Draft Conservation Area Character Appraisal

Crowborough

Wealden
District Council

November 2020

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	**11**
	2.5 History of the Settlement	**11**
	2.6 Historical Maps	**15**
	2.7 Areas of Archaeological Potential	**18**
3	Character Appraisal	21
	3.1 Introduction	**21**
	3.2 Key Characteristics of the Conservation Area	**21**
	3.3 Character Area A - The Cross and High Street	**23**
4	Architectural Form, Detail, Materials, Textures and Colours	29
	4.1 Introduction	**29**
	4.2 Key Characteristics	**29**
	4.3 Architectural Form and Layout of Built Form	**30**
	4.4 Walls	**30**
	4.5 Roofs	**33**
	4.6 Windows	**34**
	4.7 Doors	**35**
	4.8 Shopfronts	**36**
	4.9 Garden Walls, Fences and Other Means of Enclosure	**37**
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	**39**
	5.5 Important views - within, into and out of the Conservation Area	**40**
6	Management of the Conservation Area	41
	6.1 Introduction	**41**
	6.2 Guiding principles for the management of conservation areas	**42**
	6.3 Key issues impacting on the character and appearance of the Conservation Area	**43**
1	Maps	45
	1.1 Designated Conservation Area Boundary	**45**
	1.2 Character Areas	**47**
	1.3 Visual Appraisal	**49**
	1.4 Views	**49**

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Contents

2 Glossary of Terms 51

3 References 57

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Overview

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

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

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

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

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

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

This character appraisal considers:

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

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

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

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

This document is for:

- Anyone interested in commenting on the draft character appraisal for the Crowborough 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 Crowborough conservation area was originally designated in 2001. The conservation areas was re-designated with an enlarged boundary in March 2017. The reasons for amendment of the previously designated boundary of the conservation area are explained in the Background Paper accompanying the Autumn 2016 Consultation on the Wealden Local Plan. To view the document, along with further information on the process and how community involvement and public consultation was undertaken; how the input from the community was evaluated; and how it influenced the recommendations for designation of areas, please see the Conservation Area Background Paper 2018 and the Heritage pages on the Council's website.

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

View over Crowborough Cross

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1 Background

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2 Context

2.1 Introduction to the Conservation Area

2.1.1 Crowborough is situated in the northwest of Wealden District, around 6 miles to the southwest of Tunbridge Wells in Kent and lies on the A26 Lewes to Tunbridge Wells road . It is located in the High Weald Area of Outstanding Natural Beauty (AONB), and lies on the eastern edge of Ashdown Forest.

2.1.2 The town sits within the Crowborough Parish, but the outskirts of the town also cross into Withyham Parish to the northwest and Rotherfield Parish to the east. The town developed predominantly from the mid 19th century and its stimulus for growth was formerly linked to the arrival of the railway line linking the town with the South Coast and London and the desire for the middle and upper classes to escape to the healthier countryside which had become accessible from the capital.

2.1.3 Crowborough is notable for its association with Sir Arthur Conan Doyle who lived in the town from 1907 until his death in 1930 and from where he wrote many of his novels.

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 [(1)].

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

2.2.3 Historic England have published guidance on the setting of Heritage Assets, [(2)] 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.

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

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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 town of Crowborough is located on the Forest Ridge with the River Ouse valley to the south and the River Medway valley to the north. It has historically developed predominantly in the late 18th century to mid 19th century from two small areas of scattered settlement within the wider former extensive common land. The earlier late 18th century development focused on what is now Chapel Green, and the 19th century developed focused around The Cross. The town is located on the A26 which links Lewes with Tunbridge Wells.

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 [3].

2.3.4 The character of this High Weald landscape is distinctive through the dispersed historic settlement pattern of farmsteads, hamlets and late medieval villages, largely sited on ridges or higher ground within the landscape. Although Crowborough is a later settlement, it was formed out of typical earlier scattered development found in this part of the High Weald on the higher ground.. 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 [4].

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

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

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', [5] 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 possible hammer ponds and iron working in the landscape around Withyham, particularly in Buckhurst Park and at land at Duckings, a timber framed house to the north of the village and designated conservation area, built by the Iron Master, John Baker, in the mid 16th century.. 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.

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;

5 derived from the Old English 'weald', meaning forest, and 'Andred' derived from Anderida, the Roman name for present-day Pevensey

6 East Sussex Historic Environment Record

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- 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.

2.3.9 The landscape surrounding Crowborough falls within the Central High Weald and Ashdown Forest County Landscape character areas which form the wider landscape context and setting of the settlement..

2.3.10 The Central High Weald is a landscape of high ground with outstanding views from the ridge tops, across the heart of the High Weald. It is characterised by bold, broad ridges, often crowned by villages and churches; narrow deep, often wooded ghyll valleys; rolling, heavily-wooded landscape with large woodland blocks with chestnut coppice, substantial coniferous plantations and pine, birch and beech. It has a close network of winding, sunken and hedge-bounded lanes with cottages and farms and some remote areas, mainly in valleys and larger woods. There are also significant areas of heathland. **(7)**

2.3.11 The Ashdown Forest is a heart shaped area lying between Crowborough, Forest Row and Maresfield on the more northerly of the two major ridges in the AONB. It is the largest area of lowland heath in the southeast and therefore is of significant nature conservation and scenic value. Ashdown Forest lies on the highest point of the High Weald, is visually prominent and affords great views in and out of the area. It is a place of great richness and diversity with a unique history and status and the great open sweeps of brown and purpleheathland stand out in stark contrast to the surrounding green luxuriance of the rest of the High Weald. It is characterised by broad, exposed open heathland ridges, outstanding views from higher ridges, landmark pine clumps with ‘Winnie the Pooh’ association, extensive woodland which is predominantly oak-birch with fine oak and beech on the fringes. It has shady, secluded ghyll streams with hammer ponds, large country houses, some associated with significant designed landscapes and parkland and indications of human activity of significant archaeological importance. It also has a remoteness and tranquility**(8)**.

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

2.3.12 Crowborough encompasses the highest point in the Weald at around 241mOD at the junction of Warren Road and Beacon Road, with the land sloping away in all directions. Due to its elevated position, Crowborough affords extensive views over its undulating landscape setting of woodland, farmland, ridges and ghylls within the High Weald. There are particularly outstanding views to the north towards Tunbridge Wells and beyond; and to the south, towards the South Downs, which contribute to the recognisable sense of place. The immediate setting of the settlement is a patchwork of small-scale historic fields, interspersed with large areas of Ancient Woodland, particularly to the north, northeast and southwest.[9]

2.4 Geology and Building Materials

2.4.1 Along with the whole of Sussex, the rocks of the Crowborough area are sedimentary. Descending the higher land of the High Weald towards the Low Weald, the rocks become younger. The geology in hte area is formed of Ashdown sand and sandstone, with Wadhurst Clay within the river valley. This mix of natural materials will have influenced the type of local building materials used to create the unique identity of settlements in the area around Crowborough. The clay ironstone, or siderite mudstone, provided ore for the Wealden iron industry and sites of post medieval forges and blast furnaces are also located in the vicinity of the town.

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

2.4.3 Chapter 4 of this appraisal provides location specific information on traditional materials and building techniques within the Crowborough conservation area.

2.5 History of the Settlement

Prehistoric

2.5.1 Evidence for human occupation of the landscape in the Crowborough area can be traced back to the Mesolithic period (10000BC to 4001 BC) and Neolithic period (4000BC to 2351BC) as evidenced by the discovery of flint implements to the south of the town. There is also evidence for Iron Age iron working sites within 5km of the town, and a ridgeway route.

Roman and Saxon

2.5.2 Roman occupation of the area commenced in A.D.43 and there is evidence for Roman ironworkings in the vicinity.

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

Place name, Domesday and early manors

2.5.3 Crowborough is not mentioned in the Domesday Book of 1085. At the time of the survey, there were a number of small farms or manors in the vicinity of modern-day Crowborough, and there are records for a manor of 'Alchin'. Alchornes Manor land now forms part of the Crowborough golf course.

