Draft Conservation Area Character Appraisal

Eridge Green and The Forstal

Wealden
District Council

March 2021

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.

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

Contents

Overview 3
1 Background 5
2 Context 7
2.1 Introduction to the Conservation Area 7
2.2 Setting 8
2.3 Topography and Landscape Setting 9
2.4 Geology and Building Materials 13
2.5 History of the Settlement 14
2.6 Historical Maps 27
2.7 Areas of Archaeological Potential 29
3 Character Appraisal 31
3.1 Introduction 31
3.2 Key Characteristics of the Conservation Area 32
3.3 Character Area A - Eridge Green 35
3.4 Character Area B - The Forstal 42
4 Architectural Form, Detail, Materials, Textures and Colours 47
4.1 Introduction 47
4.2 Key Characteristics 47
4.3 Architectural Form and Layout of Built Form 48
4.4 Walls 49
4.5 Roofs 52
4.6 Windows 53
4.7 Doors 54
4.8 Shopfronts 55
4.9 Garden Walls, Fences and Other Means of Enclosure 56
5 Trees, Open Spaces and Views 57
5.1 Introduction 57
5.2 Key Characteristics 57
5.3 Trees and Hedgerows 58
5.4 Open Spaces 59
5.5 Important views - within, into and out of the Conservation Area 59

Draft

Contents

6 Considerations for change in conservation area 61
6.1 Introduction 61
6.2 Guiding principles for change in conservation areas 62
6.3 Key issues impacting on the character and appearance of the Conservation Area 63

1 Maps 65
1.1 Designated Conservation Area 66
1.2 Character Areas 67
1.3 Visual Appraisal 68
1.4 Views 69

2 Glossary of Terms 71

3 References 77

Draft

Overview

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

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

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

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

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

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

Draft

This character appraisal considers:

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

This document is the draft conservation area character appraisal for Eridge Green and The Forstal conservation area, designated in March 2017.

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

This document is for:

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

Draft

1 Background

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

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

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

Draft

1 Background

Draft

2 Context

2.1 Introduction to the Conservation Area

2.1.1 Eridge Green is a linear village along the A26 within the High Weald. The village sits within the parish of Frant with a small portion of Rotherfield and was created as its own ecclesiastical parish in 1856 when the village church was built.

2.1.2 The village is situated approximately four miles north of Rotherfield, four miles north east of Crowborough and two and a half miles south west of Tunbridge Wells. The historic core of the village sits adjacent to Eridge Park and extends between the Nevill, Crest and Gun to the north and the junction with Sham Farm Lane to the south. It was developed along the route now following the A26 and also extended around the village green, which lay to the east of the road until it was absorbed into Eridge Park in the early 19th century.

2.1.3 The village principally lies within the wider Parish of Frant, which covers an area of some 12 square miles and includes the villages of Frant and Bells Yew Green, with an overall population of 1,645 in 2011. Areas of the village to the west and south of the core sit within the Parish of Rotherfield, which covers an area of almost 18 square miles and includes the villages of Rotherfield, Mark Cross, and Boarshead, with an overall population of 3,208 in 2011[1].

2.1.4 Historic settlement at Eridge Green dates from the medieval period, with settlement around the edge of the historic park. The exact date of the village is unknown, but there are pre-Norman references to the park and 13th century references to Eridge Hamlet, suggesting settlement may date from this period. The earliest recorded building in the village dates to the 15th century and demonstrates that there was certainly some occupation from this time.

2.1.5 The Eridge estate became a principal iron manufacturer in the 16th century and given its proximity to the park and iron works, it seems likely that workers resided in the village and the scale of manufacture would have provided local employment during this period. Agriculture was also of local importance to the area, as attested by the many farms around the village.

2.1.6 When Henry Nevill, second Earl of Abergavenny, returned to the Eridge estate and rebuilt the house in 1787, his ongoing works and the operations and maintenance of the house and estate must have provided local employment to the village. The Nevills further consolidated the importance of Eridge as their principal residence throughout the 19th century.

2.1.7 Eridge Green was set out as a model village to house Eridge estate workers in the earlier 19th century. The cottages built at Eridge Green are a mixture of adapted existing houses and newly built cottages, designed by the estate architect John Montier

Draft

1 Source:2011 Census, Office for National Statistics

in the 1820s. The village was extended along The Forstal in the later 19th century where there had previously been isolated farmsteads.

2.1.8 During the 20th century the Eridge estate has sold off some of it's properties, but some are still owned by the estate. There has been little significant change in the village, the main change being the A26, which is a busy road and has been straightened, slightly diverting from the historic route in front of The Old Inn and village hall.

