Draft Conservation Area Character Appraisal

Danehill

Wealden
District Council

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How to Contact Us

Heritage Team
Wealden District Council
Council Offices, Vicarage Lane, Hailsham, East Sussex BN27 2AX
Telephone 01323 443322 or 01892 653311
E-mail: planning@wealden.gov.uk
Website: www.wealden.gov.uk

Office hours Monday, Tuesday, Thursday, Friday 8.30am to 5.00pm and Wednesday 9.00am to 5.00pm

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

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Overview

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 will be shown on the Proposals Map 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 the significance of each conservation area.

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

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

This document is the draft conservation area character appraisal for the designated conservation area in Danehill.

This character appraisal considers:

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

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

This document is for:

- Anyone interested in commenting on the draft character appraisal of Danehill;
- 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

1.1 Background

1.1.1 Danehill was first designated as a conservation area in October 1995 and was re-designated with an enlarged boundary in March 2017. The reasons for amendment of the originally 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.

1.1.2 The designated boundary of the conservation area is shown on the map at Appendix 1. The detailed visual character appraisal map and views map are also at Appendix 1.

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1 Background

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2 Context

2.1 Introduction to the Conservation Area

2.1.1 The village of Danehill is located in the west of the District on the A275 road between North Chailey in the south and Wych Cross in the north. It is located to the west of Ashdown Forest within the High Weald Area of Outstanding Natural Beauty. Danehill is situated on the Greenwich Prime Meridian line, which passes through the triangular war memorial green and church to the south.

2.1.2 The village sits within Danehill Parish, which was created in 1898, the village formerly straddling the boundary of Fletching Parish and Horsted Parish.

2.1.3 The core of the older part of the village developed between the early 16th century and late 18th century at the junctions of the minor roads with the historic north-south route between London and Lewes (A275), and around a village green, with scattered development along Church Lane, the original route of the main road. Following the coming of the railway to the area in the mid 19th century, there was some expansion of the village along Church Lane, and infill of plots around the village green. Further minor areas of development in the 20th century has occurred on the periphery of the core, and along Church Lane. Larger areas of 20th century development have occurred along School Lane, beyond the boundary of the conservation area.

2.1.4 Agriculture has continued to be of local importance in the area, with viticulture now becoming particularly prevalent. The underlying clay geology has also historically supported an important brick making industry in the area .

2.1.5 The village has lost its shops and services from the 19th century, but is still served by a school, church , village hall and outlying public house.

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

1 Conservation Principles, Policy and Guidance, Historic England, April 2008, Principle 4.2

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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.

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

2.3 Topography and Landscape Setting

2.3.1 The village of Danehill is located within the High Weald Area of Outstanding Natural Beauty on the western edges of Ashdown Forest. It is located on a ridge with long views over undulating small-scale, predominantly enclosed fields with thick mature tree hedges.

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. The High Weald, has been occupied since at least the Mesolithic period.

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. Settlements were linked by a network of largely intact ancient route ways (now often roads and rights of way) in the form of ridge

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2 The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning:3, Historic England, December 2017
3 Wealden Landscape & Settlement Character Assessment, Chris Blandford Associates, November 2014

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 for animal enclosures and timber to create charcoal to serve the iron smelting and forging process.

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

2.3.7 Iron was the major industry in the High Weald, and first developed in the Iron Age and Roman periods, with evidence of 87 Romano-British iron production sites in Wealden District [5]. The height of the iron industry in the area was predominantly in the 15th to 17th centuries when the Weald was the foundry of England and as many as one hundred forges and furnaces were in operation. This influence dominates the present landscape in the form of hammer ponds, furnace sites and evidence of charcoal-burning. There is evidence for hammer ponds and iron working in the wider landscape. It is understood that the first cannon was cast in East Sussex in 1543, at a furnace in Buxted. By 1574, there were at least 77 iron furnaces working in the Weald, but the ironmaking industry within the Weald had largely died out by the end of the 18th century.

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

High Weald Landscape

The history of the landscape is most evident in the:

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

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

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

2.3.9 The landscape surrounding Danehill falls within the Upper Ouse Valley County Landscape character area which is characterised by small, winding, tree lined rivers and streams in a predominantly gentle undulating terrain with broad valleys, and with occasional rock outcrops. This area has abundant tree cover, with some secluded, unspoiled valleys, with sunken roadways. Settlements are primarily villages, dominated by churches, with scattered farmhouses and large farmsteads.

2.3.10 This area is situated within the High Weald AONB and is therefore considered to have high landscape value. They include highly sensitive landscape features, particularly the large area of Ancient Woodland to the south east and north west. There is a strong landscape structure and strongly recognizable strength of place around the village [6].

2.3.11 The landscape around the village is considered to make a major contribution to the landscape setting of the settlement as a result of its strong strength of place and from views to historic buildings within the historic core, as well as views out from the village [7].

Immediate Landscape Setting of Danehill

- remnant historic landscapes of a mosaic of small-scale ancient fieldscapes, with regular and piecemeal enclosure and cohesive and aggregate assarts.

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

- Areas of medieval assart enclosed in the 16th century and others amalgamated in the 20th century.
- Medium to large blocks of Ancient Woodland scattered across the landscape, particularly to the west and south of the village[8].

2.3.12 Key characteristics of the landscape around the village which make a major contribution to the setting of the settlement include a patchwork of small to medium-scale undulating pastoral fields within an ancient landscape of Ancient Woodland, and narrow tree and hedge lined lanes, which are often lined with verges. The landscape is notable for a strong sense of remoteness and tranquillity throughout, with views across small fields to wooded skylines, which contribute to a very strong sense of place.

2.4 Geology and Building Materials

2.4.1 The geology in the location of the village is predominantly the Wadhurst Clay Formation, comprising soft, dark grey thinly-bedded mudstones with subordinate beds of pale grey siltstone, fine grained sandstone and shelly limestone. The clay ironstone provided ore for the Wealden iron industry and sites of post medieval forges and blast furnaces are also located in the vicinity of the village. The geology will also have influenced the type of local building materials used to create the unique identity of settlements in the area.

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 Danehill conservation area.

2.5 History of the Settlement

Prehistoric

There is evidence of the use of the landscape in which Danehill is located from the Iron Age, through the presence of a north-south ridgeway track linking the North and South Downs between Westmeston and Titsey. This route is still evident in the landscape today in the modern road network. There is also evidence for iron age settlement in the area, including an enclosed settlement called Danes Grave, pottery and evidence of iron working.

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

Roman and Saxon

2.5.1 In the Roman period, there is evidence of occupation to the northeast of Danehill and there are sites of Roman bloomerys (iron workings) within the Parish. Saxon occupation of the area was very much linked to the droving of animals from the South Downs up into the Weald in the Autumn where the landscape would have been open woodland used for foraging of pigs and other animals.

Place name, Domesday and early manors

2.5.2 The name 'Danehill' in use today is likely to have originated from the early English word 'Denn', meaning a clearing in the forest and therefore the names 'Denn Hill' or 'Dane Hill' evolved. It was only after the Second World War that name standardised as a single word - Danehill.

2.5.3 At the time of the Domesday Survey, Danehill was in the Rape of Pevensey, held by the Count of Mortain, the King's brother, from William the Conqueror. It was located in the Hundred of Rushmonden with the Manors of Sheffield and Horsted Keynes. The Hundred was divided up into Danehill Sheffield (Sheffield Manor and two Fletching Manors) and Danehill Horsted (the area around Chelwood Gate and Chelwood Common). The 'Hundred' was an administrative area with authority exercised through courts. The court met in the open air to accommodate all who had to attend, often on a hilltop. In the case of Danehill Sheffield, the site was on Dane Hill, just north of Mount Noddy Lane and the site of the Hundred House in the 16th century appears to have been to the west of Church Lane.

2.5.4 The earliest recording of enclosure of land at Danehill is in 1304, relating to a deed. The land was situated either side of Sliders Lane where it meets the A275, with a portion either side of the main road, to the south of the village. This was known as 'Stirrs Herne', meaning John Sterre's house or home. Both sides of Church Lane, which was then part of the main road, were open and would have been what is called 'manorial waste'.

Medieval and post medieval periods

2.5.5 Although the Weald was particularly well known for ironworking in the late and post medieval periods, it is interesting to note that there was neither a blast furnace or forge in Danehill, but there were several relatively local in Fletching and Horsted Keynes. It is likely, therefore, that the prosperity of the area in this period was directly linked to the iron industry, with iron ore dug in the Parish and local woodlands exploited for charcoal.

2.5.6 The earliest origins of the core of the village at Danehill appear to be from the 16th century. It is likely that parts of the White House and The Forge were constructed in this period and that around this time the centre of Danehill began to emerge as a hamlet around a green. The land on which the two surviving houses from this period stand was enclosed before 1400. The court books for the Manor of Sheffield survive from 1565 which show (amongst other things) property transfers. This provides a clearer picture of settlement at the time around Danehill green. In c.1600, the White House became an

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Inn called the Red Lion. In around 1610, a new farmhouse was constructed in a recently cleared field (that to the north of the All Saints Church), but this building was demolished in 1892 together with two cottages on the west side of Church Lane to give a clear view of the new Church. Close to the farmhouse was the Forge's barn and on the other side of the Forge, behind the 19th century Danehill Farmhouse, stood the original Danehill Farm, built around 1550. The remains of the earlier farmstead were finally demolished in the 1980s. It is possible that there could have been a 16th century stocks on the green and there is documentary evidence for a new pair that was erected in 1753.