2.5.4 The name Crowborough is recorded from the late 13th century and related to the area of landscape, rather than the present day settlement. The name is possibly derived from the Old English *'crohbergh'*, with *'croh'* meaning saffron and denoting a golden-yellow colour, and *'bergh'* meaning hill. The name probably appeared due to the high hill on which the area is located, which would have been covered in yellow gorse flowers: 'golden coloured hill'.

Church

2.5.5 Until 1880, there was no ecclesiastical parish of Crowborough and no medieval parish church. Up to this time, the area was predominantly within Rotherfield Parish, with a small area around St. Johns within Withyham Parish; and a small area to the south within Buxted Parish.

Medieval markets and fairs

2.5.6 No medieval markets or fairs are recorded in the area, however, at Chapel Green in the early 19th century, an annual fair was held in April.

Medieval

2.5.7 The area called 'Crowborough' was extensive common land. As early as the 14th century, the eastern flank of the hill had been partly enclosed by Rotherfield Manor and by the early 19th century the long-enclosed land of the lower slopes had resulted in typical Wealden type small scale farmsteads, which were often owner-occupied.

2.5.8 Until the late 18th century, the higher slopes which underlie most of modern Crowborough town comprised common land and uncultivated landscape, with scattered settlement. These 'wastes' of uncultivated land were predominantly owned by the Earl of Abergavenny (Eridge Park) and the Earl de la Warr (Buckhurst Park), descended from the Sackvilles. The Manor of Alchorne came into the control of Sir Thomas Sackville, made Lord Buckhurst by Elizabeth I, and by the end of the 16th century he held seventeen manors in total in north-east Sussex. The size of his holding led to the survey of his lands and compilation of the Buckhurst Terrier and accompanying maps in 1597.

Post medieval development and trade and industry

2.5.9 The area retained its character of scattered settlement through to the mid 18th century, with Crowborough Cross, or 'Willets Cross' as it was then called, marking the junction of two intersecting roads. An Inn was established at this crossroads by the late 16th century, and it is likely that the current 18th century public house building is located on the same site.

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2.5.10 In the first half of the 19th century, the uncultivated land in the Crowborough area came to the attention of wealthy investors who began to buy up land. This led to the start of some of the early villa construction, particularly in the area on the western edge of the town now known as Crowborough Warren. The Goldsmiths' Company purchased the Hamsell estate in 1856, including much of the land that would become the northern part of the town, and used it as recreational land for London merchants.

2.5.11 However, it was with the arrival of the railway to the town in 1868 that the potential for the poor agricultural land could be realised for housing. The impact of the railway was initially modest, with little growth in population until after 1871 (pop. 4,149), with acceleration in the 1880s and 1890s to a population of 6,462 in 1901. This is reflected in the physical expansion of development in the area between the 1st Edition Ordnance Survey Map in 1875, and the 3rd edition in 1910. At this time, the core of the present town developed, centred around the crossroads and along the High Street to the south. There was a second area of more substantial late 19th century development around the railway station in Jarvis Brook to the south.

2.5.12 The growth of the town in the late 19th century was also helped by the promotion of the area by Dr Charles Leeson Prince. As a Fellow of the Royal Meteorological and Astronomical Societies, he made his observations on the climate of Crowborough Hill, as the Beacon was then known, and came to the conclusion that it was one of the healthiest spots in the country, and that it was a *'conveniently accessible resort for invalids emerging either from London or any of our coast towns.'* Publishing his first book on Crowborough at his own expense, he lauded the climate and situation in this slim volume entitled, *'Observations upon the Topography and Climate of Crowborough Hill, Sussex.'*, which was distributed free to as many medical men about the Country as Prince could get it to, promoting the health benefits of the area.

Religion and institutions

2.5.13 In 1744, a chapel and charity school were constructed to serve the Crowborough area, and were funded and endowed by Sir Henry Fermor. Sir Henry was born in 1667 at Walshes Manor, formerly located in the area to the south of the present town, and he made his fortune in London. He was made Baronet in 1725 and his will directed his trustees to set up a church and charity school at Crowborough *"for the use and benefit of the very ignorant and heathenish people."* The 18th century chapel on Chapel Green was adopted as the new Parish Church for Crowborough and dedicated to 'All Saints' and the adjacent school, by then redundant, became the vicarage. The two buildings survive as the present parish church and vicarage on the northern side of Chapel Green.

19th century trades

The 1882 Kelly's Directory of Sussex shows that within the wider Crowborough there were a variety of commercial tradespeople and services, including: Post, Money Order and Telegraph Office; Fire Station; Police Station; farmers; grocer and drapers; beer retailers; carpenter and joiner; corn and hay dealer; tailor; veterinary surgeon; butchers, wine and spirit merchants; brick manufacturer; surgeon, boot and shoe makers; market gardeners; wheelwrights and sadlers.

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Transport

Much of the street pattern of the future town was inherited from the pre-railway routes leading to and across the open commons and the enclosed former commons on the lower slopes. The main routes established by 1800 comprise Beacon road and Eridge Road (the A26), Crowborough Hill/High Street, Green Lane, Tollwood Road, Western Road, Blackness Road, and most of Luxford Road. The railway arrived in 1868 and this was one of the catalysts for the expansion of the town in the late 19th century, with connections to London and Tunbridge Wells in north; and Lewes and Brighton in the south.

20th century

The resultant influx of people into the area in the late 19th century period lead to a demand for new hotels and the necessary support services and shops. Between 1890 and 1910, much of the present town centre was built.

Beacon Hotel, Crowborough, 1903 (www.theweald.org)

Crest Hotel, Crowborough, 1916 (www.theweald.org)

2.5.14 By 1914, the wealthy part of Crowborough was located on the former common and wasteland on the upper slopes of the hill and included Sir Arthur Conan Doyle, who in 1907 moved to Windlesham (now Windlesham Manor) on the north-east edge of the golf course. Service workers were housed in small properties on the lower slopes towards the station in Jarvis Brook and an industrial area developed around it, including the Crowborough Brick and Terra Cotta Company.

2.5.15 The growth of the town slowed after the First World War and the town failed to recover its status as an inland health resort and hotel provision declined. Crowborough continued with a combination of service industries and retail outlets serving the town, with a wealth retired and commuting population living in spacious and leafy suburbs. Following the Second World War, and with the advent of the Town and Country Planning Act in 1947, many of the larger villas were lost to the spread of suburbia and infill development in vacant plots and fields occurred, creating the present day town.

2.5.16 The industrial character of the Jarvis Brook area in the vicinity of the station has been maintained. Shops became concentrated in the High Street area and the introduction

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of a supermarket in Croft Road and the creation of the Fernbank Centre in the 1980's, subsequently redeveloped in the early 2000s, have introduced larger-scale built form into the town centre. Other late 20th and early 21st development has resulted in infill buildings on street frontages of various form and character, such as Ashdown Parade, Broadway House, Crowton House, the modern post office building in Croft Road and shops opposite, and alterations to the existing built form in the town centre through extensions to buildings and replacement of detailing, such as windows, shop fronts and doors.

Population

2.5.17 By the early 21st century, the town had an overall population of 17,492 in 2011.[10]

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. In the Budgen map below, Crowborough is shown as *'Crowborrow'* . It is interesting also to note the hangman's gallows that have been drawn at the crossroads.