2.1.9 There has been very little 20th-century redevelopment within the historic core, with good survival of estate buildings.

2.2 Setting

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

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

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

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

Draft

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

2.3 Topography and Landscape Setting

2.3.1 Eridge Green and The Forstal is located within the High Weald Area of Outstanding Natural Beauty, on the east-west Forest Ridge. The Eridge Stream, a tributary of the River Medway, runs to the south of the village.

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

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

2.3.4 The character of this High Weald landscape is distinctive through the dispersed historic settlement pattern of farmsteads, hamlets and late medieval villages, largely sited on ridges or higher ground within the landscape. Settlements were linked by a network of largely intact ancient route ways (now often roads and rights of way) in the form of ridge top roads and a dense system of radiating droveways. These are often narrow, deeply sunken and edged with trees, hedgerows, wildflower-rich verges and boundary banks [5].

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

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

2.3.7 Iron was the major industry in the High Weald, and first developed in the Iron Age and Roman periods, with evidence of 87 Romano-British iron production sites in Wealden District [6]. The height of the iron industry in the area was predominantly in the 15th to 17th centuries when the Weald was the foundry of England and as many as one hundred forges and furnaces were in operation. This influence dominates the present landscape

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

Draft

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 converted oast at Cobbarn Farm.

High Weald Landscape

The history of the landscape is most evident in the:

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

Draft

Eridge Green

2.3.9 The historic settlement setting of Eridge Green is created by:

- ridges, often crowned by villages, and narrow, deep wooded valleys;
- varied historic landscape setting, including both small and large blocks of Ancient Woodland all around the village;
- patchwork of small to medium sized gentle rolling fields, interspersed with large blocks of woodland;
- Eridge Park, a registered park and garden, to the east, which was landscaped in the 18th and 19th centuries and parts of which originated as a medieval deer park;
- open views across the High Weald, especially to the south and east, facilitated by the elevated position of the village;
- network of narrow, often sunken and hedge-lined lanes, either side of the main A26 route through the village;
- footpaths connecting the settlement with the surrounding countryside.

2.3.10 Landscape characteristics include:

- linear settlement extending along the A26, with 19th century extension along The Forstal;
- many historical buildings in the village;
- sensitive urban edges around the village;
- visual and historic connection of the village with Eridge Park to the east;
- strong inter-visibility between historic buildings within the Conservation Area (situated on a ridge) and adjacent areas[7].

Draft

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

2.3.11 The landscape surrounding Eridge Green falls within the Central High Weald landscape setting area as identified below.

Eridge Green Landscape Setting Areas

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

- Fields interspersed with large areas of Ancient Woodland.

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

- An undulating area of hills and slopes.
- North-south oriented stream corridor of the Eridge Stream and many other small water courses and ponds.
- Fields interspersed with small pockets of Ancient Woodland.

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

- The large parkland of Eridge Park, a registered park and garden, which was landscaped in the 18th and 19th centuries and parts of which originated as a medieval deer park[8].

2.3.12 This area is situated within the High Weald AONB and is therefore considered to have high landscape value. They include highly sensitive landscape features, including stream corridors and numerous ponds, areas of Ancient Woodland and pastoral fields, and undulating topography. There is a strong landscape structure and pattern, and strongly recognizable strength of place around the village [9].

2.3.13 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 [10].

2.3.14 The topography in the area has influenced the layout and development of the village, with the historic core along the A26 varying from a maximum height of 112m to the north near the Nevill, Crest and Gun, to 89m by the village hall, with variations to to the east and west and along the A26 due to the undulating nature of the landscape and areas of rocky outcrops.

Draft

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

2.3.15 Features still visible in the landscape and around the village provide evidence of earlier development and activity, such as hedges demarking field systems, ponds, mature trees, and boundary treatments.

2.4 Geology and Building Materials

2.4.1 Along with the whole of Sussex, the rocks of the Eridge Green area are sedimentary. Descending the higher land of the High Weald towards the Low Weald, the rocks become younger. The geology is predominantly clay and this will have influenced the type of local building materials used to create the unique identity of settlements in the area. All of Eridge Green lies on a succession of sandstones, siltstones and mudstones (commonly clays) of the Hastings Beds (Lower Cretaceous).

2.4.2 Eridge Green sits predominantly on sandstone, siltstone and mudstone of the Lower Tunbridge Wells Sand formation. A band of Ardingly Sandstone follows the line of The Forstal, with outcrops of sandstone visible on the north side of The Forstal and impressive large sandstone outcrops at Eridge Rocks to the west of the village.

2.4.3 Clay ironstone, or siderite mudstone, provided ore for the Wealden iron industry, and post-medieval forges and blast furnaces lie near the village. These are generally concentrated on fault lines marking the edge of the Tunbridge Wells Sand Formation, the Ardingly Sandstone, and the Ashdown Sandstone Formation.