2.5.7 Further development occurred around the green in the 17th and 18th centuries. In the 18th century, building on the roadside waste increased, particularly along the western side of the main road, north of the green. There is documentary evidence for a smithy on the green by 1637, built on the island site due to fire risk. This building was demolished c.1700 when the stores building was erected. The Blacksmith shop moved to a site on the front garden of The Forge parallel to Ivy Cottage on what was then part of the green, and then moved in the 20th century to a second location on Freshfield Lane.

2.5.8 Development along Church Lane appears to have started in the 16th century, with North Northlands Farmhouse and Chistorpher Fields erected c.1550. These buildings were followed by Mount Noddy Cottage and Black Dog Cottage, c.1620, the latter perhaps built as an alehouse and documentary evidence shows that it operated as such from 1716-1775. There appears to have been a general lull in development along the lane until the coming of the railway in 1884 to East Grinstead, which provided a direct line to London via the line from Lewes to East Grinstead, running through Sheffield Park to the south of the village. This led to an influx of wealthy people into the area, and the construction of several new late 19th century villa style houses in Church Lane and smaller cottages for household staff associated with the larger properties.

Churches and Religion

2.5.9 Up until 1835, there had only been a Strict Baptist Chapel in the village - originally located in Church Lane in the garden of Christopher Fields, and then relocated to the island of land at the junction of Horsted Lane and the main road. In 1835, the Holy Trinity Chapel was erected as a Chapel at Ease to Fletching Church on the present War Memorial site, the last remaining piece of Danehill Green. The chapel was constructed on a north south axis, probably due to the area of land available. There was a serious fire at the chapel in November 1887, but the building appears to have been quickly repaired. However, shortly after, the present church was constructed in 1892 in memory of a local landowner who had died in 1888, and Holy Trinity Chapel demolished. Danehill was created into a separate ecclesiastical parish in 1850 out of parts of the Fletching and Horsted Keynes Parishes and became a civil parish in the late 19th century.

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Education

2.5.10 The small chapel building at Christopher Fields then became the earliest school in the parish and operated as a 'Dame School'[9] This was replaced by the National School in 1865 on School Lane. There was originally a larger early 19th century dwelling on the site of the present Christopher Fields Cottage in Church Lane called Hillcote where in 1851, the Schoolmaster and his wife lived with their family and worked at the little 'Dame' School. The cottage appears to have still been linked with the later National School at the time of the 1871 census as a schoolmaster, school mistress and their family were in residence at that time.

Transport

2.5.11 Documents from the end of the 16th century refer to the north south-road through the village as 'the queen's highway' and this originally ran along Church Lane. This main road formed the boundary between the two ancient parishes of Fletching and Horsted Keynes. On the west side of Church Lane, where little Danewood Cottages now stand was a track connecting the Green with Collingford Lane. The remains of the track are now a footpath from the sewerage works to the main road. The main road was turnpiked between Wych Cross and Lewes in 1752 with documentary evidence for a toll house at the junction of Freshfield Lane with the main road. The present route of the main road was built in 1819 to by-pass the hill and relegated Church Lane to a quieter back route.

19th and 20th century

2.5.12 Within the core of the village in the 19th and early 20th centuries, development continued and was predominantly in the form of smaller cottages and business premises. The buildings infilled plots adjacent to the roadside, reinforcing the linear nature of development along the main route through the village and on the periphery of the former green. The War Memorial was erected in 1920 and a Working Man's Club was established as a reading room in the centre of Danehill and was rebuilt after the Second World War. This is now the Social Club in the centre of the village.

Trades

2.5.13 By the end of the 19th century, the 1895 Kelly's Directory lists the following facilities in the village: two Grocers; a Drapers; Post Office; Off Licence; butcher; beer house; blacksmith; ironmonger; tailor; shoemaker; baker; wheelwright; and a policeman. The wheelwrights were originally located at Christopher Field's on Church Lane, but moved from this site to the triangle of land north of Little Danewood West when the new main road, by-passing the hill, was constructed.

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9 A Dame school was an early form of a private elementary school. Pupils were usually taught by women and were often located in the home of the teacher.

Population

2.5.14 In 1871, the population of the village was 1,082, and in 1881, 1,157[10]. By 2011, Danehill had an overall population of 1,957.[11]

2.6 Historical Maps

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

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

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

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

2.6.5 Richard Budgen's map of 1724 shows the a cluster of buildings around the crossroads of what is now Church Lane (the former main road), Freshfield Lane and what is now School Lane which led onto the Ashdown Forest towards Nutley. Interestingly, Horsted Lane does not appear as a highway, but a track which finishes just outside the village.

2.6.6 The 1795 map by William Gardner and Thomas Gream shows little change in the size of the village, with a few houses scattered further along the main road to the north, but Horsted Lane now appears to be marked as a through routeway between the villages of Danehill and Horsted Keynes.

2.6.7 The 1825 map produced by Christopher Greenwood and hist brother John Greenwood shows that Danehill had begun to expand more to the south of the crossroads. This map was dedicated to the Nobiility, Clergy and Gentry of Sussex and based on a survey done in 1823/4.

2.6.8 The 1841 Tithe maps for Fletching and Horsted Keynes (Danehill straddled the parishes until 1850) demonstrates little change to the quantity and location of development in the area, but shows the buildings and fields in more detail and gives a very useful insight into the ownership and tenancy of the buildings and land, as well as their uses. The Fletching Tithe Map also shows that the new Lewes Road (now the A275) had been

10 1895 Kelly's Directory
11 Source: 2011 Census, Office for National Statistics

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constructed, bypassing Church Lane, and also shows the chapel of ease in the centre of the village that had been constructed in 1835. There was little development along Church Lane (the former main road) within this period and this is limited to the outlying farmsteads and the brew house.

2.6.9 There is little change between the 1841 Tithe Map and the 1st edition 1875 Ordnance Survey Map. However the change between 1875 and the, 2nd edition OS map of1899 is quite substantial, with the replacement of the chapel of ease with the church further up the hill, the loss of the farmhouse on the junction with Freshfield Lane and the creation of the cemetery on the hillside between Church Lane and Lewes Road.. Along Church Lane, the large country villa development had started to take place, including that at Highfield. Additional development had also occurred between the junctions of Lewes Road and Freshfield Lane, and Lewes Road and Horsted Lane/School Lane. The Black Dog brew house had also changed to a dwelling by this time. ,The 3rd edition 1910 OS Map showed little change had occurred since the previous edition and the layout of the centre of the village is little changed today, with the main development in the 20th century having occurred along School Lane to the northeast and Enholms Lane, off Freshfield Lane.

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 covers the core of the village, and stretches from the former chapel and stores in the north; and to the south, to include the church and cemetery and buildings between. A second smaller area covers North Northlands Farm and St. Christopher Fields on the western side of Church Lane.

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

2.7.4 The Historic Environment Records for East Sussex is located at The Keep in Falmer, and information can be accessed online [12]. 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 village of Danehill 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 centre of the village has evolved since the 16th century with evidence for earlier

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

buildings in the core having been demolished, it is important to recognise that archaeology often survives 19th and 20th century development. It is misleading to assume complete destruction of buried or hidden features which could survive within later buildings and structures as well as in below ground features. Therefore, archaeological remains of any period, both above and below ground, could be found within the conservation area. Any proposals to carry out works which include ground disturbance or works to a historic building are likely to require an appropriate form of archaeological evaluation and assessment to assess the potential for evidence of past human activity and provide evidence for the substance and evolution of the place, and its people and culture.

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

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3 Character Appraisal

3.1 Introduction

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

A. Central Danehill

B. Church Lane, south of the Church

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

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

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

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3.2 Key Characteristics of the Conservation Area

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

- **Key Characteristics of the Conservation Area**

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- **The core area within which the original village developed in the late medieval period was located around a green at the junction of the main north-south London to Lewes road with the minor routes to the east and west.**
- **Development primarily fronts onto the road network and the former green has been built over.**
- **The village today is predominantly residential in nature**
- **The late 19th century church was constructed on the hillside, above the core of the settlement, to the south.**
- **Linear late 19th century and early 20th century residential development fronts the main road and lanes;**
- **Linear development also occurred along Church Lane, to the south of the church and cemetery.**
- **Built form along Church lane is generally set back from the roadside with varied sizes of gardens or larger fields separating buildings from the lane.**
- **Buildings in Church Lane are a mix of age and style, including 16th century farmhouses; late 19th century villas; 19th century cottages; and early 20th century detached properties.**
- **There are 8 listed buildings within the conservation area, all listed at Grade II.**
- **Around 38 buildings have been identified as being of local, vernacular or cultural interest.**
- **The older buildings in the area are constructed of materials from local sources, including clamp fired bricks and hand made tiles**
- **The predominant wall construction material is brick, with some tile hanging and weatherboarding in evidence.**
- **Roofs are gabled, or hipped and clay tiles are predominant, with some use of slates .**
- **Windows and doors are generally traditionally designed.**