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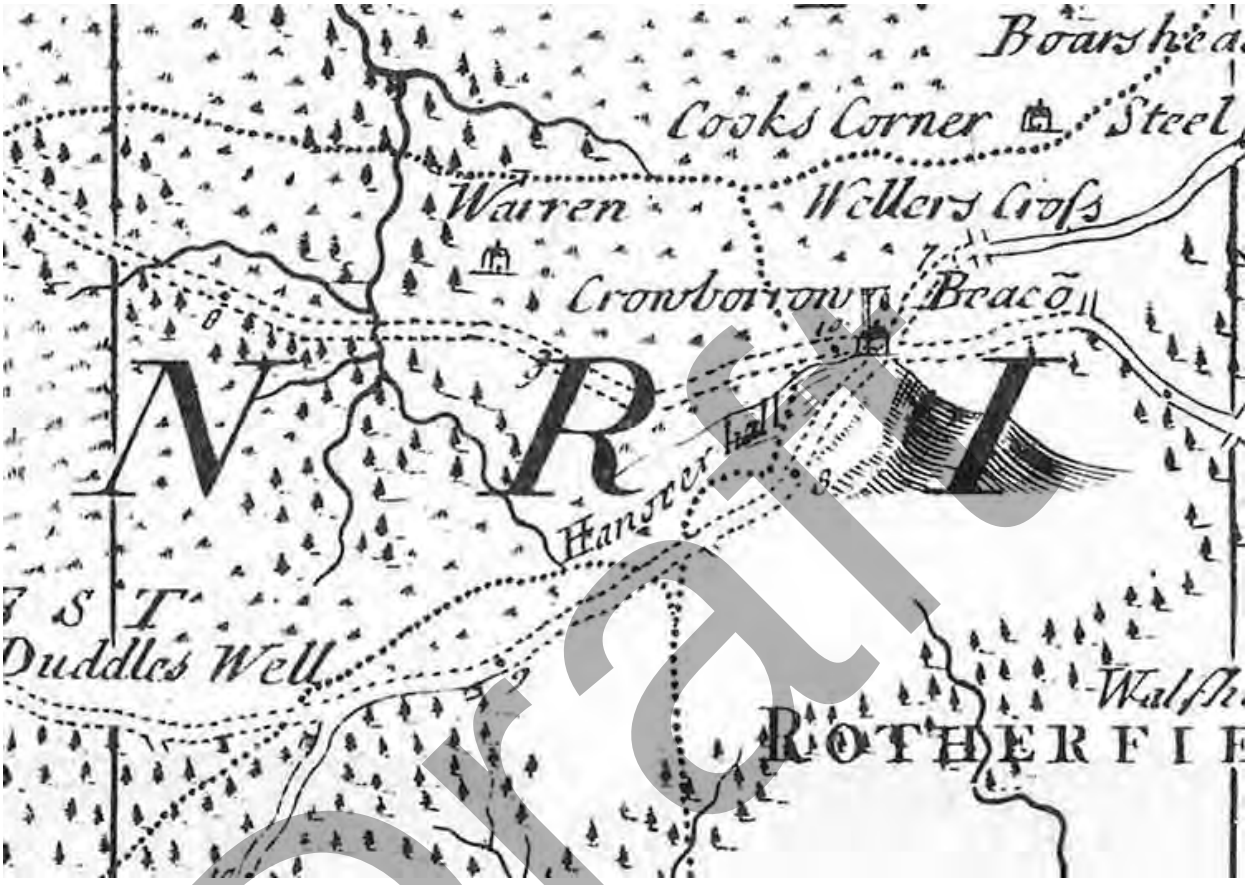
10 Source: 2011 Census, Office for National Statistics

Richard Budgen map, 1723-24 (www.theweald.org)



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. The tithe map of 1842 shows that little development had occurred in the Crowborough area, being restricted to a small focus around the crossroads, and a small area in the vicinity of Chapel Green.

2.6.4 A church had been constructed in 1839 by the De La Warr family in the St.John's area of Crowborough, to the northwest of the crossroads and the tithe map shows the beginnings of the development of a small hamlet, known at that time as 'Crowborough Town'. The remainder of the area of the present town was still undeveloped apart from scattered farmsteads and cottages, and the area comprised open fields and common land.

INSERT COPY OF TITHE MAP

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

2.6.6 The influx of people into the area in the late 19th century lead to a demand for new hotels and the necessary support services and shops. Between 1890 and 1910, much of the present town centre was built.

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Looking north across Crowborough Cross, 1908 (www.theweald.org)

High Street, Crowborough 1906

2.6.7 The 2nd edition Ordnance Survey map of 1899 shows more concentrated development around The Cross, which extended north into London Road towards the Smithy, and into St John's Road. To the west along the northern side of Beacon Road, development included Christ Church, built in 1879 as the Episcopal Free Church of England under the patronage of Mrs Elizabeth de Lannoy, a local philanthropist, who also funded the construction of the adjacent De Lannoys Cottages, and the terraced houses now known as Sillwood Place on St John's Road.

2.6.8 There was only sporadic development along the High Street to the South by this time, which still included domestic villa style properties, with more concentrated development beginning into Croft Road and around The Broadway, including the Oddfellows' Chapel (Lloyds Bank) and the Baptist Chapel (now demolished), and adjacent retail premises to the north. The residential expansion of the centre of Crowborough with smaller semi-detached and terraced properties began at this time into New Road and Nevill Road to the east of the High Street. The map shows a Brick Field with Kiln to the east beyond this new residential development, and a corn mill to the south, along Station Road (now Crowborough Hill).

2.6.9 By the 3rd Edition Ordnance Survey Map of 1910, substantially more development had taken place along the High Street, south into The Broadway, with a change in character to a much more retail dominated street scene. The range of buildings on the eastern side of the High Street, including those occupied by the present Barclays Bank, through to WH Smith were in situ. The western side of the High Street included the Fire Station and Pump House and the beginnings of the ranges of buildings in existence today, however, the site of the Fernbank Centre was still a large villa with extensive gardens.

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Crowborough High Street, 1911 (www.theweald.org)

Crowborough Cross, 1925 (www.theweald.org)

2.6.10 By 1910, the prominent building on the corner of Broadway and Croft Road (formerly Rush & Son Butchers) had been constructed, along with several more buildings on the eastern side of Croft Road. Park Road and Croham Road had been laid out and partially developed by this time. The overall plan form of the modern town is clearly visible, although development is still limited to street frontages with the core of the town surrounded by open fields.

2.6.11 To the west along St. John's Road, "Crowborough Town" is still marked as a separate entity. It is interesting to note that by 1910, new roads had been laid out through the forested area at Beacon Hill including Warren Road, Aviemore Road, and Rannock Road where substantial detached villas had been constructed. This was directly as a result of the sale of land by the Goldsmiths Company who had previous owned large areas of the land to the west of Crowborough.

INSERT COPY OF OS MAP

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. Due to the modern origins of Crowborough, there has been less archaeological interest and excavation than in the more historic settlements in the District, however, evidence for prehistoric occupation has been found in the wider area and there is possibility for such remains survive within the 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/

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2.7.4 The Historic Environment Records for East Sussex is located at The Keep in Falmer, and information can be accessed online [(11)] . This will also be helpful in assessing the likelihood of the presence of archaeological remains in the area and help with interpretation of a particular site and its setting.

2.7.5 There has been a lack of any particular archaeological investigation within the town of Crowborough in the past, including within that part covered by the Conservation Area. However, when considering the archaeological potential of settlements and the knowledge that the there has been scattered settlement and development in the area from very early times, it is 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 [(12)].

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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11 HER East Sussex: http://thekeep.info/east-sussex-historic-environment-record-her/
12 National Planning Policy Framework

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3 Character Appraisal

3.1 Introduction

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

3.1.2 The character area relates to the core area of late Victorian and early Edwardian development within the town around The Cross and south into the High Street.

3.1.3 The two character areas relate to distinct areas of development that have specific characters and history. The character areas may relate to different periods in the historic settlements, but also take into account the impact of topography and landscape, and the impact of different uses.

3.1.4 This chapter of the appraisal describes the character area, and considers:

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

3.2 Key Characteristics of the Conservation Area

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

Key Characteristics of the Conservation Area

- Located on the Forest Ridge with the River Ouse valley to the south and the River Medway valley to the north.
- The area called 'Crowborough' was extensive common land and remained scattered settlement through to mid 18th century, with substantial development occurring after the building of the railway in the mid 19th century and emergence as a 'spa' town.
- Crowborough Cross marked the junction of two intersecting roads and an Inn was established by the late 16th century.
- The conservation area represents the earliest commercial nuclei in Crowborough.

