brickwork with a white stuccoed frontage, surmounted by a dentilated cornice and red plain tiled roof. It is two storeys with a central gable containing an attic window and the crest of a griffin rampant

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with sword and hand beneath, the coat of arms of Sir James Duke. In the mid 19th century the property was acquired by Sir James Duke, Bart. and it was he who altered the present front facade by inserting new windows, adding the parapet, central pediment and coat-of-arms and rendering the whole to imitate ashlar stonework. The frontage contains sash windows with slightly cambered heads and a central doorway with flat hood on brackets, surmounted by a small panel containing a shield with the date 1731. On each side of the doorway is a narrow recessed panel containing an iron 2-headed eagle arising from a coronet. These originally stood on gate-posts at another house and have been brought here.

3.3.16 The Merrie Harriers Inn sits opposite Cowbeech House on the opposite side of the road junction of Cowbeech Road and Trolliloes Lane. It is listed as dating to the 18th century, that date confirmed by archaeological survey [33]. The building is two storeys with attic storey, constructed of red and grey chequered brickwork with white weatherboarding on the first floor of the front elevation. It contains casement windows and a central doorway with flat hood over, with additional doorway inserted to the south. Above the central doorway is a the same crest of a griffin rampant as seen on Cowbeech House, but dated 1624 (a reference to a deed mentioning an earlier house on the site). It is reported that this was inserted in the 19th century and is the Duke family arms.

3.3.17 Corner Cottage sits in a prominent position on the corner of the junction of Cowbeech Road and Trolliloes Lane. The cottage is listed as 18th century and is constructed of white weatherboarding with a plain hipped tile roof. It has casement windows and later porch additions to the front.

3.3.18 Chapel Cottage is located along Cowbeech Road, north of the junction with Trolliloes Lane and was originally a cottage and chapel/school room. The cottage sits gable end on to the road and dates to to the mid-18th century, with the former chapel added to the east in the early 19th century. The two storey cottage sits on a brick plinth with weatherboarding. The roof is half-hipped to west and covered in plain tiles, with a brick chimney stack to the east. The north elevation contains sash windows and a flat hooded porch door on the ground floor and two casement windows to the first floor, whilst the south elevation contains casement windows and a porch door on the ground floor with original sliding casements on the first floor. The former single storey chapel to the east is also weatherboarded with a plain tiled roof, half-hipped to east. Most of the windows have been replaced with french windows, but a sash window remains on the north elevation.

Key unlisted buildings or structures

3.3.19 Key unlisted buildings or structures that make an important contribution to the character of the conservation area and historic integrity of the settlement are identified within this character appraisal and on the accompanying map. These buildings and structures form part of the designated heritage asset, in this case the Cowbeech conservation area, and contribute to its wider historical value [34]. These buildings and

33 ASE report ref: 0960
34 Conservation Principles, Policies and Guidance, Historic England, April 2008

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

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

3.3.21 Merrie Harriers Barn (now a house) and the cottage to the rear are both shown on the 1839 Tithe map to the north of the public house and appears to be 18th century [35]. The barn sits on the street frontage and is dark stain weatherboarding with half-hipped tiled roof. A cottage to the rear is set at a lower level than the street frontage so that only the half-hipped tiled roof and weatherboarded gable is visible. There is a similar weatherboarded single storey barn with half-hipped tiled roof located on the road frontage to the north.

3.3.22 Holly Bank is the last building in the village along the northwards route of Cowbeech Road and is referred to as recently built in 1806 and shown as a house on the 1839 tithe map, at which time it was occupied by a local family called Winchester, who were carpenters in the village. The cottage has white painted brick on the ground floor and weatherboarding above with a plain tiled roof and tiled front porch. It has a single storey range attached to the north, also weatherboarded with a plain tiled roof.

3.3.23 There is a mid-20th century garage located between Holly Bank and Chapel Cottage that may have served as an earlier workshop. It has corrugated iron walls and roof with a weatherboarded gable. There is a similar building located between Home Cottage and Dunrobin.