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- **Buildings in the core of the village are generally located towards the front of plots. Those in Church Lane are more randomly located within plots.**
- **Significant groups of trees survive in the area around the village and form an important backdrop to the settlement.**
- **Boundaries to plots are predominantly hedged, with some metal fencing to higher status buildings and use of post and rail fence to agricultural land.**
- **Key wider views: long distance views are provided over the landscape to the north from the Church; to east and west from parts of Church Lane.**
- **Key short distance views within the conservation area: towards the church and war memorial; Rose cottages from Church Lane; across the rooftops of built development within the core of the village from higher ground.**
- **Prominent buildings and structures in the conservation area include: The church; Lych Gate; War Memorial; The White House, Danehill Farmhouse, North Northlands Farmhouse; Victoria House; and the development of the former green at the centre of teh village, including the fomer Danehill STores, Cottage and Chapel.**
- **Key open spaces: open space to the southeast of the junction with School Lane; churchyard and cemetery; land to the east of North Northlands Farm.**

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3.3 Character Area A - Central Danehill

Introduction to the character area

3.3.1 This character area is formed by the core area within which the original village developed in the late medieval period around a green at the junction of the main north-south London to Lewes road with the minor routes to the east and west. The character area has also been drawn to include the 19th century church and development at the northern end of Church Lane as these buildings are so visually integral to the street scene in the centre of the village. Development primarily fronts onto the road network and the former green has been built over. The character area is now dominated by residential use, with all commercial functions accept that within the old forge building

having ceased. Social functions are provided by the church on the hillside, and the social club at the junction of the main road with Horsted Lane.

3.3.2 Character Area A is bordered to the south by Character Area B along Church Lane; by later, predominantly 20th century development along Freshfield Lane to the southwest; by open countryside to the northwest and east; and by 19th and 20th century development along the main road to the north.

Built form

3.3.3 The character area has undergone several major changes and evolved considerably since the late medieval period. These changes include: the provision of an altered route to the main road through provision of a bypass to the hill in the early 19th century; the building in 1835 and subsequent demolition in 1893 of a chapel of ease in the centre of the village in the location of the present war memorial; the construction of a late 19th century church on the hillside, which lead to the demolition of 17th and 18th century dwellings to provide 'a view'; the construction of linear late 19th century and early 20th century residential development fronting the main road and lanes; and the building over of the original green around which the settlement was focused. The former village pond at the junction of Horsted Lane and the main road has now been infilled, and the toll house at the junction with Freshfield lane has been lost. Although such substantial change has occurred to the village, the significance of the visual character of the area is that this evolution can still be properly read and interpreted, especially with the benefit of historical research.

3.3.4 Although there are likely to have been earlier scattered farmsteads in this area, such as that at Danehill Farm, the core of the village development within this area appears to have begun originally in the late 16th century and early 17th century and initially provided the service industry for travellers, namely a blacksmiths with small cottage on the green and an inn (The White House) on the east side of the road. It appears that there was also an early farmstead on the southern edge of the green. The blacksmiths subsequently moved twice; once in the late 18th century, and once in the late 19th century, with the final location being to the south of The Forge on Freshfield Lane.

3.3.5 18th century development comprised the enclosure of small areas of the land forming the green and manorial wasteland adjacent to the roadside and led to the construction of predominantly cottage size dwellings, the majority of which have been altered. A number on the southern side of the green were demolished when the late 19th century church was built.

3.3.6 In the 19th century, development continued primarily in a linear fashion along areas of the roadside to the lanes and main road in the vicinity of the green. Within the central island of the green, the construction of the Baptist Chapel took place adjacent to a 17th century cottage, along with the provision of an adjoining shop. The imposing facade of Danehill Farmhouse was constructed in the early 19th century, and was the home of the butchers in the village. The building did not become a farmhouse until the mid 19th century, replacing the original16th century farmhouse in the garden, which was only demolished in the 1980s.

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3.3.7 In the mid 19th century the Chapel of Ease (1835),the first church built at Danehill, was constructed on the part of Danehill Green where the War Memorial now stands. This was demolished in 1893 after the construction of the new church on the hillside above. This triangular green was left empty of development, and at the same time, three cottages which stood behind the chapel site were demolished to give the view of the new church on the hillside above. The cemetery on the top of the hill to the east of the church was provided in the mid 19th century.

3.3.8 20th century development in the character area is limited, with the most prominent being the extension to the front of the original Social Club building.

Landscape setting

3.3.9 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated.

3.3.10 There are several important public open spaces within the character area, including the triangular green accommodating the war memorial; the area of open land to the south which ascends the hill towards the church; the immediate churchyard to the church; and the substantial cemetery on the eastern side of Church Lane. The triangular green on which the war memorial is located is very prominent in views throughout the centre of the village, and provides a central focal point. The wider verges to the roadside north of the triangular green hint at the original width of the main road in the centre of the village, which was still evident in the 1840s at the time that the Tithe Map was drawn up. The open land between this green and the church is important for two reasons, firstly the provision of the long distance views to the church from the north helping to reinforce its dominant position on the hillside; and secondly in the evolution of the village, as it would originally have had buildings forming a southern enclosure to the central part of the village, which were demolished in the late 19th century. The land for the large cemetery on the eastern side of Church Lane was provided to the Parish in 1873 by a local landowner. The cemetery is a quiet space for contemplation and is part of the social history of the village, containing interesting monuments from the late 19th century.

3.3.11 Traditional boundary treatments prevail throughout the character area with only a minor incursion of modern inappropriate close boarded fencing. Where buildings are set back from the road, the front garden areas generally have hedged boundaries, with some hedgerow trees. There are several instances of the survival of traditional metal fencing, such as that to the front of Danehill Farmhouse and The White House; and some examples of traditional low key picket type timber fencing. There are instances however, where some of the buildings front directly onto the pavement, or are behind a wider verge and traditionally no front boundary treatment has been required. Boundary walls are not a typical feature of the character area.

3.3.12 There are several prominent tree specimens within the character area and these are noted on the visual appraisal map in Appendix 1, along with the identification of important hedgerows. Particularly important specimens are prominent in the streetscene along Church Lane; and there is an avenue of pleached lime trees within the churchyard, leading towards the southern porch of the church. Trees and hedgerows often form an

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important green backdrop to the highway and to buildings reflecting the rural nature of this village within the surrounding High Weald landscape.

3.3.13 The most significant views through the character area are the long distance vistas to the south to the Church on the hillside; and from the church across the countryside to the north. A particularly significant viewing point is from the northern side of the church across the village centre, down to the war memorial and across the rooftops of buildings as they descend the hillside. Otherwise, short distance views are often terminated by built form at the road junctions, or by the war memorial which is a focal point on the triangular green in the centre of the village. There are long distance views out of the character area to the east over the wider treed landscape towards Ashdown Forest, otherwise, views out of the character area are restricted by buildings, the curving nature of the main road and minor roads, the topography of the area, and treed and hedged boundaries.

Listed Buildings

3.3.14 There are 5 listed buildings in the character area, and all are listed grade II. The buildings date from at least the 16th century through to the 18th century. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, it is possible that these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.3.15 The late 19th century church, dedicated to All Saints, was consecrated in August 1892, and funded by the widow of a local landowner. The site chosen was up the hill looking down on the earlier chapel of ease in a visually prominent position when entering the village from the north. The foundation stone for the church was laid in November 1891 and the design was by the architects G.F. Bodley and G.F.Garner. G.F. Bodley had been a pupil of Sir George Gilbert Scott, and the builders were Messrs Rudd & Co of Grantham in Lincolnshire. The architectural style is a mixture of Decorated and Perpendicular, the latter demonstrated in the large East Window and the South Aisle and Porch, the remaining windows are decorated. The material used was sandstone from Scaynes Hill with slate on the main roof and Horsham stone slabs on the porch roof. The church consists of a nave, a Lady Chapel North and the Vestry south of the Choir and a Sacristry. It has a western tower with short leaded spire and interesting external features include the decorative cast metal hopper heads with the date AD 1898 and Tudor rose motif below; and the octagonal stair turret to the organ loft. The church is also notable for its stained glass within 15 of the windows, many of which were designed by a pupil of the architect Mr Bodley. It also has a complete contemporary interior including the screen with organ above, canopy to font, pulpit, decorative barrel vaulted ceiling and period pews. The windows all have a dedication and the name of the donor. Within the churchyard, adjacent to the gate with Church Lane, is an unusual preaching column topped by a churchyard cross.

3.3.16 The Forge on the northern side of Freshfield Lane is likely to date from at least the 16th century, but could be earlier, and is a timber framed building, with the ground floor under built in brick. The building is set back from the road and is not particularly

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visually prominent, with a hedged boundary to the frontage. The most recent single storey blacksmith building to the immediate southwest has been included in the conservation area for group value and evidences the historic service industry which has existed in the village since at least the 16th century. Although much altered, the projecting single storey element retains its traditional form and massing and provides an appropriate visual end-stop to the streetscene when looking southwest along Freshfield lane out of the village centre.

3.3.17 The White House, located on the eastern side of the main road, was originally an Inn. There is documentary evidence for a building on this site from the 16th century and it is possible that the remains of an earlier building survive within the present house. It is recorded that a new front range was added to the existing building at the end of the 18th century, creating a visually higher status building with Georgian style windows, rubbed brick dressings, and red and blue chequered brickwork with a deep string-course between the two storeys. In 1820, the building reverted from being an inn (called The Red Lion) to a private house.