2.4.4 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.

2.4.5 Chapter 5 of this appraisal provides location specific information on traditional materials and building techniques within the Eridge Green and The Forstal conservation area.

Draft

2.5 History of the Settlement

Prehistoric

2.5.1 Lack of archaeological investigation in the area means that prehistoric and early historic activity in Eridge Green is not fully understood, although there is evidence of early activity in the area. At Eridge Rocks to the west of the village, archaeological investigations of some of the rock shelters at the base of the rocks has produced many struck flints of Mesolithic date and even some late Iron Age/early Romano-British smelting. As these flints were small and not of local origin it is thought that raw flints were transported into the area and then made into tools and weapons, suggesting the rock shelters were used temporarily by a small group of mobile hunter gatherers as has been found in similar locations in the Weald [(11)]. Evidence of prehistoric activity in the area is further represented by a number of spot finds, including worked flints in Eridge Park to the east [(12)]. A Late Iron Age pottery assemblage in the Park is believed to represent an occupation site [(13)].

2.5.2 Two Iron Age hillforts are located within the wider landscape around Eridge; High Rocks approximately 3 miles to the north and Saxonbury Hill approximately 3 miles to the south east. Evidence of Late Iron Age ironworking has been found at Saxonbury hillfort, and there is a large scale (3ha) Roman ironworking site at Bardown.

2.5.3 It is likely that the historic routeways leading into Eridge Green were formed in the later Prehistoric periods by communities utilising this section of the Weald forest. An historic routeway leading north east towards Rochester along the A26 and A228, and south west towards Crowborough and Maresfield through Eridge was formed in the later Prehistoric periods by communities utilising this section of the Weald forest.

Saxon and Roman

2.5.4 Roman occupation of the wider area commenced in A.D.43, after the Roman conquest. There have been numerous discoveries of Roman iron workings in the wider area. A number of Romano-British bloomery sites have been found in Eridge Park [(14)].

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

2.5.6 Eridge was part of the Manor of Rotherfield in the Saxon period. Rotherfield is first recorded in the 8th century, although at this time the name is likely to have related to the area rather than a nucleated settlement and there is no specific reference to Eridge from this period.

11 https://sussexwildlifetrust.org.uk/visit/eridge-rocks/reserve-profile
12 ESHER MES 10452, MES 12300, MES 12346, MES 12347, MES 12475, MES 12476, MES 12477, MES 12478, MES 12479, MES 12480, MES 12483, MES 12485
13 ESHER MES 20143
14 ESHER MES 3287, MES 3288, MES 20143

Draft

2.5.7 The Manor of Rotherfield was held by a Saxon duke, Bertoaldus, in the 8th century and was a Royal estate by the 9th century (see below).

Place name, Domesday and early manors

2.5.8 The reference to the Manor of Rotherfield in the 8th century states that Bertoaldus had inherited the estate 'from his ancestors'[15] It was a Royal estate by the 9th century, recorded in the will of Ethelwulf in 858 AD (with mention to the possessions of St. Denys) and was bequeathed on the death of King Alfred in 899 AD to Osferth, a 'kinsman' of Alfred[16]. It is mentioned again in 960 AD when a reeve of King Edgar allegedly took livestock from the vill of *Ridrefeld* belonging to the monks. The will of Æthelstan Ætheling[17] mentions Rotherfield in 1014 AD, when he left lands in Rotherfield to the nuns of St. Mary's Abbey in Winchester. It would appear that Rotherfield manor remained a Royal estate and was given by Edward the Confessor to his father-in-law, Earl Godwin in the mid 11th century.

2.5.9 Rotherfield manor is next mentioned in the Domesday Book of 1085 AD, with the manor recorded as containing 24 households, consisting of 14 villagers, six smallholders and four slaves, and with land for 26 ploughs, woodland for 80 swine, and a park (Eridge). It was held by Earl Godwin (father of Harold Godwinson, defeated by William in 1066) before the Norman Conquest and King William thereafter[18].

2.5.10 In 1089 AD William Rufus (King William II) held the manor and made a gift from several of his manors, including Rotherfield, to St. Andrews church and clergy of Rochester. Gilbert de Clare confirmed the charter for the bestowal of the church on the clergy of Rochester around 1100 AD.

2.5.11 The manor of Rotherfield was granted by William to his relative Gilbert de Clare (aka Gilbert Fitz Richard and Gilbert de Tonbridge) in the late 11th century, who had a manor house at Rotherfield and owned extensive land and property in Kent (including Tonbridge Castle), Sussex, Surrey, Essex, Suffolk Norfolk, and Wales.