3.3.24 Proceeding from the road junction along Trolliloes Lane, Kerpses is a small cottage set within a large garden. A cottage is referred to on the site in 1623 and it is shown on the 1839 tithe map, when it was appears to have been owned by the Winchester family of carpenters, who resided in the village. The cottage may be 18th century, but the date is unclear, and is a symmetrical cottage with plinth wall and weatherboarding above, rising to a plain tiled roof. It contains a central hooded door and casement windows.

3.3.25 Bimsells is a large farmhouse that sits on the road frontage of Trolliloes Lane, gable end on to the lane. A house and barn is referred to in the 16th century. Archaeological survey shows that the house incorporates an early 17th century crosswing

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35 Hestmonceux tenement analysis 1996

and a main range rebuilt in the 18th century, with circa 1800 alterations and additions[36]. It is constructed of red and grey chequered brickwork with white stuccoed frontage to the south and three brick and tile-hung crosswings to the north, all with a plain tiled roof. There is a single storey cobbled flint building near on the street frontage and cobbled flint walls along the road and in the former farmyard to the rear. The buildings in the former farmyard are shown on the 1839 tithe map and some added by the 1st edition OS map, which including a rare survival of a 17th century oasthouse with internal kiln, with a later circular brick roundel added in the 19th century[37]. The farm buildings are now converted into holiday cottages.

3.3.26 The former smock mill is located on the northern edge of the village along Trolliloes Lane. The tower has gone, but the octagonal base and attached barn have been converted into a house. The mill base is rendered and has an octagonal plain tiled roof, with a red brick barn attached to the west.

3.3.27 The Coachhouse sits within the former grounds of Cowbeech House behind the white picket fence extending in front of the house and a hedge. It is set back from the road and constructed of red and grey bricks, with weatherboarded gable and plain red tiled roof. The older range to the north is gable end on to the road, with a later addition extending southwards.

3.3.28 Dunrobin is a detached cottage located on the north corner of Cowbeech Road and Hammer Lane, set back within a large garden plot. The cottage was built in the earlier 20th century and is clad in white shiplap weatherboarding with casement windows and a slate roof.

3.3.29 Opposite Dunrobin, Dalloway Cottages is a pair of semi-detached 19th century cottages that used to be owned Cowbeech Farm and mark what was the northern extent of the farm, now called Cowbeech Farm. The cottages are built in red and grey chequered brickwork with sash windows and a plain red tiled roof.

3.3.30 The Old Forge sits on the south corner of Cowbeech Road and Hammer Lane and is an amalgamation of an original older cottage with additions to the north and east. The older cottage is fully tile-hung with casement windows and a plain red tiled roof and is likely to be timber-framed. An addition to the north is constructed of brick on the ground floor and tile-hung above with a plain red tiled roof and appears on the 19th century maps. The building was further extended to the east with a red brick two-storey wing added to the front of the house in the mid-20th century. The former forge appears to have been located to the south of the house.

3.3.31 The Old Post Office is on the southern edge of the historic village and was used as the village store and post office in the 19th century, but has been converted to a house in the later 20th century. It is constructed of red and grey chequered brickwork, painted white on the front elevation, with casement windows, a 7 x 4 pane shop window and a plain red tiled roof.

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36 ASE report ref: 1225
37 ASE report ref: 1226

Other features of the character area

3.3.32 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 fingerpost at the junction of Cowbeech Road and Furnace Lane and post box and telephone box on Cowbeech Road to the south of the Merry Harriers, with a stone mounting block adjacent. The pub sign stands on a small piece of green at the junction of Cowbeech Road and Trolliloes Lane and a village sign outside The Old Post Office.

3.3.33 Sounds, smells and general activity also contribute to the historic character of conservation areas. The village and rural lanes that run through it are relatively peaceful.

Detractors

3.3.34 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.

3.3.35 There are few detractor in the character area, with the only notable detractor being the wirescape along the lanes.