3.3.18 Danehill Farmhouse dates from the 18th century and is a relatively high status building, perhaps reflecting the wealth of the village butcher who lived here from the 18th century. The building has a brick facade in Flemish bond, with central doorcase under a flat roofed porch with doric columns in a symmetrical front with traditional multipaned timber vertical sliding sash windows to either side and at first floor. The steeply pitched and gabled roof is clay tiled with tall end chimney stacks.

Key unlisted buildings or structures

3.3.19 Key unlisted buildings or structures that make an important contribution to the character of the conservation area and historic integrity of the settlement are identified within this character appraisal and on the accompanying map. These buildings and structures form part of the designated heritage asset, in this case the Danehill conservation area, and contribute to its wider historical value[13] These buildings and structures have been identified via consideration their contribution to the significance of the designated conservation area, through their evidential value, historical value, aesthetic value and communal value, and in some instances for their contribution to the setting of designated heritage assets. Where ancillary buildings to listed buildings have been identified as key unlisted buildings on the visual appraisal map, and although these buildings may be considered to be curtilage listed, it is important to note that they also make a valuable contribution to the character of the conservation area in their own right.

3.3.20 Twenty three key unlisted buildings have been identified in the character area dating from the 17th to early 20th centuries. Whilst key unlisted buildings have been identified on the visual appraisal map in Appendix 3, this does not exclude other buildings being considered of significance should further information come to light. In addition, omission of description in this character appraisal text does not diminish the significance of any buildings identified on the visual appraisal map.

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

3.3.21 Hillside Cottage and Hope Cottage are located on the northern edge of the junction of Horsted Lane with the main road and were built in the early 19th century, replacing an older cottage on the site. They are notable in that they are constructed in rat trap brick bond, where the bricks were laid on edge, forming an early type of cavity wall construction. The cottages are located slightly to the rear of the road frontage and help to form a visual pinch point in the street scene with Hill House, the former Danehill Stores and Cottage, and the former Chapel on the southern side of the road junction.

3.3.22 Hill House is likely to date from the end of the 17th century with later 18th and 19th century alterations, such as the insertion of the sash windows. Unfortunately, the brickwork has been painted and some more inappropriately detailed alterations have now occurred to the cottage, but the traditional form and massing remains. The former single storey shop was added to the southern side of the cottage in the 1820s and still forms part of the visual evolution of the character of this prominent group of buildings. The old Chapel building was constructed at right angles to the cottage, in Flemish Bond with a slate roof, and is a substantial one and a half storey building projecting towards the main road. The property retains clues to its original use, with arched headed openings to each side wall. The group of buildings would originally have been far more visually prominent in the street scene on the main road, due to their uses and requirement for public access to the buildings, but the tall hedgerow now obscures the front elevations of the group. Unusually, and due to the island nature of the site on which the group of buildings have been constructed within the junction of Horsted Lane and the main road, all elevations of the buildings are visually prominent. On entering the village from Horsted Lane, the former simply designed two storey outbuilding to the rear of the cottage is particularly prominent in views and has remained relatively unaltered, with a good example of Flemish Bond brickwork with clay tile roof, and a minimum of window openings. The slate catslide roof to the rear of the house is also visually prominent and helps to demonstrate the ad-hoc nature in which this group of buildings had developed on this constrained site.

3.3.23 Victoria House, constructed in the late 19th century, is a particularly prominent double fronted brick building facing onto the main road at the junction with Freshfield Lane. It has full height bay windows under gables with a central projecting brick porch, and full height gables to the side elevation facing onto Freshfield Lane. The traditional architectural detailing of the building has survived and includes decorative ridge tiles and tile hanging, terracotta plaques with flower details, traditional timber vertical sliding sashes with decorative horns and pierced decorative barge boards to the gables on each elevation.

3.3.24 Little Danewood West, East, North and South are a prominent group of mid to late 19th century buildings on the eastern side of the entrance into Church Lane. These buildings have retained much of their traditional detailing. The wheelwrights shop, now demolished, was within the garden of Little Danewood West.

3.3.25 The group of buildings on the main road comprising Rose Cottages, the bakery and cottage, developed between the mid to late 19th century. The buildings are prominent in views on entering the village from the south due to the curving nature of the main road. The single storey corner shop on the end of no.8 Rose Cottages was constructed around 1922. Although extended in the later 20th century, the original form and massing of the

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retail premises has survived, and significantly, its traditional shopfront with its narrow mullion and transoms, timber fasia with brick crenellation detail over and brick pilasters to either side with decorative tiled tops. This group of buildings have retain a significant amount of traditional architectural detail without substantial modern alteration and additions. Therefore, their form and visual character enhances this part of the conservation area.

Other features of the character area, including detractors

3.3.26 The Lych Gate to the cemetery on the eastern side of Church Lane is prominent in the street scene and typical of its type. It is timber framed on a stone plinth, with a pitched clay tile roof over. Decorative double pedestrian gates are set at the roadside entrance, the floor has glazed black and red tiles; and two benches run the length of the sides internally. Within the cemetery are several notable monuments, including stone slabs with large copper plaques; a celtic design tall cross; and a war grave from the First World War. There is also a tall obelisk type monument with art nouveau styling to the top of a fan of tulips.

3.3.27 To the south of the junction of the main road with Freshfield Lane stands the tall slim stone war memorial which is prominent in many views through this part of the village. It is of a simple design with a hexagonal slender column topped with a cross, on a double hexagonal base which is located on a square stone plinth forming three steps. Inscriptions listing the names of those from the Parish killed in both World Wars are on many of the sides of the double hexagonal base. The war memorial stands within a triangular green, which has a low brick retaining wall on three sides, and steps at the apex of the triangle closest to the memorial.

3.3.28 Sounds, smells and general activity also contribute to the historic character of conservation areas. Danehill village has always been located on a main route for travel, and this continues today, with the road forming part of the A275 between Lewes and East Grinstead. The route of the main road therefore, is busy with through traffic and the accompanying sounds and smells. Such activity is characteristic of a settlement on a main route, although could be considered a significant detractor. The smaller and narrower country lanes of Church Lane, Freshfield Lane and Horsted Lane are, in contrast, peaceful with little activity taking place.

3.3.29 The other feature detracting from the traditional historic character and appearance of the character area is the visually prominent wirescape, evident throughout the village along the sides of and criss-crossing the roads and lanes.

3.3.30 There is no formal lighting within the village at night, reinforcing the rural location of the settlement. However, the church is often floodlit, reinforcing both the prominent position of this substantial historic building on the hillside and the sense of arrival into the village.

3.3.31 Historic street furniture is limited to a red telephone box and tall red column type GR post box, both located together in a visually prominent position adjacent to the former

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Danehill Stores and provide aesthetic, historic and communal value, enhancing this part of the conservation area.

Summary

3.3.32 In conclusion, this area comprises the historic core of the village which has developed around the junctions of the two lanes with the original main north-south route, which was later bypassed to the east of the hill. The area has developed from at least the early 16th century, through to the early 20th century, and is dominated by the presence of the substantial late 19th century church on the hill above. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. The noise of traffic using the A275 is identified as the main detractor, along with the visual intrusion of wirescape along the main road and Church Lane.

3.4 Character Area B - Church Lane, south of the Church

Introduction to the character area

3.4.1 This character area is formed by the linear development along Church Lane, to the south of the church and cemetery and is today predominantly residential in nature. Built form is scattered along the lane to either side and is generally set back from the roadside with varied sizes of gardens or larger fields separating buildings from the lane. The road has only been known as Church Lane in recent times and prior to this was part of the shortest route between Lewes and London called 'Denne Hill'. Buildings are a mix of age and style, including 16th century farmhouses; late 19th century villas; 19th century cottages; and early 20th century detached properties.

3.4.2 Character Area B is bordered to the north by Character Area A formed of the core of the village centre; by open countryside to the south and west; and by land enclosed by the route of the main road to the east.

Evolution of the character area and built form

3.4.3 The character area has undergone several major changes and evolved considerably since the late medieval period. The development in the lane began with the two late medieval farmsteads, Christopher Fields and North Northlands, and commercial businesses such as a beer house, shoemaker and wheelwrights were located along the road to service the travellers, as well as a roadside well and pond. After construction of the by-pass in 1819, the road became a quiet lane and the commercial business began to move down into the village centre, the Black Dog Inn closed, only a butcher's shop at Christopher Fields remained. Development did not occur along the lane again until the latter part of the 19th century, with larger villa type properties constructed within landscaped grounds, with associated small cottages to house the household staff. Some limited 20th century residential development has taken place, but this has generally not detracted from the character of the lane.

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Landscape setting

3.4.4 The landscape setting of the character area contributes to the significance of the character area in the way that it is appreciated.

3.4.5 There are no public open spaces within the character area. The wider verges to either side of the lane are an important relic of the wider roadway in historical times, particularly in the area towards North Northlands Farm. The roadside pond is evident on early maps and is likely to have provided a watering place for horses and livestock using the route.

3.4.6 Traditional boundary treatments prevail throughout the character area with only a minor incursion of modern inappropriate close boarded fencing. Front boundaries to plots are generally hedged boundaries, with some hedgerow trees, reflecting the rural character of the area. There is also some use of traditional timber post and rail fencing, such as that to the boundary of North Northlands Farm. Boundary walls are not a typical feature of the character area.