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- The town centre developed from from the 18th century cluster of buildings around the road crossing, and expanded in the late 19th century and early 20th century into a recognisable High Street with purpose-built shops and businesses.
- The combination of the 18th century inn, and quality of the surviving late 19th and early 20th century purpose built commercial buildings, most retaining a substantial amount of their original architectural detailing, contribute to the historic significance of this part of Crowborough.
- Most buildings within the conservation area are in retail use with some first floor domestic use.
- There is one building listed grade II: The Crowbrough Cross PH.
- Nineteen buildings have been identified as being of local, vernacular or cultural interest.
- Buildings are constructed in plain brickwork or local stonework, with limestone imported for detailing on the higher status bank buildings.
- There are a few examples of the use of render, and this is often in conjunction with decorative plasterwork.
- Roofs are gabled, with some hips and some roofs with ridges running parallel to the road.
- Slate and tile are used for roofing materials.
- Good survival of chimneys and historic rainwater goods.
- Virtually total survival of first and second floor historic traditional window fenestration and detailing.
- Several historic shop frontages to varying degrees., with survival of surrounding detailing where shop fronts are modern.
- Buildings are located to the immediate rear of the pavements.
- No particularly notable trees.
- Key wider views: East from The Cross and from the junction of New Road and High Street across the countryside.
- Key short distance views out of the conservation area: South to the former Rush & Sons Butchers shop; north to the brow of the hill in London Road; west to the curve of Beacon Road, including Christ Church.

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- Prominent buildings in the conservation area include: The Crowborough Cross PH; Barclays Bank; No.1 Eridge Road and the Old Bank; the range of buildings formed by No.2-10 High Street; the former pump house and fire station.
- Key open spaces: Cloke's Corner

3.3 Character Area A - The Cross and High Street

Introduction to the character area and local built form

3.3.1 The character area comprises the area immediately around The Cross and a short length of the High Street to the south. The character area is surrounded by residential development to the east, commercial development to the west, a mix of uses to the north, and primarily commercial development to the south.

3.3.2 The area represents the earliest commercial nuclei in Crowborough, developing from the 18th century cluster of buildings around the road crossing, and expanding, as the post-railway town, into a recognisable High Street with purpose-built shops and businesses.

Landscape setting

3.3.3 The town centre, including The Cross and High Street are located on the north eastern slope of Crowborough beacon. The A26 road runs east-west through the northern part of the conservation area and ascends from east to west, gently rising and curving round to the southwest to the top of the beacon. London Road runs north from The Cross, ascending to the brow of the slope which peaks just outside the conservation area, restricting views in this direction. The High Street gently descends towards Broadway and Crowborough Hill, with Walshes road ascending out of the town centre to the south.

3.3.4 There is only one public open space within the character area and this is formed by the small hard and soft landscaped area of Cloke's Corner. The sandstone walls, cast iron bollards, planting, trees and seats, create a pleasant character to the area, with the visual centre-piece a statue of Sir Arthur Conan Doyle. This important public open space is prominent in views, particularly when travelling along the A26 and exiting the northern end of the High Street.

3.3.5 Due to the hard landscape character of this central core to the town, there are no individual tree specimens of particular importance within the area. There are limited areas of soft landscaping at Cloke's Corner as part of the planned design of this area.

3.3.6 There are long distance views out of the character area to the east across to open countryside from The Cross and from the junction of High Street with New Road. Otherwise

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views out of the area are restricted by the rising topography and built form along Beacon Road and London Road, and by the built form along the south of the High Street, into Croft Road and Broadway. The former Rush & Son butcher's shop is a particularly prominent visual end-stop to views south along High Street.

3.3.7 Traditionally, there have been very few boundary treatments within this area due to the location of the purpose built shops immediately to the rear of the pavement, particularly on the eastern side of High Street. Early photographs demonstrate that Nos 1-3 Belmont Buildings on the western side were originally dwellings, but there was one central shop front in existence by 1900. The premises was accessed via a small set of steps up to a raised and enclosed area in front of the shop. This raised and enclosed area was removed at a later date to allow for a pavement to run through along this side of High Street.

Listed buildings

3.3.8 There is only one listed building in the character area which is the Crowborough Cross PH, listed at Grade II. Where there are outbuildings associated with the listed building, it is possible that these may be considered to be curtilage listed. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.3.9 The Crowborough Cross is a late 18th century inn, located on the southwest corner of The Cross. Photographs from the turn of the 20th century show the building has changed relatively little over the last 100 years, with the older element with the two storey canted windows to the western side of the frontage and a later 19th century extension wrapping around the eastern side and into the High Street. Until the construction of the former fire station and pump house at the beginning of the 20th century, the building was a particularly prominent feature at the top of the High Street, its prominence reinforced by the gently ascending topography. The brick facades of both the older and 19th century extension are now white painted, along with small areas of tile hanging existing to the side elevation of the older part of the building. Traditional timber vertical sliding sash windows survive on the front and side elevations of various designs, as well as a central pilastered door case with a flat hood on brackets facing onto the crossroads and accessed by a series of curved steps. It is interesting to note on a photograph from 1900 that there appears to be a stables building with hay loft in the location of the present day Cloke's Corner on the opposite side of The Cross, which is likely to have served the former coaching inn.

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Crowborough Cross PH

Crowborough Cross PH

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Key unlisted buildings or structures

3.3.10 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 Crowborough conservation area, and contribute to its wider historical value [13]. These buildings and structures have been identified via consideration of their value to the heritage asset (conservation area), through their evidential value, historical value, aesthetic value and communal value, and in some instances for their contribution to the setting of designated heritage assets. Where ancillary buildings to listed buildings have been identified as key unlisted buildings on the visual appraisal map, and although these buildings may be considered to be curtilage listed, it is important to note that they also make a valuable contribution to the character of the conservation area in their own right.

3.3.11 These key unlisted buildings are located on the northeast side of The Cross; along the eastern side of the High Street, between and including Barclays Bank and WH Smith (No.10); and the buildings to the western side of the High Street, between and including the former Pump House and No.1 Belmont Buildings. The buildings retain much of their original architectural detailing, enhance the character area, and reflect the social and cultural history of the area and its expansion in the late 19th and early 20th centuries.

3.3.12 North east of The Cross is a continuous range of stone built buildings, with slate roofs and overhanging cornice, wrapping around the corner of Eridge Road and London

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

Road. This range of buildings appears to have developed over a period of years, with the earliest eastern element in evidence on the 1840 tithe map. The range had developed to the west and north by the 1875 1st edition Ordnance Survey Map, and a photograph from 1908 shows a substantial shop front wrapping around the corner of the left hand side of the facade facing onto The Cross. The Post Office was accommodated in the right hand side of the building. Works appear to have been undertaken on the range of buildings in the early 20th century and the hopper head to the down-pipe on the front elevation has the date of 1930. The substantial wrap around shop front was removed and the Post Office frontage also altered to create a symmetrical stone facade onto The Cross at ground floor with central decorative stone door case, . It is likely that the building was occupied by Lloyds Bank from this period as evidenced by the prancing horse motif above the doorway and a stone plaque with the words: 'ESTABLISHED 1677'. The black horse, like many banking signs and symbols, was inherited from goldsmiths, – the forerunners of our modern banks - with the earliest use of the symbol is dated to 1677 in Lombard Street, London. The motif was used by a former goldsmiths and banking firm taken over by Lloyds Bank in 1884. Lloyds subsequently adopted the symbol for their own use.

3.3.13 The shops and businesses of the High Street provide interesting examples of Edwardian architecture, many, importantly and significantly, with surviving decorative architectural detailing, including windows, shop fronts, decorative plasterwork, and stonework. The east side of High Street has tall commercial buildings surviving from the turn of the 20th century period. The continuous range of gabled three storey commercial buildings from No.5 to No. 10, had been constructed by 1900, and have a strong vertical emphasis to their character. The buildings include the National Westminster Bank, formerly the London and County Bank, which mixes a grand stone-built ground floor with vernacular-style gables, and W.E.Crow, which has a surviving traditional shop front to both bays.

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Picture 1

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3.3.14 The Barclays Bank building was constructed in1908 and replaced a more modest two storey retail premises on this corner of the Cross Roads. The imposing and prominent three story stone and brick building at the northern end of the High Street wraps around the southeastern corner of the cross-roads with the front entrance facing directly onto the corner and creates a visual gateway into the High Street, in conjunction with The Crowborough Cross PH on the opposite corner. No.2-4 High Street had also been constructed by this date, Nos. 2 and 3 continuing the rhythm of three storey gabled frontages and are striking for their canted projecting bay windows at first and second floor with decorative plasterwork and surviving timber vertical sliding sash windows. Unusually for the character of the street, No.4 was constructed without gables, but an almost entirely glass-fronted shopfront, at ground and first floor which has survived in character.