Summary

3.3.36 In conclusion, this character area comprises the historic settlement of Cowbeech, incorporating the buildings extending Clustered near to the junction of Cowbeech Road and Trolliloes Lane, extending as far north as Bimsells and Holly Bank and southwards as far as The Old Post Office. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. The only particular identified detractor to the character of the area is the wirescape along the lanes.

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4 Architectural Form, Detail, Materials, Textures and Colours

4.1 Introduction

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

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

4.2 Key Characteristics

Key Characteristics

- Brick is seen in the conservation area, often with tile-hanging or weatherboarding to the first floor. Brickwork is varied and includes red brick, red and grey chequered brickwork, and painted brick.
- There is use of weatherboarding throughout the village, comprising white weatherboard on domestic buildings and dark stained weatherboarding on some ancillary and farm buildings.
- There is some use of tile-hanging, but it is not as common here as many other Wealden villages.
- There is limited use of render in the conservation area
- There is very limited use of flint cobbles, seen on one outbuilding and associated walls.
- Exposed timber framing is not seen within the conservation area.
- Roofs are gabled, with one hipped roof and occasional half hips.
- Clay tiles are the predominant roofing material in the conservation area.
- Slate is not a common roofing material and is only seen on one building.
- Farm buildings and ancillary buildings are weatherboard or brick.

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- Where historic windows survive they are predominantly simple side hung casement windows of timber, with very occasional examples of metal casements and some use of traditional timber vertical sliding sashes.
- The majority of the doors in the conservation area are panelled timber doors and some simple plank doors.
- Hedges are the most common boundary treatment and contribute to the character of the area.

4.3 Architectural Form and Layout of Built Form

4.3.1 Cowbeech is a small linear settlement that has developed along a north-south route through the Weald around a small road junction, and appears to have developed from the medieval period. Development has been modest and has spread very little from the historic core over the centuries. There has been some limited infilling, with the majority of 20th century development to the south of the historic settlement, outside the conservation area.

4.3.2 The buildings in the conservation area almost all front onto the roads extending through the village. Plot sizes are variable and the buildings themselves vary from adjoining cottages to detached cottages and larger houses.

4.3.3 Development within the conservation area is from a mix of periods and represents a mix of architectural styles The buildings are predominantly two-storey in height, thought some buildings are single-storey, such as farm buildings and ancillary buildings.

4.4 Walls

4.4.1 The mix of periods of building can be identified, to some extent, by the uses of building materials, although some of the buildings in the village of earlier timber framing have been refronted in brick, tile-hanging, and weatherboarding. The buildings are in a mixture of materials, including red brickwork, red and grey chequered brickwork, painted brick, tile-hanging, weatherboarding, and render. There is very little use of flint, which is limited to Bimsells. Stone is not a feature of the conservation area. Roofs are covered with clay plain tiles, with very limited use of slate.

4.4.2 Brick is seen if the conservation area, often with tile-hanging or weatherboarding to the first floor. Up until the 19th century and the coming of the railways, brick would have been made locally from the abundant clay within the High Weald landscape.

4.4.3 The pre-1894 parish area of Herstmonceux (as recorded by Molly Beswick[38]) had five recorded brick and tile works in the parish, although not all were in operation at the same time. The earliest recorded brick and tile works in the parish was a tile kiln

38 M. Beswick, (1993) Brickmaking in Sussex : A history and gazetteer

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recoreded on the west side of Foul Mile north of Cowbeech, in the late 14th century. Bricks were made at Herstmonceux Castle in the 1440s fort he construction of the castle. Others date tot he 19th-early 20th century. There were also four brick and tile works recorded in Wartling parish, with a 17th-18th century brick and tile works on Dann's Farm, south east of Cowbeech, and a 19th-earlier 20th century brickyard on Trolliloes Lane, north east of Cowbeech.

4.4.4 There were no limekilns recorded on the 1st edition O.S. map for the pre-1894 parish area of Herstmonceux or Wartling, with the nearest being the limekiln recorded in the neighbouring parish of Warbleton. Lime would have been used to create lime mortar for building and lime plaster, which could be applied as an interior an exterior finish to buildings. Lime was also used in agriculture to make the Wealden clay soils easier to work[39].