3.4.7 There are several prominent tree specimens within the character area and these are noted on the visual appraisal map in Appendix 3, along with the identification of important hedgerows. Trees and hedgerows often form an important green backdrop to the highway and to buildings reflecting the rural nature of this part of the village within the surrounding High Weald landscape.

3.4.8 The most significant views through the character area are to the Church spire, which becomes prominent in the northern part of the lane, and across the orchard to North Northlands Farm. Otherwise, shorter distance views are often terminated by hedged boundaries to the lane or the rising topography from south to north. There are long distance views out of the character area to the west over the wider treed landscape in the vicinity of North Northlands Farm, and to the east adjacent York Cottage; otherwise, views out of the character area are restricted by treed and hedge boundaries.

Listed Buildings

3.4.9 There are three listed buildings in the character area, and all both listed grade II - North Northlands Farm, Christopher Fields and Black Dog Cottage. The buildings date from at least the 16th century. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.4.10 There is documentary evidence that the buildings at North Northlands are likely to date from c.1550. The farmhouse is located on a level site at the top of the hill, set back from the old road behind the boundary of what would have been the manorial waste - now the location of an orchard and the adjacent pond. The listed building is a substantial timber framed farm house, the ground floor under-built with ashlar stone, and white weatherboard above with hipped clay tiled roof over. A mid 19th century barn and oast house are attached to the south side of the house and there is also documentary evidence

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that a later 19th century cottage was attached to the northern side, now demolished. There is also a walled pig sty to the north of the house; and several small associated traditional agricultural buildings surviving to the north, southwest and south. Interestingly, there appears to be the reuse of substantial sized blocks of stone within some outbuildings and for coping to boundary walls and this may indicate an earlier structure existed at this site. This is an important surviving late and post medieval farmstead that has retained its traditional rural open setting on the edge of the village.

3.4.11 Christopher Fields is located to the south of North Northlands and also dates from the 16th century. It is a timber-framed farmhouse, re-fronted and extended in the 18th century. Documentary evidence relating to the Manor of Sheffield dating to 1565 first records the name Christopher's and by 1597, the tenement and land was called Christopher Field. The first Strict Baptist Chapel was a small building constructed in the garden of Christopher Fields, and survives as an ancillary building to the farmhouse.

3.4.12 Black Dog Cottage towards the southern end of Church Lane was built on former manorial waste-land at the side of the road. It is a two storey timber framed building, with painted brick to the ground floor, weatherboarding to first floor and steeply pitched clay tile roof over with central chimney stack and porch. Documentary evidence suggests that it was erected by 1638 and had a combined use as a farmhouse and an ale house. It certainly appears to be in use as an alehouse by 1740. The house was converted into two semi-detached cottages in the mid 19th century and in the same period, York Cottage was built on land adjacent to the cottages. In the early 20th century, the two cottages reverted to a single house.

Key unlisted buildings or structures

3.4.13 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 Danehill conservation area, and contribute to its wider historical value[(14)] These buildings and structures have been identified via consideration their contribution to the significance of the designated conservation area through their evidential value, historical value, aesthetic value and communal value, and in some instances for their contribution to the setting of designated heritage assets. Where ancillary buildings to listed buildings have been identified as key unlisted buildings on the visual appraisal map, and although these buildings may be considered to be curtilage listed, it is important to note that they also make a valuable contribution to the character of the conservation area in their own right.

3.4.14 Fifteen key unlisted buildings have been identified in the character area dating from at least the 17th through to the early 20th century and are a mix of residential and agricultural use. Whilst key unlisted buildings have been identified on the visual appraisal map in Appendix 1, this does not exclude other buildings being considered of significance should further information come to light. In addition, omission of description in this character

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

appraisal text does not diminish the significance of any buildings identified on the visual appraisal map.

3.4.15 At North Northlands Farm, the oast house, barn and stables to the rear, the pig sty adjacent to the farmhouse, and the cartshed within the field to the north are all important built remains of the historic farmstead in this location and represent the earlier agricultural industry within this part of Danehill. The 19th century oast to the south of the farmhouse is now converted, but the traditional form of the building has not been compromised. It has a single roundel constructed of header bond brickwork, with clay tiled cone above which retains its timber cowl. The roundel is attached to the southern end of the associated barn.

3.4.16 York Cottage is the earliest of the 19th century properties in Church Lane and is a substantial rendered and painted house with hipped slate roof and multi-paned vertical timber sliding sash windows. The front door is offset on the main elevation facing the road and has a wide flat roofed porch supported by columns. This property represents the start of the construction of the higher status 19th century properties along the lane and retains much of its original architectural form and detailing.

3.4.17 Four further larger 19th century properties were constructed on the lane. Marlands was built after 1870 on land previously part of North Northlands Farm. Highfield and the Coach House (originally High Croft) were both built by Richard James Luck. The Coach House was the smaller of the two houses and constructed by 1896. Highfield to the north also included a lodge cottage at the entrance, which is still prominent in the street scene when travelling north. A later owner of Highfield constructed the cottages Bell Vue and Holmwood on the western side of Church Lane to house his staff.

3.4.18 Church Hill House, adjacent to the church, replaced an earlier property called 'The Neuk' built after 1870 on North Northlands land. The property was originally called Shotover and was built in 1935 in the garden of The Neuk. The earlier dwelling was then demolished and the materials used in the construction of Shotover Cottage, on Freshfield Lane, which was built to house the chauffer and handyman.

3.4.19 Although all four of the later larger properties are relatively hidden from public view, their place in the history and evolution of development along Church Lane is significant. Each building has survived relatively intact, without loss of architectural detailing and substantial modern extension. Their role in the development of the lower status late 19th century properties in the lane, including the construction of the cottages to house the household staff and the ancillary outbuildings from the period, including the small lodge house, is also particularly significant.

Other features of the conservation area

3.4.20 Sounds, smells and general activity also contribute to the historic character of conservation areas. Church Lane today is a peaceful rural lane, protected from the bustle of traffic through the re-routing of the main road to the east in the early 19th century. There is no formal street lighting within Church Lane at night, reinforcing the rural location of the settlement.

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Detractors

3.4.21 The main feature detracting from the traditional historic character and appearance of the character area is the visually prominent wirescape, evident throughout the length of Church Lane along the side of and criss-crossing the road.

Summary

3.4.22 In conclusion, this area comprises the scattered linear development along Church Lane, dating from the 16th century through to the early 20th century. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. The only particular identified detractor to the character of the area is the wirescape along Church Lane.

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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 core of the village is more densely developed than along Church Lane.
- Within the core, buildings are generally located towards the fronts plots with only higher status buildings having larger garden areas.
- Within Church Lane, buildings are randomly positioned within plots often within large gardens or surrounded by agricultural land.
- The older buildings in the area are constructed of materials from local sources.
- The predominant wall construction material is brick, with evidence of use of locally clamp fired dark bricks.
- The use of Flemish bond is common for the historic buildings, and there are examples of rat trap bond and header bond.
- Timber framed buildings have generally been refaced in brick, often with tile hanging or weatherboarding to first floor.
- There is not much use of local stone, with this confined to the church; North Northlands Farm, and the wall to Christopher Fields.
- Roofs are gabled or hipped and clay tiles are the main roofing material for older properties with slate also in use from the 19th century.
- Window styles are generally a mixture of simple side hung casements, and vertical sliding sash windows, depending on age and construction of the building.
- The majority of the doors to domestic properties in the conservation area are either traditionally detailed plain planked or panelled timber doors.
- Two traditional shop fronts survive.
- Hedges are important enclosure features throughout the conservation area, with only minor use of brick/stone walls or metal/post and rail fencing.

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4.3 Architectural Form and Layout of Built Form

4.3.1 The core of the older part of the village of Danehill developed between the early 16th century and late 18th century at the junctions of the minor roads with the historic north-south route between London and Lewes (A275), and around a village green, with scattered development along Church Lane, the original route of the main road. Following the coming of the railway to the area in the mid 19th century, there was some expansion of the village along Church Lane, and infill of plots around the village green. Further minor areas of development in the 20th century has occurred on the periphery of the core, and along Church Lane. Larger areas of 20th century development have occurred along School Lane, beyond the boundary of the conservation area.

4.3.2 Within the core of the village, the dwellings predominantly sit towards the front of plots, facing towards the road, but generally have small private front garden areas providing a buffer to the road and pavement. There are some instances of minor later infill backland development in the core, but this is not typical. The vernacular buildings are generally smaller semi-detached and terraced properties of two storeys in height. There are one or two larger higher status properties such as the The White House, Forge Cottage, and Danehill Farmhouse. Development within the core is relatively tightly packed together, with the higher status buildings such as Victoria House and The Forge set within their own grounds.

4.3.3 Along Church Lane, properties are in a mixture of locations, depending on their previous uses, with some hard against the roadside, and others set back with front garden areas. The plot sizes are not uniform and are influenced by the topography of the area and former uses, with farmhouses set back within their own land and surrounded by former agricultural outbuildings. There is a variety of built form from the Victorian and Edwardian villa type detached and semi-detached dwellings, to smaller vernacular cottages, and larger farmhouse style detached houses, representative of the former use and status of the buildings. All the buildings are two storey in height, with the exception of the former Dame School building and some of the ancillary outbuildings and agricultural buildings, and the low density nature of this part of the village is in contrast to the higher density within the core of the village.