3.3.15 The buildings on the west side of the High Street, below the Crowborough Cross PH, are a similarly continuous group of buildings to those opposite. However, their lower height (mainly two storey) and more horizontal emphasis, even where gabled, create a completely different character to the overtly three storey vertical emphasis of those on the eastern side. The group of buildings divides into two, with the first three built from red brick and formed of the former pump house, fire station (dated 1904) and purpose built double fronted shop. The second range, Belmont Buildings, which pre-date 1875, are constructed of stone and built originally as a terrace of domestic properties, with associated style and form, and which have later inserted shop fronts.

Other features of the character area

3.3.16 It is particularly significant that throughout the character area, there is almost total survival of historic window fenestration to first floor and above. There are also several

historic shop fronts surviving. Where alterations have been made to insert modern shop fronts, many of the facades to the buildings retain clues as to the original design and detailing of the historic shop fronts, with re-use of pilasters and console brackets to either side of the glazed areas, and evidence for concealed original blind boxes and facias behind modern advertising.

Sounds, smells, general activity and detractors

3.3.17 Sounds, smells and general activity also contribute to the historic character of conservation areas. Due to the town centre location, and the important cross-roads of the A26 with London Road and the commercial activities on the High Street, the area is busy with traffic and pedestrians and the accompanying bustle, sounds and smells. Such activity is characteristic of the core of a town during the day, with the roads quieter in the evening after rush hour and at night, with only minimal local traffic use.

3.3.18 Any historic or traditionally designed street lighting has sadly been lost, and replaced with tall modern and inappropriately detailed lighting, the exception being at Cloke's Corner where some thought has been given to the design of replacement lighting. Due to the presence of the street lighting, the roads and buildings in the character area remain brightly lit throughout the night.

Summary

3.3.19 In conclusion, this area comprises the historic core of commercial development within the town, centred around the important crossroads and northern end of the High Street. The combination of the 18th century inn, and quality of the surviving late 19th and early 20th century purpose built commercial buildings, most retaining a substantial amount of their original architectural detailing, contribute to the historic significance of this part of Crowborough.

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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

- The architectural detailing of the buildings are a good example of late Victorian and Edwardian built form.
- The buildings in the area are constructed of materials from local sources, apart from the higher status bank buildings which have imported limestone detailing.
- The predominant wall construction material is brick, predominantly unpainted, or local stone with a heavily tooled surface and a plain border.
- Roofs are gabled, or hipped, with both clay tiles and slate used.
- Render is used on some buildings and this is generally to highlight decorative plasterwork. Only two buildings have a completely rough cast facade.
- There is some use of dormers, but these are historic detailing of the original buildigns.
- There is a signifcant survival of traditional original windows at first floor and above - these are predominantly vertical timber sliding sash windows, with some examples of casement windows.
- There are only a few traditional shop fronts, however, much of the surrounding original detailing remains.
- The majority of the doors to domestic properties in the conservation area are either traditionally detailed plain planked or panel timber doors.

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4.3 Architectural Form and Layout of Built Form

4.3.1 The conservation area covers the earliest commercial nuclei within the town around The Cross and into the High Street and reflects the period when Crowborough expanded rapidly at the turn of the 20th century.

4.3.2 The High Street is the main shopping street in Crowborough and is lined with two or three storey buildings of the late 19th or early 20th century. The main block of continuous buildings on the eastern side of the road represent purpose built retail and commercial premises from the turn of the 20th century, set to the rear of the pavement with each building historically having individual shop fronts or with an articulated presence to the street, such as the London & County Bank (former NatWest). The regular gables to the buildings provide a vertical emphasis to this side of the High Street.

4.3.3 The buildings on the western side of High Street represent a mix of periods and former uses, and line the rear edge of the pavement. Belmont Buildings are early 19th century, and originally in domestic use, with later inserted shop fronts. Adjacent to The Crowborough Cross PH are the former purpose built fire station and pump house dating from 1904 and to the south is a purpose built retail premises, formerly with a single shop front and central doorway, and now double fronted. The buildings are predominantly two storey and have a distinct horizontal emphasis, in contrast to those on the opposite side of the High Street.

4.3.4 On the northeast corner of The Cross, the range of two storey stone buildings wrap around the corner of Eridge Road and London Road. These buildings have had at least one alteration in design at ground floor in the 1930s, changing from overtly retail use to more general commercial use with the redesign to accommodate the arrival of Lloyds bank in the early 20th century. The buildings have retained this commercial character, with separate entrance doors and larger windows to the ground floor, rather than bespoke shop fronts.

4.3.5 The buildings in the conservation area, are an excellent example of the Edwardian fusion of earlier styles of architecture, utilising Arts and Crafts; classical and 'tudor' styles.

4.4 Walls

4.4.1 The buildings are in a mixture of materials, including red brickwork, some with brickwork decoration; render , with some decorative plasterwork, and sawn squared stone. There is a single use of weatherboarding in the gable to WHSmith and tile hanging has only recently been introduced at the first floor of the former NatWest building (originally a rough harling render), and to a small first floor element of The Crowborough Cross (formerly plain brickwork). Tile hanging has traditionally been confined to dormer cheeks and gables . Neither tile hanging or weatherboarding has traditionally been used within the conservation area for whole elevation treatment.

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Brick

4.4.2 Brickwork is perhaps the most common material Traditionally, brickwork would have been laid using lime mortars, using local aggregate, which would give the mortar its colour and texture. Lime mortar is distinctive for its paler creamier colour than modern cement mortars that can be grey. The traditional mortars are, in effect, sacrificial to the surrounding brickwork, and it was intended that it would weather and require repointing at intervals. Unfortunate use of modern cement mortars, often harder than surrounding brickwork, leads to the erosion of the softer clay bricks, damaging the structure of the building and significantly affecting its appearance. The character of a building can also be significantly damaged by inappropriate pointing technique, combined with modern mortars.

4.4.3 Due to the late 19th and early 20th century date of most of the buildings, the prevalent brick bond is the more modern stretcher bond. However , bricks could be produced in different colours through a combination of firing techniques and temperatures and the clay used. Coloured brickwork has been used to create decorative patterns and to pick out particular details such as window heads at Barclays and the Old Fire Station.

4.4.4 Use of specialist bricks is not frequent, being confined to the moulded courses of brickwork on the old fire station below the first floor windows and as rubbed and gauged brickwork to the dormer of No.8.

Painting and rendering of brickwork

4.4.5 The majority of brickwork within the conservation area boundary has been left unpainted, with only two instances of it having been painted: one at The Crowborough Cross and the other at No.6 High Street. Old photographs show the eastern element of the Crowborough Cross unpainted and No.6 with plain brickwork. The painting of exposed brickwork on other buildings within the conservation area is not encouraged as this would create an alteration to the identified character and appearance of the buildings, harming the significance of the conservation area. Painting also effects the microporous nature of bricks, creating a coating which can exacerbate damp problems, particularly with earlier solid wall structures.

4.4.6 The use of render on walls to buildings is in evidence at Nos. 2 and 3 High Street and to the gable at London House, as well as the gable at No.9. The use of render is used conjunction with decorative plasterwork. The gable of London House if plain rendered and has three swags of fruit and ribbon with a central round or occulus window, with a decorative fruit motif above. This is typical of Edwardian decoration and the period of construction and an important decorative survival. At No.2, the the bay windows are plain rendered, but have applied decorative swags of fruit and ribbon between first and second floor. Adjacent at No.3, the bay is again plain rendered, but with a decorative wreath suspended from ribbons and fruit. Some deterioration is occurring through water ingress at No.3. The main walls of No.2 and No.3 have a rough-cast or harling render.

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Stone

4.4.7 There are examples of use of local sandstone in the construction of No.1 and No.2 London Road, The Old Pump House and Belmont buildings, as well as at the first floor of WE Crow. There is also evidence of and earlier use of sandstone fossilised in the roadside wall to the single storey extension to the rear of the Crowborough Cross.