4.4.5 Although some domestic buildings within the village may have originally have had externally visible timber frame and render, such as the 17th century crosswing on Bimsells and other buildings that have been dated to 18th century or earlier, and so may contain earlier timber framing, these structures have undergone later re-facing with brick, tiles, weatherboard and render to create a more 'modern' facade.

4.4.6 The 18th and 19th century brickwork construction is mainly of Flemish bond, where bricks are laid in a chequered pattern, as seen on buildings it the village, the street elevation of Bimsells and the Merrie Harriers being good examples.

4.4.7 Bricks could be produced in different colours through a combination of firing techniques and temperatures and the clay used. Brickwork can also be used to create decorative patterns such as diaper patterns, polychrome work and header bond [40]. Some of the buildings in the village incorporate red and grey bricks to create a chequered pattern, such as Bimsells, the Merrie Harriers, and Dalloway Cottages.

4.4.8 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. Examples include parts of the Old Forge.

4.4.9 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 the Old Post Office and Holly Bank.

4.4.10 Photos of brick detailing

4.4.11 There is use of weatherboarding throughout the conservation area, with buildings clad either full height or on first floors in white weatherboarding. Examples include Corner Cottages, Kempses, Chapel Cottage and the Merrie Harrier. There is some use of dark

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

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stained weatherboarding on ancillary and farm buildings, such as the Merrie Harriers barn and the garage/outbuilding on the road frontage to the north of Dunrobin.

4.4.12 Photo of weatherboarding

4.4.13 There is some use of tile-hanging in the conservation area, but it is not as common here as many other Wealden villages and is limited to the Old Forge and parts of Bimsells. This is seen in combination with brick where the buildings are built in brick on the ground floor and tile-hung above. There is full-height tile hanging on parts of the Old Forge, which often indicates the cladding of earlier timber framing. The tile-hanging in the village is plain and can be seen throughout the conservation area.

4.4.14 Photo of tile hanging

4.4.15 The smooth render to simulate finely dressed stonework or rustication became popular in parts of Britain in the early 19th century. The finish was used to achieve the Regency and earlier Victorian fashion for smooth, evenly coloured house fronts where stone was not available and/or too expensive. There is some limited use of render in the conservation area, which is see on Cowbeech House and parts of Bimsells. Cowbeech House was refronted in the 19th century with a rendered façade and Bimsells farmhouse may have been refronted in stucco render at a similar time.

4.4.16 Photo of render

4.4.17 There is very limited use of flint cobbles, which is seen at Bimsells on a single storey building extending along the street frontage, on a cobbled flint wall extending along the road, and in the former farmyard to the rear.

4.4.18 Photo of flint

4.4.19 A building to the north of Chapel Cottage has been clad and roofed in corrugated iron.

4.4.20 Exposed timber framing is not seen within the conservation area.

4.4.21 The use of stone is not a feature of 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 village that contributes to the historic character of the conservation area.

Clay tile

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

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4.5.3 There is very limited use of alternative roofing materials throughout the conservation area, even on later 19th and 20th century buildings, when the railways allowed the easier sourcing of alternative material. The one exception is slate on Dunrobin and a corrugated iron roof on an outbuilding.

Roof forms

4.5.4 Roof forms throughout the conservation area are predominantly gables, with one example of a hipped roof at Corner Cottage and occasional half hips, such as Chapel Cottage and the Coachhouse. A small number of buildings have catslide roofs to the rear, such as the Merrie Harriers and the Merrie Harriers Barn.

4.5.5 The roofs generally run parallel to the road with end gables, although Bimsells Farmhouse and Chapel Cottages sit perpendicular to the road and Bimsells has hipped crosswings.

4.5.6 The roofs to buildings within the conservation area are predominantly uninterrupted by dormers and the use of rooflights is also restricted. The Merrie Harriers is notable for its gabled dormers.

Chimney stacks and pots

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

4.5.8 The majority of chimney stacks in the conservation area are quite plain and very in size depending on the size, age and status of the building. The stacks are generally unpainted are quite plain.