4.4 Walls

Brickwork

4.4.1 The predominant building material seen in the village is brick. Up until the 19th century and the coming of the railways, bricks would have been made locally from the abundant clay within the High Weald landscape. Prior to 1850, Danehill was part of the Parishes of Fletching and Horsted Keynes. Within the two parishes (as recorded by Molly Beswick M. Beswick, (1993) “Brickmaking in Sussex : A history and gazetteer”) there were 7 recorded brickworks with the earliest being a brickyard on the common at Piltdown in Fletching Parish which was in existence before 1706. Historically local bricks would have been clamp fired with fuel added to the clay which creates the distinctive black speckled colouration in the darker fired clay.

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4.4.2 There are records of limekilns within the Horsted Keynes and Fletching Parishes within the Historical Atlas of Sussex (Leslie and Short eds. Phillimore 1991) (pre-1850 creation of Danehill parish area).

4.4.3 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.

4.4.4 Although there are domestic buildings surviving from the 16th - 17th centuries within the village, which would originally have had externally visible timber frame, nearly all these structures have undergone later re-facing with brickwork and tilehanging in the 18th century to create a more 'modern' facade, with the original timber frame often exposed internally. The 18th and early 19th century brickwork construction is of Flemish bond, where bricks are laid in a stretcher, header, stretcher pattern , often appearing as a 'chequer board' pattern' Flemish bond often has darker decorative glazed or 'vitrified' headers, where the brick surface is heated to such an extent that the sand facing turns to glass, as at The White House . In contrast, Danehill Farmhouse is also constructed of Flemish Bond but in this case the bricks are all a plain red in colour.

4.4.5 It is only in the late 19th century and 20th century that the modern 'stretcher' bond has come into general use, latterly as brickwork generally provides a face to an internal blockwork wall. The later 19th century and early 20th century Victorian and Edwardian semi-detached and terraced houses often demonstrate the use of stretcher bond. Bricks used at this date are either the local dark coloured clamp fired bricks, as evidenced at the cottage to Highfield, or softer red kiln fired bricks as evidenced at the main house at Highfield and the Little Danewood Cottages on Church Lane.

4.4.6 Other more unusual bonds are also in evidence in Danehill, including at Hillside and Hope Cottage where a decorative rat trap bond has been used and for the outshut to North Northlands Farmhouse. This is where the bricks rather than being laid flat in a Flemish Bond, were laid on their sides to reduce the quantity of bricks required and this formed an internal cavity bridged by the headers. Rat trap bond has been used at an outbuilding at North Northlands Farm, but in plain coloured brickwork. Within the same group of outbuildings are examples of the use of header bond (rows of headers) for the oast roundel, and in a smaller outbuilding, where it has been used in conjunction with horizontal panels of tiles with gaps in-between to create ventilation within the building.

4.4.7 Decorative four piece terracotta plaques in the design of a stylised flower have been used at Victoria House between the windows to ground first floor Dentilated string course and skew backed brick flat arches to windows are evident at Rose Cottages and there is an example of a dentilated cornice at Danehill Farmhouse.

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4.4.8 It is significant that the majority of brickwork within the conservation area has been left unpainted with far fewer buildings with painted brickwork such as at Holmewood and the Old Forge building. It is evident that both buildings would originally have been unpainted. Holmewood would have originally appeard similar to the adjoining property Belle Vue.

4.4.9 Unfortunately, there has been some incidences of inappropriate pointing and painting or rendering of brickwork which should have been left uncovered.

Timber frame

4.4.10 The earliest buildings to survive in the District, apart from stone churches, are timber framed. The buildings would have comprised an oak timber frame of truss bays, studs and rails with roughly square panels between or sometimes close-studding with narrow panels. The panels were generally filled between the frame with wattle and daub, comprising staves sprung into timber frame and wattles weaved (or weft) through, onto which a daub of clay, dung, straw and hair was applied inside and out and finished with a limewash coating. Even where wattle and daub has been replaced with later brick, tile or lath and plaster, auger holes and grooves may still survive in the timber frame. There is only one example of exposed timber framing at The Forge.

4.4.11 Some building were clad from the outset and many more have been subsequently rendered or clad in plaster, tiles and weatherboarding to improve insulation and weather performance, provide a more fashionable finish, and/or conceal decayed and weathered framing. Early buildings also tend to be underbuilt in brick, where a brick wall was constructed at ground floor to meet the jetty above. Where later buildings were constructed to be clad, the timber frame is of lesser quality and smaller scantling as it was to be concealed [15]. , .

4.4.12 The cladding of buildings was popular in the 18th and 19th centuries as timber framing was concealed as an old fashioned and unfashionable style. Plaster consisted of coats of lime plaster left plain, colour washed, ashlar lined or stuccoed to imitate stone, or pargetted scraped or combed into patterns or moulded into designs. Weatherboarding was a simple way of updating a timber framed building and became popular once softwood timber was widely available and feather-edged boards could be produced cheaply in mechanised sawmills. Because it was cheap and low maintenance weatherboarding also became popular for cladding farm buildings and suchlike [16].

Weatherboarding

4.4.13 Weather boarding has been used on some of the older domestic buildings , such as Black Dog Cottage and North Northlands Farmhouse, and is horizontal and white painted, with unpainted weatherboarding to outbuildings and agricultural buildings. On outbuildings there are also examples of vertical timber cladding using the 'outshells' - the waste from cutting timber from logs. .

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15 Brunskill, R.W. 1999 Timber building in Britain
16 Brunskill, R.W. 1999 Timber building in Britain

Render

4.4.14 Render is not a common material used on walls within the village, with only a few individual examples such as at York Cottage, which has been lined out to mimic stone

Tilehanging

4.4.15 In conjunction with the 18th century refacing of earlier timber-framed buildings with brickwork, there is some use of tile hanging at first floor areas and this is visible at Christopher Fields. Similar to bricks, tiles would have been readily available locally due to the geology of the area. The tile hanging in the conservation area is predominantly plain, but there has been some use of decorative tiles as at Highfield where bands of plain red tiles and scalloped tiles have been used to the first floor and gables. It is significant that tile hanging is left unpainted. Tile hanging of later properties is not prevalent in the conservation area, with walls remaining predominantly as plain brickwork. There has been some introduction of tile hanging to modern properties, but this should be discouraged.

Local Stone

4.4.16 It is interesting to note that there is very little use of local stone in the construction of buildings within the village, particularly considering the underlying geology of this area. There are only one building within the village which demonstrates any significant use of local stone: and this is the Church, however, there is also remnants of use of ashlar stone to the front facade of North Northlands Farmhouse at the ground floor. There are also small elements evident in some boundary walls, include those to Christopher Fields and North Northlands Farm, or fossilised/reused in elements of of older buildings such as the outbuildings at North Northlands Farm.

4.4.17 Where stonework has been used for construction, it is generally of 'ashlar' stonework which is where blocks have been more precisely cut and laid in courses, Decorative stonework elements have also been used on the church, including hood mouldings to doorways, and tracery within lancet windows. There is the use of poorer quality random stone for the wall to the cemetery extension on the eastern side of Church Lane. The only other use of stone is for monuments and gravestones in the churchyard and cemetery and there are examples of higher quality portland stone and some use of granite to enable carving of detail.

4.5 Roofs

Clay tile and slate

4.5.1 The predominant roofing material throughout the conservation area is clay tile and slate. Traditionally, the tiles would have been locally sourced hand made peg tiles and are a red/orange in colour, which has weathered. Slate is also used throughout the area from the early-mid 19th century onwards and this is reflected in the built form comprising the evolution and enlargement of the village in this era. However, it is

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interesting to note that early 20th century buildings are also roofed with machine made clay tiles rather than slate.

4.5.2 Decorative ridge tiles have been used in the 19th and early 20th century as evidenced at Highfield and Victoria House, the latter of which has cockscomb finials to the gables and fleur-de-lys crested ridge tiles.

4.5.3 There has been the occasional instance where clay tiles have been replaced by modern concrete tiles which has eroded the quality of the character of the built form.

Roof forms

4.5.4 Roof forms throughout the conservation area are a mix of hipped/half hipped and gabled. Full hips and half hips are generally evident on earlier buildings, with the steeper gabled roofs - either to frontages or to end elevations , particularly characteristic of the late 18th through to early 20th century. This creates an interesting and varied roofscape throughout the village. Roofs either run parallel to the road, with gables to the side, or with gable ends fronting the road.

Horsham Stone Slate

4.5.5 Horsham stone slate has been used on the porch roof to the church This is not a material that has common use within the Wealden area, and is more usual in West Sussex.

Lead

4.5.6 This is not a common overall roof covering within the village, with its use restricted to the spire on the church. Otherwise lead is used for weathering detailing to roofs throughout the conservation area.

4.5.7 Substantial brick chimney stacks survive to many of the domestic buildings. There are a few examples of more decorative brick chimney stacks. Chimney pots are an important part of the roofscape and should be retained. Those on buildings in Danehill are generally plain orange/red pots of varying heights and it is noticeable that there is beginning to be a loss of this important feature throughout the conservation area.