4.4.8 Limestone has been imported for use on the higher status bank buildings - Barclays and the Former NatWest -

4.4.9 The use of the stonework, both sandstone and limestone, is as Ashlar block, where blocks have been precisely cut and laid in courses. There local stone has a pecked or heavily tooled with a plain border to the blocks and this is evident at No.1 and No.2 London Road and Belmont Buildings ,whereas the limestone has been left as a smooth crisp finish.

4.4.10 In the conservation area, stonework is used either alone Belmont Buildings and No.1 and 2 London Road, or in combination with other materials on the facades of buildings , with Barclays and former Natwest being examples.

4.4.11 Decorative stonework features prominently in the conservation area on Barclays Bank. The carved pilasters have decorative cartouches and above the main stone fascia is a beautifully carved cornice with moulded drip course above on both elevations. The main door fronting on to the corner has a cartouche with swags of fruit on an arched lintel above within the carved doorway. A secondary carved stone doorway fronts on to Eridge Road. Stonework has been used as quoining and string courses within the brickwork above first floor to create a decorative effect. The former Natwest Bank ground floor frontage is of similar high quality carved stonework , with stone mullioned windows.

4.4.12 Other instances of use of decorative stonework is evident to shop fronts and there are important surviving remnants at London House (Boots) and Nos 5 and 6 where stonework pilasters and surrounds to fascias variously survive. There is interesting use of stonework at first floor at No. 5/6 to create a small three sided oriel window, and at first floor of WE Crow (No.8) to create a slightly projecting carved stone window with mullions and transoms, and a central semi-circular headed light.

4.4.13 Nos 1 and 2 London Road wrap around the corner and are particularly prominent in the streetscene in the conservation area and are constructed of ashlar cut and pecked sandstone with a highly decorative doorway with an interrupted pediment on carved scroll brackets with central cartouche depicting a horse and a inscribed stone - both relating to the former Lloyds Bank use. Carved window and door surrounds also survive.

Timber framing

4.4.14 There is no traditional timber framing exposed in the conservation area. However, there are two examples of applied timber detailing to buildings - one to the gable of No.9 High Street, and the other on the gable end of No.10. This was a typical Edwardian

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feature and it is likely that the weatherboarding to the front gable of No.10 hides the original applied timber detailing shown in the early photographs.

4.5 Roofs

4.5.1 The traditional roof forms, materials, chimneys and detailing create an interesting and varied roofscape throughout the town centre that contributes to the historic character of the conservation area. There is a mixture of clay tile and slate used for roofing.

Roof forms

4.5.2 The predominant roof form within the conservation area is gables associated with the use of clay tiles; and the remaining roofs, being hipped or lower profile with slate. This use of roof form creates an interesting and varied roofscape along the High Street, which unusually can also be viewed from a elevated location to the west, from the Morrisons supermarket carpark. The gables front the road. Where ridges run parallel with the road, these are generally in slate, however there is also the tiled example at No.4. .

4.5.3 There is some use of dormers, on the non-gabled roofs on the eastern side of the High Street, or the dormers are an intrinsic part of the gabled roof form as at No 8 and No.9. The dormers to The Crowborough Cross PH have both leaded cheeks and roof. Otherwise dormers are pitched with the use of tile hanging to gables and cheeks. .

Clay Tile

4.5.4 Traditionally, the tiles would have been locally sourced and are a red/orange in colour, which has weathered. Tiles are used on the steeper roofs.

Slate

4.5.5 In the south east, slate as a roofing material began to be used in the 19th century when it became easily available with the arrival of the railway. Slate has been used in combination with decorative clay tile detailing as evidenced at - No.1 and 2 London Road, which has plain clay ridge and hip tiles; No.10 High Street (WH Smith) has clay roof with decorative pierced ridge tiles, and the Pump house, has a hipped slate roof, with a pierced clay decorative ridge and a cocks comb finial.

Chimney Stacks and Pots

4.5.6 Chimney stacks and associated pots create articulation and interest to the buildings within the streetscene 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.

4.5.7 The majority of chimneys are brick with plain clay chimney pots surviving. The chimney stacks to No.1 and No.2 London Road are constructed in stone. A matching set of six tall clay chimney pots with clay cowls survive on the Barclays bank building.

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Rainwater Goods

4.5.8 The retention of traditional cast metal rainwater goods throughout the conservation area is important to avoid erosion of this important detail with the use of modern, less robust PVCu guttering and downpipes. The vast majority of rainwater goods are the original cast iron, many with decorative hopper heads and ogee gutters. Some of the buildings incorporate the rainwater goods within the facade, such as the former NatWest building where the downpipe runs behind the fascia and ground floor string course and plith.

4.5.9 Cast iron ogee gutters to No.2. London Road are part of the decorative detailing of the eaves along with a bracketed cornice. The downpipes are square profile cast iron and the hopper heads on the each elevation is dated 1930.

4.5.10 There are only a few modern discordant interventions in plastic and of which some are also inappropriately coloured.

Barge Boards

4.5.11 There is very little use of barge boards to roofs along the eastern side of the High Street, where the buildings have prominent gables which are flush with the roof. Some gables have copings, but not all. On the western side of the High Street, the Old Fire Station has an overhanging verge with barge boards supported on a semi circular tie with central post. Nos. 9, Regency House and No.10 are the only buildings with bargeboards on their gables.

Other roof features and details

4.5.12 There is a heavy bracketed timber cornice to No.2 London Road in contrast to a wider overhanging timber cornice with very sparse bracketing at No.1. and at No 4 High Street, the overhanging eaves is heavily bracketed.

4.5.13 There is some use of leadwork, predominantly to the roofs of the bay windows at first and second floor, with decorative leadwork used at London House. The dormers to The Cross PH are fully leaded.

4.5.14 Roof lights are not a feature of this conservation area and this significantly has allowed the character of the roofscape to remain plain and uninterrupted by this modern feature.

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, casement 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. Similarly, the traditional box framed timber vertical sliding sash with cord and weights and slim glazing bars is significantly different from their modern counterparts which have heavier sections, and different mechanisms of opening. The traditional detailing produces

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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. The majority of the windows in the conservation area at first floor and above are single glazed with slim glazing bars.

4.6.2 There has been little intrusion of modern window detailing and materials within the conservation area except at shop front level and this is explored below. It is particularly significant that throughout the conservation area, there is almost total survival of historic window fenestration to first floor and above Only Nos. 5 and 6 High Street, The Old Pump House; and No.4 Belmont Buildings have modern inappropriate windows inserted. Barclays has a modern stormproofed timber window design at first floor and above, but these have at least retained a slim profile and slim glazing bars so do not appear too prominent. No.4 has modern inappropriately opening timber casement windows to the dormer, but retains slim glazing bars.

4.6.3 The historic windows are a mixture of casement and vertical sliding sash windows. The casement windows are traditionally side hung if opening and are predominantly small paned timber, but with some evidence for small paned metal early Crital windows. There is an example of true leaded light windows, with individual rectangular quarries of glass between lead cames at first floor of No.8 within a stone mullioned window.

4.6.4 Timber vertical sliding sash windows are a mixture of designs, in four panes (2 over 2), 12 panes (6 over 6) 16 panes (8 over 8). These are traditional common styles of sash window with sash boxes within which which the top and bottom sash slide vertically past each other using weights. The later larger paned windows have horns at the bottom corners of the top sash, and top corners of the bottom sash, to provide a more robust timber structure to hold the weight of glass and were introduced in the late Victorian and Edwardian period . Earlier multi pane sash windows do not have horns. There are also decorative examples of vertical sliding sash windows at No.2 and No3. High Street, and the Crowborough Cross PH, where different patterns of panes are used in the top and bottom sashes.

4.6.5 There are several examples of the use of bay windows running between first and second floor of the buildings on the eastern side of the high street.

4.6.6 The use of non-traditional materials, such as PVCu has fortunately only encroached on two properties in the conservation area. While aspirations to improve thermal insulation are understood, wholesale replacement of well-designed traditional windows can rarely be achieved satisfactorily using sealed double glazed units. A more appropriate solution is likely to be through proprietary draught stripping and secondary glazing. Existing windows can normally be retained, repaired or remade to a design appropriate to the period and design of the property.