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

Rainwater goods

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

Barge boards

4.5.11 Barge boards to roofs are not a feature of the conservation area, with many gabled roofs instead have small mortared verges.

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

4.6.3 Earlier wrought iron casement windows are not seen on many buildings in the conservation area but examples can be seen on Corner Cottage. These metal casements are identified by external hinges and decorative window furniture, such as the internal catch handles and stays.

4.6.4 Within earlier domestic buildings, where the timber frame has been concealed by later refacing, small casement windows are often used. These small window types fit within concealed timber framing behind later refacing on these earlier properties. Casement windows were the norm in the 17th and 18th centuries, but did continue to be used throughout the 19th and 20th centuries.

4.6.5 Timber-framed casement windows are the most common window type seen throughout the conservation area. Most have timber transoms and mullions to create small panes, as seen on the Merrie Harrier and Kempses.

4.6.6 Later in the 18th century and into the 19th century, the double hung sash was introduced, often with six over six or four over four small panes, and became the popular window style of this period. During the 19th century panes of glass were larger and both sash and casement windows had larger panes of glass with fewer, if any, glazing bars. Sash windows are seen in the 19th century facades to Cowbeech House and Bimsells Farmhouse, as well as Dalloway Cottages.

4.6.7 There is some limited use of leaded glazing within the conservation area, but this appears to be a later addition rather than representative of historic glazing.

4.6.8 The properties in the village are now almost exclusively in residential, but the Old Post Office does contain a fixed pane timber casement shop window that reflects its earlier use as a village post office and store.

4.6.9 There has been a small amount of intrusion of modern window detailing and materials within the conservation area with the use of non-traditional materials, such as PVCu, beginning to replace traditional timber windows. While aspirations to improve thermal insulation are understood, wholesale replacement of well-designed traditional

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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 or simple hoods 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 panel timber doors, some with glazing in the upper panels, with some use of plain planked doors. There are some front porches to properties within the conservation area, some of which are historic (although not necessarily original) and others that are a more recent addition. There is some use of door hoods in the conservation area, such as the Old Post Office and Cowbeech House.

4.7.3 The use of non-traditional materials, such as PVCu, has not begun to replace traditionally detailed domestic timber doors within the conservation area to any great extent, although there are some examples on unlisted buildings. 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. **(41)**

4.8.3 The properties in the village are now almost exclusively in residential, but the Old Post Office does contain a fixed pane timber casement shop window that reflects its earlier

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

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use as a village post office and store. The public house is now the only commercial building operating within Cowbeech.

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 Cowbeech contains a mixture of boundary treatments, comprising hedges, limited use of fences and walls, as well as some properties with no front boundaries. Hedges are the predominant boundary feature within the conservation area, which reflects the rural character of the area.

4.9.3 There is some limited use of simple picket fences in the conservation area, such as Kempses and enclosing the garden to the south of the Merrie Harriers. There is a white picket fence and gates to Cowbeech House and the Coachhouse adjacent, which is a distinctive boundary treatment unique to this higher status property.

4.9.4 There is very little use of walls in the conservation area, reflecting the rural character of the area. Flint cobble walls at extending along the road frontage and in the rear farmyard at Bimsells.

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 Cowbeech 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 along the lanes extending through Cowbeech, especially to the north of the village core, and in gardens.
- Hedgerows and trees are an important boundary feature.
- There are no formal public open spaces within the conservation area, but the open countryside setting gives a sense of openness
- Views through the character area are generally along the roads extending through the settlement, often terminated by buildings that are notable in views on entering and travelling through the village.
- Views across the wider countryside are also important, with long views afforded from all over the village across the surrounding landscape, and strong inter-visibility between the surrounding landscape and historic buildings within the village.

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

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5.3.3 The rural location of Cowbeech means that there is open countryside and some areas of woodland surrounding the conservation area. Trees form an important backdrop to the settlement, with areas of woodland of varying sizes and trees along stream corridors. Field boundaries and lanes are also lined with trees and hedges in this High Weald landscape.