Rainwater goods

4.5.8 There is the beginning of the loss of traditional cast metal rainwater goods throughout the conservation area, with the erosion of this important detail with the use of modern, less robust PVCu guttering and downpipes becoming more notable.

Barge Boards

4.5.9 There is a common use of barge boards to roofs, particularly in conjunction with gabled elements, with some decorative examples including at Highfield and Victoria House

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Rooflights

4.5.10 Roof lights have not been used on prominent elevations within the centre of the village and this significantly has allowed the character of the roofscape to remain plain and uninterrupted by this modern feature on domestic properties.

Dormers

4.5.11 Dormers are not a prevalent feature on the historic buildings in the village, with the majority of roofs remaining uninterrupted. On the few instances where dormers exist, these are either set well within the roofslope and are hipped or pitched with tile hung cheeks.

4.6 Windows

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

4.6.2 Fortunately, there has been little intrusion of modern window detailing and materials within the conservation area so far. Therefore, the significance is the survival of historic detailing. This is predominantly through the use of traditional timber side hung casement windows often with horizontal glazing bars. There is also substantial use of vertical timber sliding sashes, in the 19th and early 20th century dwellings, with a variety of patterns of glazing, for example 8 panes over 8; 6 panes over 6, or multiple pane over single or two pane. 1. There is a rare example of a 12 over 12 18th century vertical sliding sash window at North Northlands Farm. Multi-sided bay window features have been used to front elevations of some of the late 19th and early 20th century buildings with examples of full height bays or simple ground floor bays.. There is some use of traditional diamond leaded lights, within either timber or metal side hung casement windows as evidenced at Black Dog Cottage and The Forge.

4.6.3 The use of stone mullion windows within the conservation area, is not common. The most obvious use of stonework for windows is at the church, and the examples range from early English style, to the later perpendicular style with decorative stone tracery.

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

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4.7 Doors

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

4.7.2 The majority of the doors to domestic properties in the conservation area are either traditionally detailed plain planked on older buildings or field and panel timber doors. on the 19th century buildings, some with square fanlights over.. Door furniture is generally traditional in detail. There are several examples of more ornate door cases, including at York Cottage which has a six panel timber door with columned flat roofed portico, and at Danehill Farmhouse, which has an open pitch flat roofed porch supported by two timber columns.

4.7.3 Porches to front doors are not a particularly prevalent feature , but where these exist, these are small pitched roof gabled porches, either open or enclosed. .

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

4.8 Shopfronts

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

4.8.2 Shop fronts were introduced in the 18th century and the majority dating from the 18th and 19th century are designed on an individual basis, utilising a variety of architectural detailing and styles, with small paned windows. Later 19th century shop fronts have larger areas of plate glass as this material became more widely available, changing the scale in the design of shop fronts. **(17)**

4.8.3 Whilst the village is now predominantly residential, there are two surviving historic shop windows - the Old Post Office and at No.9 Rose Cottages. No 9 Rose Cottages is a prominent feature in the conservation area opposite the junction with Church Lane. This shop front has brick pilasters and crenellated brickwork parapet above the fascia

17 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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and is within a single storey flat roofed building. The main shop windows is split into three main glazed elements with a tripartate clerestory with reeded glass. The main three glazed elements are divided by columns with decorative spandrels supporting the horizontal transom for the clerestory windows. . The shop window at the Old Post Office is now hidden from public view, but is also an important survival. Both shop windows add individuality, variety and visual interest to the conservation area. Even where shop fronts have been altered by later additions, some historic elements may still remain. These make an important contribution to the character and appearance of the conservation area, both individually and collectively.

4.9 Garden Walls, Fences and Other Means of Enclosure

4.9.1 Garden walls, traditionally detailed fences and other means of enclosure such as hedges (discussed later) are important components and make a significant contribution to the character of the area. Many historic boundaries remain, defining the original plot sizes and are natural or man made.

4.9.2 The majority of properties, including the few modern dwellings within the conservation area, have retained an historic method of defining the boundary to plots. Within the core of the village, boundaries are formed by hedgerows and some metal estate fencing and associated gates to the former higher status historic buildings. Along Church Lane, there are some instances of boundary walls, most noticeably to the older churchyard (brick wall); to the cemetery (random stone wall); and to Christopher Fields where there survives a tall stone and brick boundary wall with the lane. Along Church Lane, the predominant means of enclosure is hedges, with some trees, and post and rail fence to agricultural land. Brick and stone enclosure walls are also associated with North Northlands Farm, within the farm complex which is set back from the road.

4.9.3 There is only a small use of close boarded type fencing in evidence, which can be an alien feature, detracting from the historic character of this particularly rural area, and further incursion of this feature should be discouraged.

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4 Architectural Form, Detail, Materials, Textures and Colours

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5 Trees, Open Spaces, Features in the Landscape, and Views

5.1 Introduction

5.1.1 Trees, hedges, open spaces and other natural elements form a significant part of the character of the conservation area and within the options to extend the boundary of the currently designated area.

5.2 Key Charateristics

Key Characteristics

- Trees form an important backdrop to the conservation area.
- Individual trees provide important focal points in views.
- Hedgerows are the predominant boundary feature.
- Important open spaces include: The churchyard; the field to the north of the church; the cemetery; the triangle of land with the war memorial; as well as the wider grassed verges to areas at the edges of the main road and along Church Lane; and the area of orchard to the front of North Northlands Farmhouse, containing the pond at the road edge.
- The open landscape to the southeast of the junction with School Lane, is a particularly important traditional open setting to this central part of the village.

5.3 Trees and Hedgerows

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

5.3.2 Groups of trees can form an important backdrop to the built environment, and in Danehill, large groups form the traditional edge to the village and create a soft boundary to the landscape beyond. This is particularly the case on the northern side of the main road on entering the village; in areas towards the southern end of Church Lane; and within Horsted Lane and Freshfield Lane on exiting the village. Within the conservation area, there is a prominent line of trees on the southern boundary of the cemetery; and lines of mature trees on the boundaries between the large properties on Church Lane. Within the churchyard, to the south of the church, is an important avenue of pleached limes to either side of the footpath.

5.3.3 Individual trees can provide important focal points and are often prominent in views. Along Church Lane, two tall trees, one on the front boundary of Marlands, and

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the other in the northeast corner of the garden to Church Hill House are both particularly visually prominent in views. To the north of the church, within the open field is a single isolated tree that provides a focus within the open space; and individual tree specimens also provide an important backdrop to the south of the war memorial.

5.3.4 Hedgerows are the predominant boundary feature throughout the village and help to reinforce the rural location of this village within the High Weald. Hedgerows can often be fundamental in understanding the development of the landscape, being remnant boundary features which have remained after later development has taken place.

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

5.4 Open Spaces

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

5.4.2 The open spaces within the currently designated conservation area include the churchyard; the field to the north of the church; the cemetery; the triangle of land with the war memorial. These are all publicly accessible and form an important social and cultural function within the village.

5.4.3 Other areas of important open space have also been identified and these include the wider grassed verges to areas at the edges of the main road and along Church Lane; and the area of orchard to the front of North Northlands Farmhouse, containing the pond at the road edge.

5.4.4 The open landscape to the southeast of the junction with School Lane, outside of the boundary to the conservation area, is also a particularly important traditional open setting to this central part of the village.

5.5 Other Natural Features in the Landscape

5.5.1 Within the conservation area, the significant natural feature is the topography, with the church on the high ground to the south of the centre of the village, Church Lane ascending to the brow of the hill adjacent Christopher Fields, and then descending gently to the south.

5.5.2 The most significant feature within the surrounding landscape is the important rural treed backdrop to the village. To the north and east, this is the rising landscape towards the plateau of Ashdown Forest, and views to the east and southwest across rolling countryside. There are stunning long distance views to the southeast from York Cottage and Black Dog Cottage, through to the South Downs. The landscape setting to the northwest east and southeast has a very strong sense of place, with significant long

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distance views and strong inter-visibility with parts of the historic core of the village. The church is particularly visible in long distance views back towards the village from the northeast.

5.6 Other Man-made Features in the Landscape

5.6.1 The most noticeable man made feature in the landscape within the village is the church which is so prominently located on the hillside.

5.6.2 In views out of the village, the landscape is notable for the lack of prominent man made features in the landscape.

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

5.7.1 The most important views looking into, out of and through the conservation area are shown on the character appraisal map. 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. 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.

5.7.2 Long distance views are gained to the east across the important open space to the southeast of the junction with School Lane, and then across the roofscape of Oak Tree Cottages. Particularly panoramic views to the southeast are gained from between York Cottage and Black Dog Cottage across the landscape to the South Downs. Longer views to the west and southwest are available from North Northlands Farm. To the north, particularly from the church, the views are substantial across the countryside, and are terminated by rising topography and the wooded nature of the landscape.

5.7.3 Apart from the significant long distance views described above, within the centre of the village and throughout Church Lane, views out of the conservation area are generally terminated by the small amount of built development; treed and hedged boundaries; and the curving nature of the main road and the country lanes. Views along Church Lane are affected by the topography, with a noticeable brow in the hill adjacent to Christopher Fields; and a shallow bend and rising land in the vicinity of Little Danewood North and adjacent properties.