2.5.12 Eridge is recorded as *Ernerigg* in the court records of King John from the earlier 13th century. It is recorded again in the late 13th century as *Eregge*, a grange pertaining to the Manor of Rotherfield (*Rytherefeud*), comprising 100a land, 100a heather and fern, 8*s*. 9*d*. assised rent, and a watermill [19]. The name is also recorded in Rotherfield Hundred in family names of Simon de lerregg in 1296, Willmo de Eyrugge and Rico de Errugge in 1327, and Willo de Erregg and Marger de Erregg in 1332 [20]. This may indicate an early settlement at Eridge on the edge of the forest from the 13th century, with other historic settlements emerging in Wealden from this period. However, whether the name did refer to a small settlement at this time, or just the area/park, is not clear.

15 Lower, M.A. 1870
16 Lower, M.A. 1870
17 son of King Ethelred the Unready and brother of King Edward the Confessor
18 https://opendomesday.org
19 The Inquisitions Post Mortem; Vol 3, Edward I, covering the years 1291-1300
20 https://www.british-history.ac.uk/suss-record-soc/vol10

Draft

2.5.13 The place name is thought to derive from the Old English *eorpe*, meaning earth, and the Old English *hrycg* meaning ridge. An alternative meaning is *earn hrycg,* meaning ridge frequented by eagles.

2.5.14 The manor of Rotherfield, including Eridge, was held by the de Clare family from the 11th-14th centuries. When the last de Clare died without heir at the Battle of Bannockburn in 1314 AD, the Manor of Rotherfield passed to a sister, Eleanor, wife of Hugh Le Despenser. It passed down through the Despensers until 1414 AD, when Richard le Despenser died without issue and his sister Isabella le Despenser became heir. She had married Richard de Beauchamp, Earl of Worcester, in 1411 AD. They had a daughter, Elizabeth, who married Edward Nevill, 1st Baron Bergavenny, and inherited the family estates in 1424 AD [21]. Thus the estates became the property of the Nevills from the earlier 15th century, which included a manor house in Rotherfield and a hunting park at Eridge.

Medieval development

2.5.15 Eridge was certainly a medieval hunting park, with the park mentioned in the 1085 AD Domesday survey and in 13th century documents. The village may have emerged as a small settlement from the 13th century on the earlier north-south route on the edge of the hunting park, although it is not clear whether the name referred to a small settlement at this time, or just the area/park. It is recorded that in the 13th century, in the reign of Edward I, it was recorded as *Eregge Hamlet*, suggesting that there was an early settlement at Eridge Green by this time[22]. There is no market recorded at Eridge, with the closest being at Rotherfield, granted in 1318 AD, Frant, granted in 1297 AD, and Groombridge, granted in 1286 AD.

2.5.16 The late 13th-14th century Lay Subsidy Rolls for Sussex lists all tax-payers in the *Villatae* (township) *de Retherfeld* in this period. In 1296 AD there were 41 taxpayers in Rotherfield, which indicates a population of around 205 [23]. The records for 1327 AD lists 49 taxpayers, estimated to represent around 295 people, and by 1332 AD the number of taxpayers listed had reduced to 39[24]. The manor of Rotherfield specifically mentioned Eridge (*Eregge*) at this time, which was a grange pertaining to the manor and comprised 100a land, 100a heather and fern, and a watermill [25]. The woodland within the manor was an important source and wood and pannage/ common mast[26],which was assessed as a value of 200 pigs payable to the Lord of the manor in exchange for pannage in his forest.

2.5.17 At this time the Eridge estate appears to have been an enclosed hunting park with a homestead or hunting lodge, with the manor house, or principal messuage, being in Rotherfield and recorded from 1262 AD [27]. This is recorded in a reference to Eridge

21 Isabella later married Richard de Beauchamp, Earl of Warwick, her late husband's cousin, and their daughter Anne married Richard Nevill, the 'Kingmaker'.
22 Clifford, J. 1830
23 Rotherfield EUS
24 https://www.british-history.ac.uk/suss-record-soc/vol10
25 The Inquisitions Post Mortem; Vol 3, Edward I, covering the years 1291-1300
26 practice of releasing pigs in a forest, so that they can feed on fallen acorns, beechmast, chestnuts or other nuts
27 is unlikely that it was used as a residence by the Lord, who's main residences were Tewsbury, with a principal residence in the locale at Tonbridge Castle under the de Clares, and Birling under the Nevills

Draft

in 1344 AD when the lands were described as a 'chase containing 600 acres' with a 'messuage called Erugge' [28]. The area was still heavily forested in the medieval period, with Waterdown Forest extending between Tunbridge Wells and Rotherfield.