5.3.4 Particularly prominent trees and groups of trees within the conservation area include the trees along the lanes leading into the village, especially lining the narrow lane north of Holly Bank along Cowbeech Road, along Trolliloes Lane, and along Hammer Lane, which provide a sense of enclosure and reinforce the rural character of the area. There are also prominent trees in gardens, of which the groups of trees and large individual trees in the gardens of Bimsells, Cowbeech House, the Coachhouse, and in the garden of Dunrobin on the corner of Hammer Lane, are especially noteworthy.

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

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 There are no formal public open spaces within the conservation area, but the open countryside setting gives a sense of openness.

5.4.3 The landscape makes an important contribution to the traditional open setting of the conservation area. The rural location means that there is open countryside and woodland surrounding the conservation area, which is characteristic of the High Weald landscape within which Cowbeech sits.

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

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during certain times of the year, and particularly in the winter and early spring when the trees are without full leaf.

5.5.3 Within the conservation area, the key views are generally along the roads extending through the settlement, often terminated by buildings that are notable in views. The Merrie Harriers, Corner Cottages, Cowbeech House, Holly Bank, Kempses and Dunrobin are especially notable, in part due to their white facades and prominent positions when entering and travelling through the village.

5.5.4 Views across the wider countryside are also important, with long views afforded from all over the village across the surrounding landscape. The views over the valley to the west where the land drops away are especially important. There is also strong inter-visibility between the surrounding landscape and historic buildings within the village, with views back to the village, especially from the west and north.

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6 Considerations for change in conservation areas

6.1 Introduction

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

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

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

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

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

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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.

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

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

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

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6 Considerations for change in conservation areas

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Appendix 1: Maps

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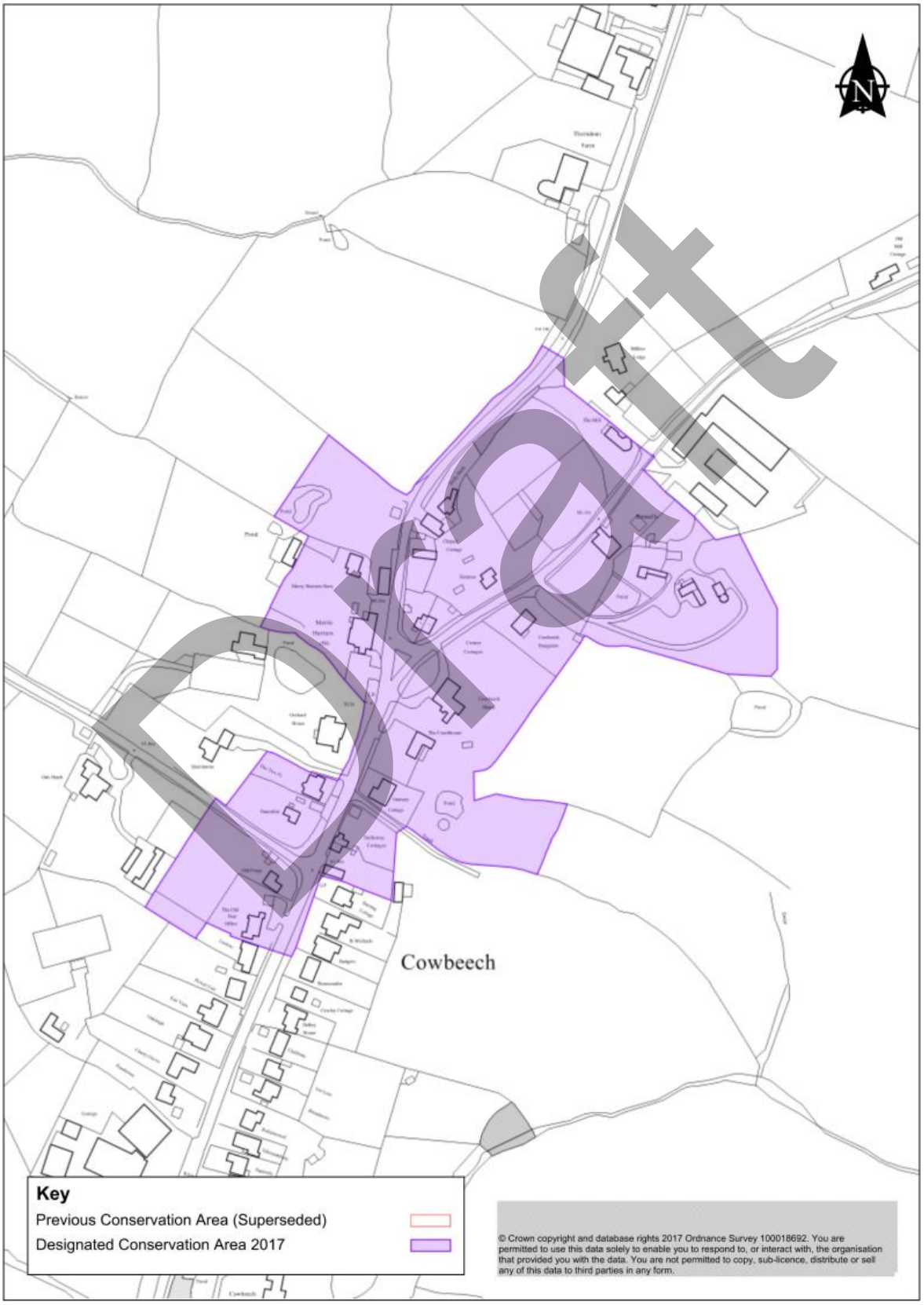
1.1 Designated Conservation Area