5.7.4 Prominent buildings and structures in the views through the village are the war memorial; All Saints Church; The White House and Victoria House. The central location of the former Danehill Stores, cottage and chapel within the triangular area of the road junction of the main road with Horsted Lane makes these buildings particularly prominent in views. A particularly pleasant shorter distance view is that from the church across the rooftops of Eastleigh, through to Little Danewood West as the buildings ascend the hillside.

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5 Trees, Open Spaces, Features in the Landscape, and Views

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6 Considerations for change in conservation areas

6.1 Introduction

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

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

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

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

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

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6.2 Guiding principles for changes in conservation areas

Guiding principles for changes in conservation areas

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

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

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

- Erosion of architectural detail, architectural character and form.
- Inappropriately detailed window and door replacement.
- Loss of chimneys and pots, and inappropriate replacement roofing materials.
- Scale, design and location of new development, including infill development and outbuildings.
- Loss of important green spaces around the village.
- Retention of historic detailing to shop fronts.

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- Light pollution.
- Loss of traditional boundary treatments through inappropriate replacement or loss as a result of development, access and/or parking.
- Volume of traffic.
- Parking.
- Highways works.
- Road signage.
- Wirescape.

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6 Considerations for change in conservation areas

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Appendix 1: Maps

1.1 Designated Conservation Area

Picture 1

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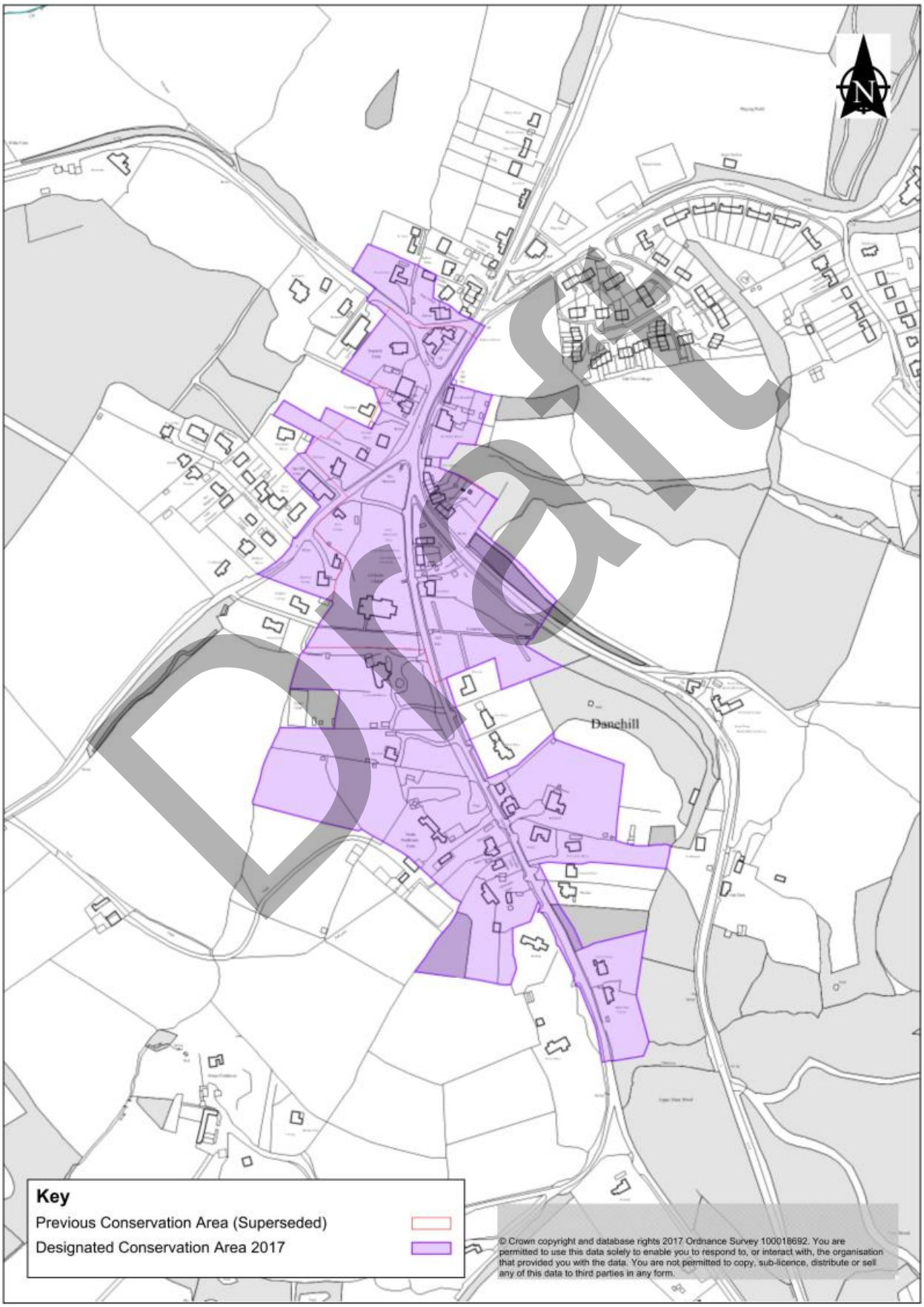
Appendix 1: Maps



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1.2 Character Areas

Picture 2

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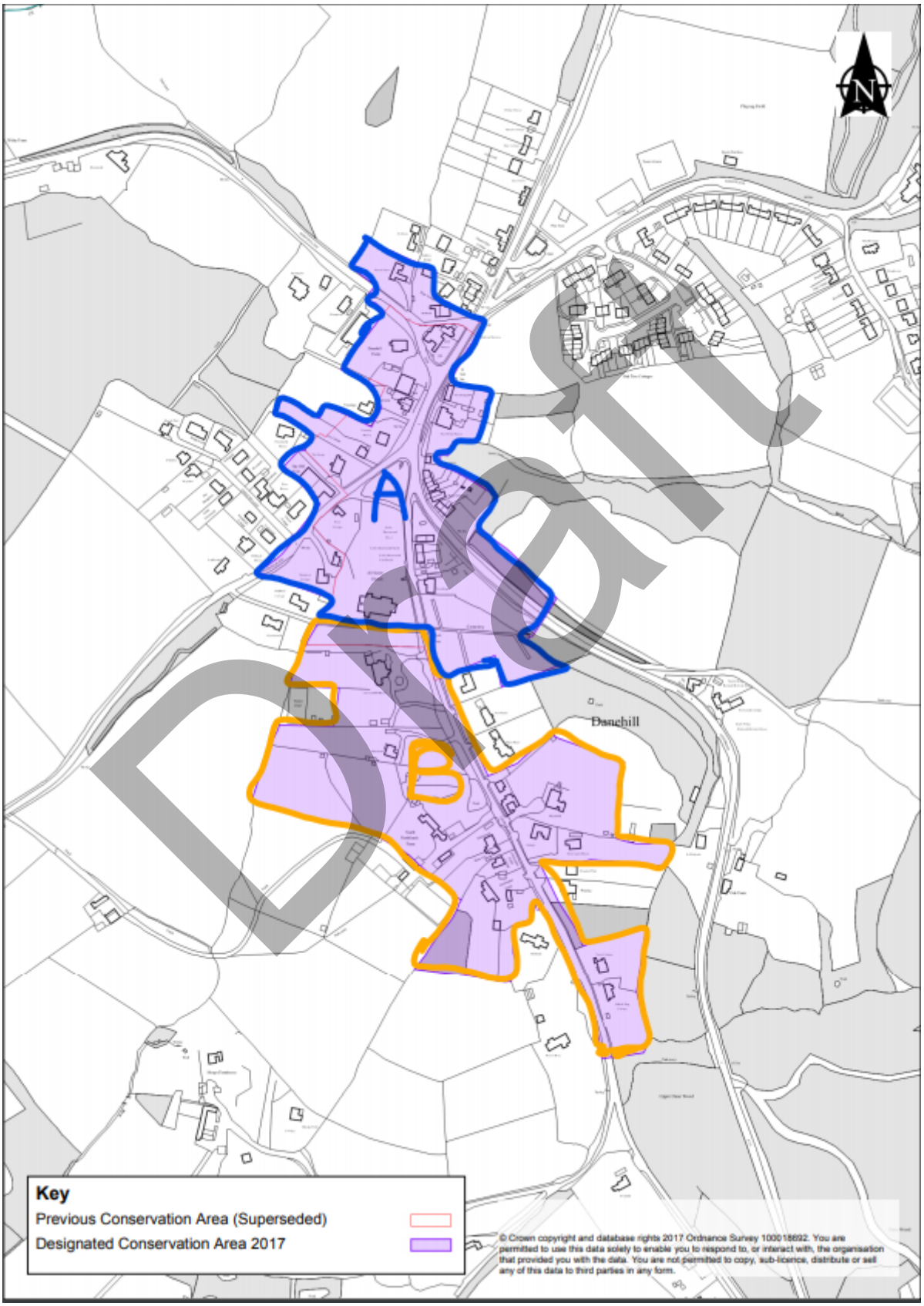
Appendix 1: Maps



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1.3 Visual Appraisal

TO FOLLOW

1.4 Views

TO FOLLOW

Draft

Appendix 1: Maps

Draft

Appendix 2: Glossary of Terms

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Fenestration: The arrangement of windows in a building.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Oriel window:

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

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

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Promontory: An elevated geological outcrop.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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Appendix 2: Glossary of Terms

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Appendix 3: References

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

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