2.5.18 The 1524 subsidy is for the whole hundred (Rotherfield, Eridge and Frant) and records a total of around 800 people for the hundred, compared to around 295 for the same area in 1327, representing significant growth in the area[29].

2.5.19 There is only one building in the village that has been dated to the medieval period, although others listed as 17th century could be earlier and have not been subject to archaeological survey. The Nevill, Crest and Gun, set back to the west of the A26 opposite what was the village green, was constructed as a hall house in the 15th century. It is known that building around the green were demolished in the 19th century when it was absorbed into Eridge Park and it is likely that early buildings were lost at this time.

Post medieval development

2.5.20 A lack of excavations in the village means that below-ground archaeology has yet to contribute to the understanding of the development of medieval and post-medieval Eridge Green. Development appears to have been concentrated along the route now following the A26 and also extended around the village green, which lay to the east of the road until it was absorbed into Eridge Park in the early 19th century.

2.5.21 Eridge Park remained part of the manor of Rotherfield until 1588 AD and even after both remained in the hands of the Nevill family, meaning their histories are closely intertwined.

2.5.22 The Nevills held extensive land close by, including Eridge Park and Rotherfield, and from the later 16th century, the neighbouring manor of Mayfield, which included Wadhurst. Henry Nevill resided at Mayfield Palace for a brief period in the late 16th century, before selling the Palace and much of the manor of Mayfield. Henry Nevill was a powerful iron master and, in partnership with his brother-in-law Thomas Sackville, owned several iron foundries, and gained the Royal Patent (national monopoly) for the export of cast iron guns from Queen Elizabeth in 1592.

2.5.23 Some time in the earlier 16th century a manor house seems to have been erected called Eridge Place. Henry VIII is reported to have stayed there in 1538 and Henry, Lord Burgavenny, spent time at the park hunting. Elizabeth I also stayed at Eridge for six days, indicating a house of some size and grandeur. During this time Eridge, like Rotherfield, was never the principal family seat in England, which seems to have been at Birling, Kent (inherited in 1450 through Elizabeth Beauchamp).

2.5.24 The Eridge estate became a principal iron manufacturer in the 16th century (see Trade and Industry). The establishment of Eridge as a separate manor in 1588, distinct from Rotherfield manor, may reflect its increasing importance as a hunting park and centre of iron production at this time. The scale of production was so great that by 1603 tenants

28 quoted in Cobham 1993
29 Rotherfield EUS

Draft

complained about their annual swynyeld (hog rent in which the lord took a number of hogs in exchange for the right to pannage in the Lord's park at Eridge) as the trees that bore the mast in the forest were mostly cut down by the previous Lord Henry for fuelling the furnace.

2.5.25 The extent of the village at Eridge Green at this time is not known, but given its proximity to the park and iron works, it seems likely that workers resided in the village and the scale of manufacture would have provided local employment during this period. The 15th-17th century buildings that survive indicate that the village was concentrated along the route now followed by the A26 and the village green, extending from the Nevill, Crest and Gun to the north and the junction with Sham Farm Lane to the south.

2.5.26 In 1610 Lord North discovered the chalybeate springs on a visit to the Eridge Park. The Lord at the time lived to the age of 85 and many benefited from taking the waters, including visiting London nobles and Queen Henrietta, who spent six weeks restoring her health at the springs in 1630. In the 1630s the springs on the edge of the Eridge estate were developed into the Pantiles, Tunbridge Wells, thus protecting the park itself from unwanted visitors.

2.5.27 The Nevills built a new principal seat at Kidbrooke, Forest Row, in 1733-5, although still retained Birling. Eridge Park seems to have been largely abandoned by the family until the late 18th century, unsurprisingly considering the park had been so heavily exploited for iron production.

2.5.28 With the closure of the furnaces and forges and abandonment of Eridge Place for much of the 18th century the village at Eridge Green probably saw little growth and may have even contracted without the work provided by the estate. A map of 1724 shows Eridge Green as a small settlement at this time extending along both sides of the A26 road (see Historical Maps below).

2.5.29 When Henry Nevill, second Earl of Abergavenny, returned to the Eridge estate and rebuilt the house in 1787, his ongoing works and the operations and maintenance of the house and estate must have provided local employment. In addition to building the new mansion, he had the park fenced, carried out extensive landscaping and planting, created miles of walks and carriage ways, and built many new buildings, including follies, lodges and workers cottages. His buildings carry the large distinctive letter 'A' monogram seen on many of the Estate buildings.