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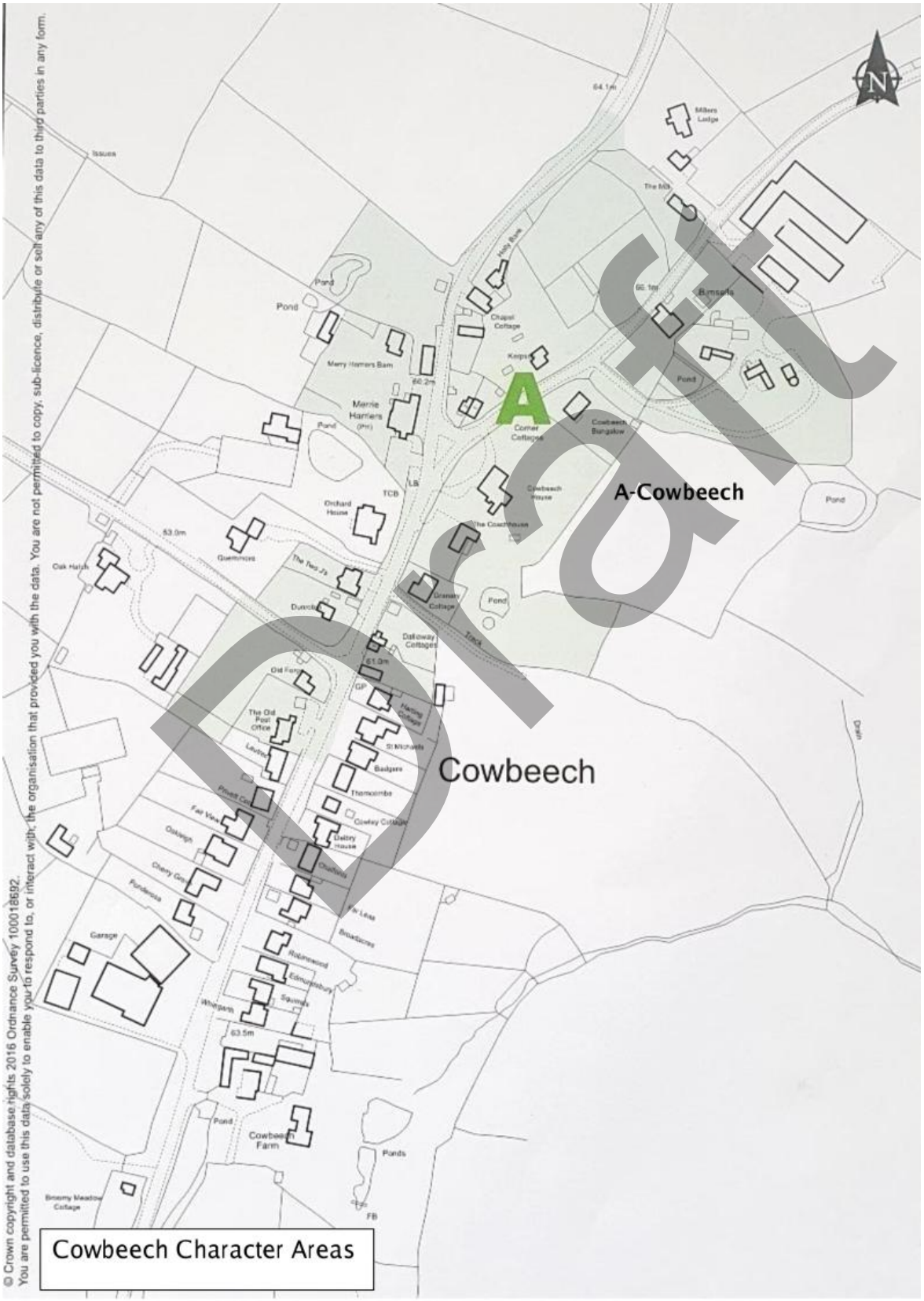
1.2 Character Areas