4.7 Doors

4.7.1 Doors and associated architectural detailing are an important feature which often complete the character of the building. The significance of doors to the historic character of a building is often overlooked and doors are replaced with modern replicas of

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inappropriate detail. The associated architectural detailing of porches to lower status buildings, or ornate door cases to the higher status buildings reflect the styles and periods of buildings and the social standing of the buildings.

4.7.2 There are examples of high status decorative doorways at the Barclays Bank and other former bank buildings. At the former Nat West building, this includes a semi-circular bronze plaque within the arched stone surround, above the timber double hung door with metal decoration and handles which sits within a moulded stone frame. The overlight or fanlight above the door and within the decorative stone doorcase to 1 and 2 London Road has an intersecting circle design in thin profile glazing bars.

4.7.3 Otherwise, most of the doorways relate to shop fronts and this is covered in the section below.

4.8 Shopfronts

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

4.8.2 Shop fronts were introduced in the 18th century and the majority dating from the 18th and 19th century are designed on an individual basis, utilising a variety of architectural detailing and styles, with small paned windows. Later 19th century shop fronts have larger areas of plate glass as this material became more widely available, changing the scale in the design of shop fronts. **(14)**

4.8.3 The shop windows in the conservation area are a mix of styles, with some attractive late19th and early 20th century shop windows surviving. Of note are W.E.Crow ; No.3 High Street; the former NatWest bank building; Barclays;and Mansell McTaggart. There is also an interesting survival of a first floor shop front above Santander. These glazed first floor areas were used as display windows in the late Victorian and early Edwardian eras.

4.8.4 . Where alterations have been made to insert modern shop fronts, many of the facades to the buildings retain clues as to the original design and detailing of the historic shop fronts, with re-use of pilasters and console brackets to either side of the glazed areas, and evidence for concealed original blind boxes and fascias behind modern advertising. While aspirations to improve thermal insulation, security and utilize standardized corporate signage and designs are understood, the replacement of well-designed traditional shop fronts can rarely be achieved satisfactorily without loss of character to the building and the conservation area. Existing shop fronts and signage can normally be retained, repaired or remade to a design appropriate to the period, scale and

14 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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design of the property. Where inappropriate shop fronts and signage have been installed in the past, opportunities should be taken for their enhancement

4.9 Garden Walls, Fences and Other Means of Enclosure

4.9.1 Traditionally, there have been very few boundary treatments within this area due to the location of the purpose built shops immediately to the rear of the pavement, particularly on the eastern side of High Street. Early photographs demonstrate that Nos 1-3 Belmont Buildings on the western side were originally dwellings, but there was one central shop front in existence by 1900. The premises was accessed via a small set of steps up to a raised and enclosed area in front of the shop. This raised and enclosed area was removed at a later date to allow for a pavement to run through along this side of High Street.

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4 Architectural Form, Detail, Materials, Textures and Colours

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5 Trees, Open Spaces and Views

5.1 Introduction

5.1.1 Trees, hedges, open spaces and other natural elements do not form a significant part of the character of the conservation area due to the urban nature of the town centre.

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

5.2 Key Characteristics

Key Characteristics

- The centre of Crowborough is urban in character with no trees or hedgerows of note within the conservation area
- There are some trees and hedgerows within the wider setting of the conservation area
- There are no traditional boundary treatments to the front/side/rear of buildings.
- There is only one public open space, on the northern side of Crowborough Cross.
- There are glimpsed views out of the conservation area to the east over the surrounding countryside.
- There are long distance views into the town from the east and south due to the rising nature of the land, however, the conservation area itself is not particularly prominent.

5.3 Trees and Hedgerows

5.3.1 In some places, trees and hedgerows form part of the wider backdrop or setting to the town centre, but are not located within the designated area.

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.

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5.4.2 The only open space within the currently designated conservation area include the space opposite the Crowborough Cross PH. This area is paved with planters and hanging baskets and accommodates the statue of Sir Arthur Conan Doyle.

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 views map in Appendix 1. These contribute to the character and setting of the conservation area and care needs to be taken to ensure that they are not lost or compromised by future development or poorly sited services.

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

5.5.3 Due to the location of the centre of Crowborough on high ground there are glimpsed views out over the landscape, particularly to the east. Correspondingly, there are long distance views into Crowborough, particularly from the east and south, however, the High Street is seen against the backdrop of the rising ground to the west.

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6 Management of the Conservation Area

6.1 Introduction

6.1.1 The Council has a duty under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to prepare proposals for the preservation and enhancement of conservation areas. The production of a Management Plan is particularly relevant where there is pressure for development and where cumulative minor changes may affect the character of the conservation area.

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

6.1.3 Management of the conservation area to maintain and enhance its significance will be important and will form part of a future overarching Management Plan for all the designated conservation areas in Wealden, in conjunction with the individual conservation area appraisals and Local Plan policy. Management of the conservation areas in the District will include Article 4 Directions to limit permitted development rights; the positive use of National and Local historic environment policies; and Enforcement to support the reinstatement of lost detail and visual character.

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

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

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

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

6.1.7 The intrinsic character of the conservation area, as re-appraised and reduced in size, and comprising The Cross and the northern part of the High Street, have not been significantly affected by the impact of modern development in respect of alterations, additions and infill. The late 20th and early 21st century development is concentrated outside of the area to be re-designated, where there has been more significant alteration to the older buildings through erosion of detail, architectural character and form.

6.1.8 The use of modern building materials and pressures of meeting current building regulations, as reflected in the requirement for insulation and the associated preference for use of double glazing and PVCu has thus far not had an adverse impact within the conservation area, with a surprisingly complete retention of historic first and second floor window fenestration. The type, design and profile of any replacement windows in particular needs careful consideration if the special character of buildings in the area is to be retained.

6.1.9 There are only a couple of cases of the facades of buildings having modern alteration. The Nat West Bank building has been tile hung at first floor in the late 20th century, concealing its original rendered design with stonework detailing. The facade of the building adjacent

6.1.10 Although there are some modern shop fronts in the area, there is a substantial amount of original historic detailing remaining. Where modern shop fronts have been inserted, their future replacement with a more traditional design and form would be encouraged to enhance the visual character of the conservation area.

6.1.11 The most intrusive features in the conservation area is clutter of modern road signage and modern highways street furniture such as traffic lights, particularly in the area of The Cross. The modern design, tall street lights throughout the conservation area also do not visually enhance the area. Where possible, future replacement street furniture should respect the historic character of the area.

6.1.12 Motor vehicles can dominate and detract from the character of conservation areas, whether as traffic using roads through historic areas, or through parking. Motor vehicles are the dominant feature throughout the High Street and The Cross, leading to noise, smell and disturbance. However, a certain amount of noise and bustle is expected within a town centre area as the commercial focus of the town, and due to the historic crossroads within this area.

6.2 Guiding principles for the management of conservation areas

Guiding principles for the management of conservation areas

- Preserve and enhance the character and appearance of the conservation area
- Understand and respond to significance
- Respond to historic pattern of development

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

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

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

- Erosion of architectural detail on existing buildings
- Inappropriately detailed window replacement
- Location of new development, including infill development and outbuildings, within or in the setting of the conservation area to ensure a positive contribution to the character and appearance of the conservation area
- Cumulative impact of new development
- Design of new development, including architectural detailing, and combinations of materials to reflect the historic character of the village
- Loss of or inappropriate alteration to traditional shop fronts and design of business signage
- Volume of traffic through the town centre
- Impact of vehicular parking - on the character and appearance of the conservation area
- Highways works
- Road signage
- Design and siting of street furniture
- Street Lighting

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6 Management of the Conservation Area