2.5.30 The Nevills made Eridge their principal residence in 1792 and the family and their visitors, who amongst others included the Prince of Wales, necessitated many staff to maintain the house and park. The estate list gives the names of 104 outside workers from this period, including grooms, gardeners, carpenters and game-keepers. This number did not include farm and domestic staff, which must have been many more. Staff were brought from the family estates at Kidbrooke Park and Wales [30]. This would have necessitated further accommodation at Eridge Green, as reflected in the houses that were built by the estate (see 19th century below).

Draft

30 Wright, P. 2009 Frant: The Story of a Wealden Parish

2.5.31 During this assumed reinvigoration of the village it is claimed that the first gun cast in England at Buxted stood on the green and it was described in 1789 that locals used to fire it on holidays and fair days for entertainment, before it was later removed [31], although there is disagreement over whether is was moved to the British Museum or the Bodleian Museum.

2.5.32 As well as the village itself, concentrated around the green and A26 route, there was also many farms in the locality. Hamsell Wood Farm, located on The Forstal, seem to have been historically owned by the Abergavennys since at least the 17th century, with reference to Hamsell Wood in an agreement from 1667 [32]. The farmhouse is thought to date to to the 17th century. It is shown on later 18th century maps and the Rotherfield Tithe map of 1841, which shows the house, two buildings sitting perpendicular in the current farmyard, a long north-south barn to the south of the current farmyard, and a further group of buildings to the north east of the farmhouse (since removed). It was owned by Lord Abergavenny and occupied by John Killick in the 1841 and 1851 census, with his son taking over as farm bailiff before being tenanted by a number of subsequent farmers. By the 1874 OS map a roundel had been added to the north east (since removed) and by the 1898 map the current farmyard arrangement to the south of the farmhouse is shown, with the addition of the large brick barn with the date 1884 on the gable.

2.5.33 Cobbarn Farm, to the west of the road junction of The Forstal and Eridge Road is shown on later 18th century maps as Copbarn Farm. The farm is shown on the Rotherfield Tithe map of 1841 and comprised a house, the barn to the south of the farmyard, and two small outbuildings to the west. It was held by Henry Thwaites, in trust of Robert Foreman and John Baker Stapley, and was tenanted by Thomas Waterhouse at the time. As well as Cobbarn Farm, John Baker Stapley also owned other farms around Eridge, including Copyhold Farm, Hamsell, Steel Bridge farm, which were sold by his trustees in 1867 to the Marquis of Abergavenny and thus became part of the Eridge estate. Cobbarrn Farm was shown essentially the same on the 1874 OS map, although the house may have been enlarged or replaced. By the 1898 OS map the oast had been added and the westernmost building enlarged to create a long north-south orientated barn.

2.5.34 Yew Tree House (formerly two cottages) on the west side of the A26 is thought to date to the 17th century, but was remodelled by the Eridge estate in the earlier 19th century. By the 1839 Frant Tithe map it was owned by Lord Abergavenny and described as 'tenement'.

2.5.35 The Old Inn and Little Cottage sits on the road frontage of the original route through the village before it was diverted in the 20th century and backs onto Eridge Park. The building is thought to be 18th century or earlier and appears to have been used as a farmhouse and/or public house and was then split into three Estate worker's cottages. By the 1839 Frant Tithe map it was owned by Lord Abergavenny and described as 'homestead, yards etc'.

DRAFT

31 Archaeologia vol x, 1789
32 ESRO: DYK 261

2.5.36 Crown House also sits on the road frontage of the original route through the village on the corner of Sham Farm Road and is shown on 18th century maps. By the 1841 Rotherfield Tithe map it was described as a cottage and garden owned by John Baker Stapley, who also owned other farms around Eridge (see above), and was unoccupied.

Trade and industry

2.5.37 As noted above, farming was important to the local economy in the area, with cleared fields and woodland used for pastoral farming. The village also provided workers and services for Eridge Park.

2.5.38 The Weald was providing iron to the Crown from the Archbishop of Canterbury's estates from at least the 13th century. In the reign of Henry III, the iron industry in the County of Sussex was required to provide the king with 30,000 horse shoes and 60,000 nails, but was still utilising the bloomery furnace and so production was relatively small-scale. By the end of the 15th century continental ironmasters from Pays de Bray, northern France, were employed to operate a water powered blast furnace in the area, establishing the first English blast furnace at Newbridge in the Ashdown Forest. Following Henry VIII's divorce from Catherine of Aragon, the risk of foreign invasion and the need for English gun production prompted the collaboration between Peter Baude, a French gunfounder, and Ralph Hogge, an English iron-maker, who established the first cast iron gun foundry in 1543 in Buxted.

2.5.39 Flemish clothworkers were encouraged to settle in England by Edward III in the 14th century and by 1341 AD there were 13 fulling mills in Rotherfield and Frant [(33)].