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1.3 Visual Appraisal

TO FOLLOW

1.4 Views

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Appendix 2: Glossary of Terms

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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 my hand rather than machine.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Oriel window:

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

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

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Promontory: An elevated geological outcrop.

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

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

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

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

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

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

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

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

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.

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

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

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Appendix 2: Glossary of Terms

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Appendix 3: References

LEGISLATION

- www.legislation.gov.uk
- Town and Country Planning Act 1990
- Planning (Listed Buildings and Conservation Areas) Act 1990
- National Planning Policy Framework 2018
- Further information is also available at: www.planningportal.gov.uk - The Planning Portal is government's on-line resource for services and guidance relating to the planning system.

HISTORIC ENGLAND

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

- Historic England, Advice Note 1: Conservation Area Designation, Appraisal and Management, 2016
- Historic England, Good Practice Advice Note 2: Managing Significance in Decision Taking in the Historic Environment, 2015
- Historic England, Good Practice Advice Note 3: Setting of Heritage Assets, 2017
- Historic England, Conservation Principles, Policies and Guidance, 2008

WEALDEN DOCUMENTS

- Wealden Local Plan, Design and Heritage Strategy Background Paper – Local Plan Issues and Options 2015
- Wealden Local Plan, Heritage Background Paper - January 2019
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- Wealden Landscape and Settlement Character Assessment, Chris Blandford Associates, November 2014
- Wealden Local Plan, 1998

- Wealden Design Guide, 2008
- Wealden Core Strategy Local Plan, 2012
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- 2011 Census, Office for National Statistics: https://www.ons.gov.uk/census/2011census
- Gazetteer of Markets and Fairs in England and Wales to 1516: www.history.ac.uk/gazframer.html
- The Weald.org: www.theweald.org
- Wealden Iron Research Group: www.wealdeniron.org.uk/
- Wealden Iron Research Group database: http://www.wirgdata.org/
- Old Sussex Mapped, Yeakell and Gardner: http://www.envf.port.ac.uk/geo/research/historical/webmap/sussexmap/Yeakell_36.htm
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- Open Domesday https://opendomesday.org
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- Sussex Archaeological Society 1996 *Wartling Parish tenement analysis*
- *Sussex Extensive Urban Survey (EUS): Wadhurst Historic Character Assessment Report September 2007*

OTHER SOURCES

- Historic Environment Record, East Sussex: www.thekeep.info/east-sussex-historic-environment-record-her/
- East Sussex Tithe Maps: www.eastsussex.gov.uk/leisureandtourism/localandfamilyhistory/tithemaps

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Appendix 3: References

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