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Appendix 1: Maps

1.1 Designated Conservation Area Boundary

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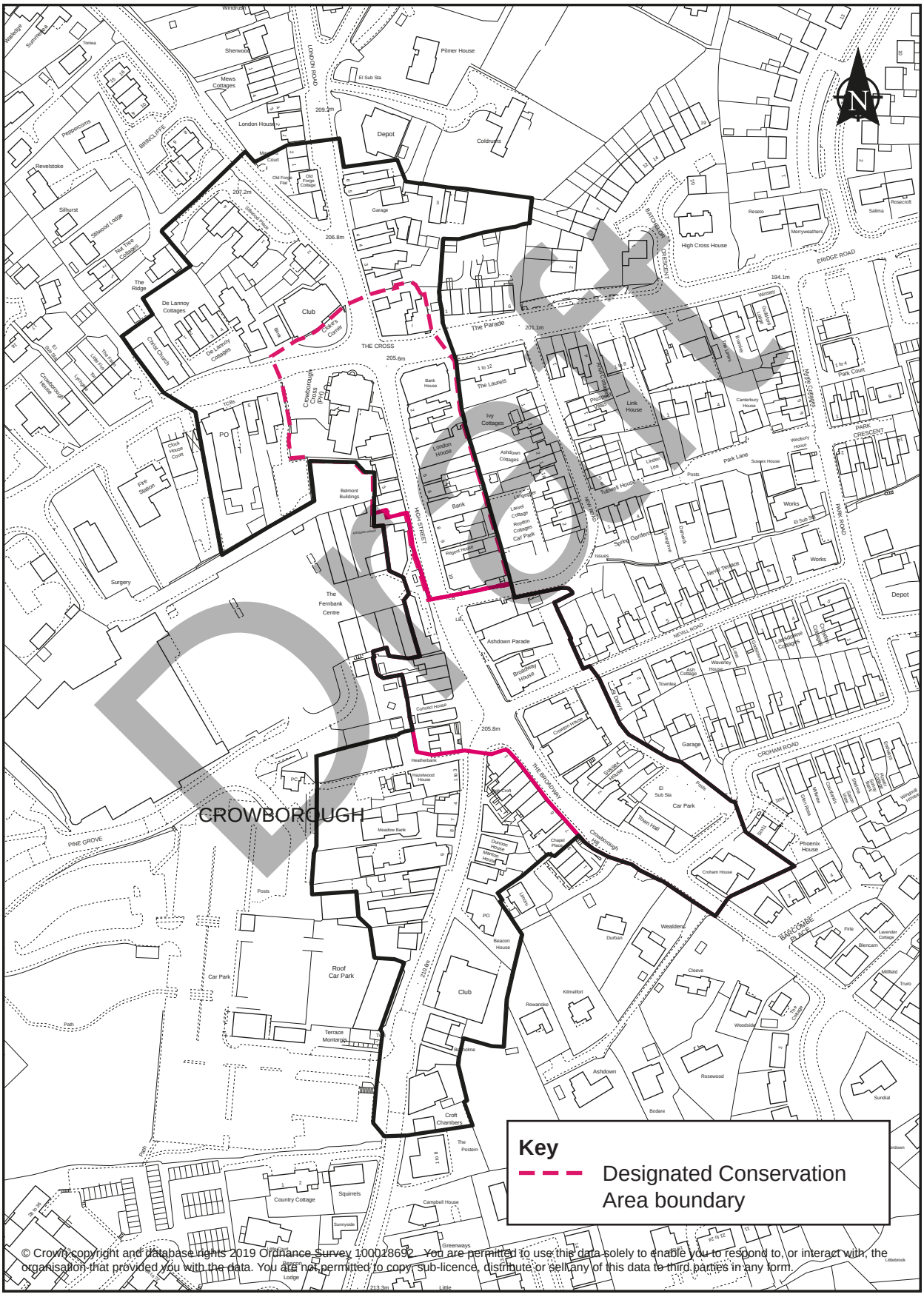
Picture 2


CROWBOROUGH
THE CROSS
HIGH STREET
The Parade
Ashdown Parade
NEVILL ROAD
CROHAM ROAD
PARK ROAD
ERIDGE ROAD
PINE GROVE
BARCOMBE PLACE
THE BROOKWAY
Key
Designated Conservation Area boundary
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1.2 Character Areas

Picture 3

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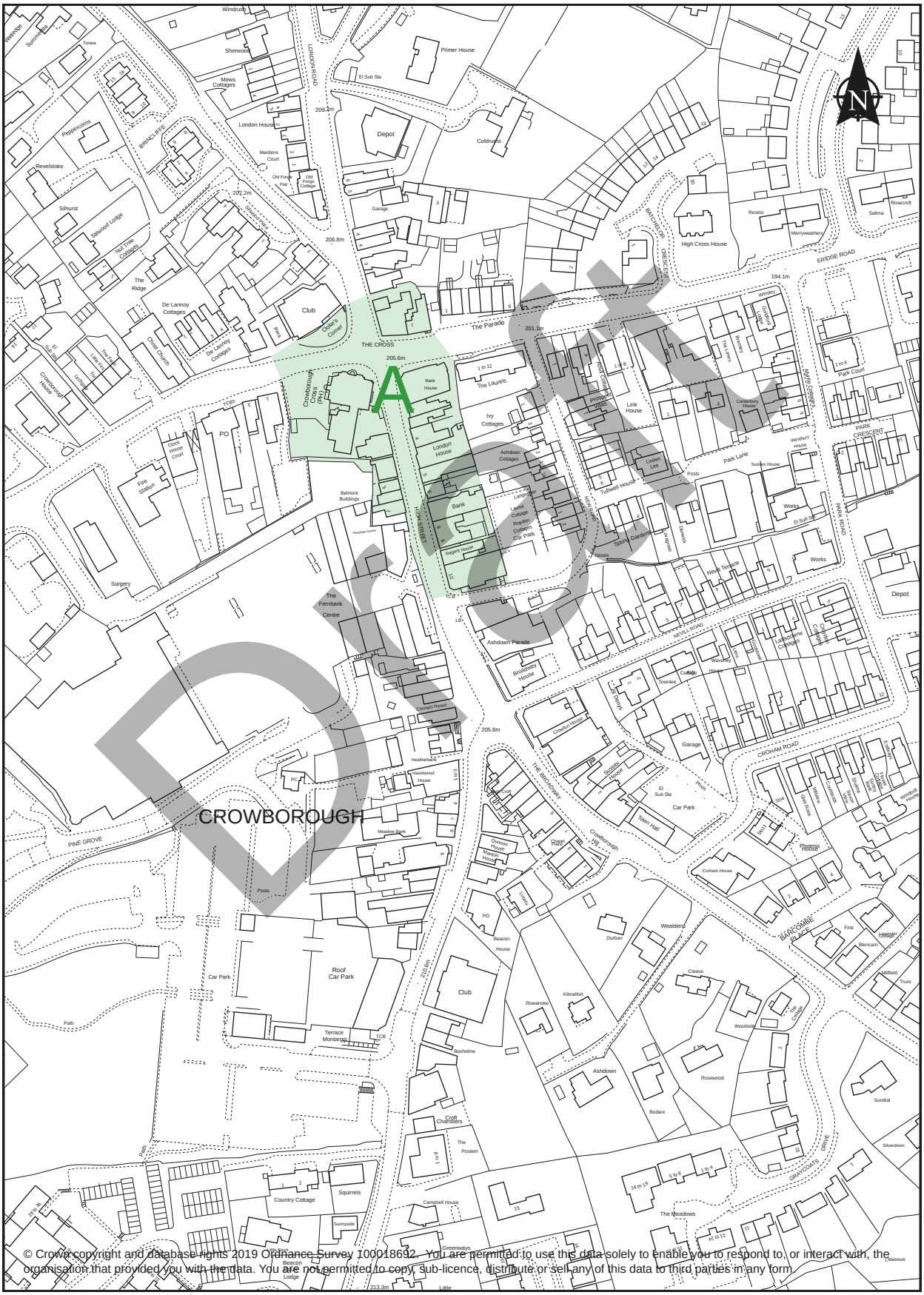
Appendix 1: Maps



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1.3 Visual Appraisal

VISUAL APPRAISAL MAP TO FOLLOW

1.4 Views

VIEWS MAP TO FOLLOW

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Appendix 1: Maps

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Appendix 2: Glossary of Terms

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Fenestration: The arrangement of windows in a building.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Oriel window:

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

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

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Promontory: An elevated geological outcrop.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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Window 'light':

The glazed part of a window

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Appendix 2: Glossary of Terms

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Appendix 3: References

LEGISLATION

- www.legislation.gov.uk
- Town and Country Planning Act 1990
- Planning (Listed Buildings and Conservation Areas) Act 1990
- National Planning Policy Framework 2018
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