2.5.40 Wealden iron production had a significant impact on the economy of the area from the 16th century, with a large number of ironworks operating in the Wealden area at its peak and many within the area around Eridge Green.

2.5.41 Local families were the principal owners and operators of furnaces and forges in the 16th and early 17th centuries, with some already established as landowners in the area, such as the Nevills and the Fowles, and therefore already possessing the land and wealth with which to establish ironworks. Many of the families also inter-married, such as the Nevills and the Sackvilles, further consolidating their power and influence.

2.5.42 From the mid-16th century the Nevill family invested heavily in the construction of a forge and furnace within Eridge Park with a large furnace pond, series of pen-ponds and forge pond with sluices dykes and bays. The Eridge estate became a principal iron manufacturer and exported iron to Europe under a Royal licence. There are records of French workers, presumably skilled blast furnace operators, on site since 1538. The furnace is last recorded in 1603, but the forge continue to work until 1723 using pig iron from other local furnaces. The ponds were later incorporated into the landscaped park.

Draft

33 Pullein, C. 1928

2.5.43 In addition to Eridge forge and furnace the Nevills ran Cowford furnace, which was built in 1562 and only operated for a few years, and the family also operated Mayfield furnace in the later 16th century.

2.5.44 Other forges and furnaces in the locality include Hamsell furnace to the south of the village, owned by John Waller until his death in 1567. It was owned by Alexander Fermor, of Walsh Manor, in 1574, and was leased in 1677 by John Baker. By 1692 it was producing shells and eventually cast shot until around 1758. The furnace was demolished by 1787.

2.5.45 The iron industry brought great prosperity to the area and was a source of employment, with hammermen recorded in the burials in the parish registers in 1587, 1638 and 1646 and names suggesting that some were French iron workers. However, the iron working also industrialised the area. Accounts describe the glow from the furnaces, noise of the hammers, stripping and burning of woodland to make charcoal, digging of pits to extract the iron ore, alteration of watercourses to create dams and pond bays, and heavy damage to roads in transportation of materials and goods. As already noted, the volume of trees chopped down to prepare charcoal had a significant impact on the landscape, to the extent that the local tenants were unhappy about the impact on pannage for swine in the Lord's forest at Eridge.

2.5.46 Like the rest of Wealden, the area would have suffered with the decline of the iron industry, with the local ironworks ceasing operation by the end of the 18th century with water shortages hindering production, increased foreign imports and increased national competition for more efficient coal powered ironworks.

2.5.47 The leather industry was another important local trade. Tanning was an important cottage industry throughout the middle ages and into the 19th century. The leather products from the tanning industry were then used within other cottages industries in the area, from glove-making, to tack and saddle making. The area was well suited to this process as the market and surrounding farms ensured a supply of hides and the oaks that were abundant in the Weald had a particularly high tannin content. Water was also available for the process, which required soft water for the tanning stages. The Wealden social composition of small farms with multiple-occupation work-forces also involved in the iron industry, allowed for a seasonal cycle of skilled workers. However, the industry died out with the increased competition form the more efficient and cheaper production in the factories of more industrial towns [(34)].

2.5.48 Another local industry of note is hop growing, which was introduced in the 16th century and became more prominent in the 18th and 19th centuries. Hops were brought back from Flanders in 1533, and had become a major industry by the nineteenth century. The small enclosed fields, local supply of wood for poles, milder southern climate and suitable sandy slopes ensured that this region became the dominant supplier of hops, which were used for brewing beer.

Draft

34 Sussex Industrial History Issue 19, 1989

2.5.49 The most visible remains of the industry are the roundels/oast houses dotted around the landscape, used for drying the hops. These oast houses were often added to the more historic medieval farmsteads as the farming industry changed to embrace hop growing and drying. Hop growing reached its peak in the 19th century, with many farms having a 'hop garden' and building their own roundel to dry hops for the local or London market. A roundel oast, albeit converted, is located at Cobbarn, and the familiar white cowls that cap the roundels are a familiar site in the surrounding landscape.

2.5.50 It is not known when the village was first serviced by a public house. It is claimed that the house called The Old Inn was the village Inn before the Nevill, Crest and Gun and was called The Crown. The Gun Inn was run by the Hooker family from at least the time of the 1841 census until the 1871 census and was shown as the Bull and Gun PH on 1874 OS map. It has been suggested that the building was not principally used as an Inn until the 19th century and was a house prior to this. The map of 1800 shows the land around the Inn as Gun Farm and it may have been used as a farmhouse and an Inn, as was the case by the 1851 census when the occupier was listed as farmer and victualler. Documents in the East Sussex Record Office [35] show that Gun Farm was part of Oakdenden Farm and was bought by the Eridge estate in 1798.

2.5.51 The return of the Abergavennys to Eridge Park and rebuilding of the house in 1787, along with ongoing works and the operations and maintenance of the house and estate, must have provided local employment to the villagers at Eridge Green. In addition to building the new mansion, Henry Nevill had the park fenced, carried out extensive landscaping and planting, created miles of walks and carriage ways, and built many new buildings, including follies, lodges and workers cottages.

2.5.52 The family and their visitors necessitated many staff to maintain the house and park and Eridge Green was developed as a model village to house the estate staff in the 19th century. As already noted, those employed on by the estate included grooms, gardeners, carpenters and game-keepers, as well as a range of farm and domestic staff.

2.5.53 Although Eridge Green was probably not impacted as hard as some Wealden villages due to its relationship with the Eridge Park estate, there was nevertheless increased hardship in the area as a result of economic depression and poor harvests following the end of the Napoleonic Wars in the earlier 19th century. The grievances of the poor resulted in the Swing Riots that broke out in the area in 1830.

2.5.54 Swing Riots began in the south and east of England in 1830 in response to low wages, tithes and mechanisation of farming leading to unemployment in a time of existing hardship and economic depression. In November 1830 a baker from Frant incited a crowd to march to Eridge Castle to protest against tithes and low wages and gained further support from neighbouring villages over the proceeding days. After several days of unrest the mob once again marched to Eridge Castle, but seem to have dispersed with little trouble, perhaps informed that the Dragoon Guards had been despatched from Battle.

Draft

35 ESRO: ABE/7A

Four ringleaders were arrested and tried at Lewes for their part in the riots and received prison sentences[36].

Church

2.5.55 The village church was originally built in 1853 as a school room. It was intended for use as a Sunday School and to be licensed for divine worship. In 1856 a chancel and transepts were added to the room and it was consecrated as the Church of the Holy Trinity, Eridge Green. The ecclesiastical parish of Eridge Green was formed on 5 Febuary 1856 out of the parishes of Frant and Rotherfield.

2.5.56 The request to form the ecclesiastical parish from 1855 includes details for Lord Abergavenny to provide a parsonage house and burial ground. The parsonage had certainly been provided by 1861 as the Rev Daniel Winham was listed in the parsonage in the 1861 census (now Warren House).

Institutions

2.5.57 The care of the poor was seen as a burden on the parishes in the post-medieval period, with the numbers of those seeking relief growing. The 1601 Poor Law (Old Poor Law) made it compulsory for parishes to levy a 'poor rate' to support those who could not work and introduced Overseers of the Poor. Outdoor relief (i.e. outside a workhouse) was the most common form in this period, with money, food and clothes given to the poor, and some boarded or apprenticed out. Those in need of care (the impotent poor) were cared for in almshouses or poorhouses; the able-bodied poor were given work to do; the idle or undeserving poor were sent to a county house of correction or prison; and children were apprenticed out. The poor rate was levied by the parish, with each parish responsible for its 'own' poor.

2.5.58 Eridge Green itself appears to have had no workhouse provision of its own, and was split between Frant and Rotherfield parish. The village where it extended along the A26 and the village green was within Frant parish, with land to the west, including The Forstal, Hamsell Wood Farm, and Cobbarn Farm, located within Rotherfield parish. The majority of the village would therefore have been under Frant for poor relieve and there is reference to almshouses in Frant in 1622, built by Roland Hartman, yeoman, for the use of the poor[37]. There was also a workhouse in Rotherfield on the outskirsts of the village.

2.5.59 Many parish workhouses were established after Knatchbulls' Act of 1723, which stipulated that poor relief would only be granted once a pauper had been admitted to a workhouse. Hundreds of workhouses were set up, often in existing rented buildings. By the 18th century it is reported that a barn behind the High Street in Frant had been converted for use as a workhouse. By the late 18th century the growing number of poor necessitated the provision of new workhouse accommodation near Saxonbury, called

Draft

36 Eeles, H. 1947 Frant- A Parish History
37 Wright, P. 2009 Frant: The Story of a Wealden Parish

Forest Farm. A list from the early 19th century includes 38 inmates[38]. There was also new workhouse building in Rotherfield from the 1740s.

2.5.60 Parish workhouses continued in use until the large union workhouses were set up following the 1834 Poor Law Amendment Act, when Frant became part of the Ticehurst Poor Law Union and Rotherfield became part of Uckfield Poor Law Union. The opening of a new Union workhouses meant that the parish workhouses became redundant.

2.5.61 The East Sussex Constabulary was established in 1840 to provide a police service for the county under the supervision of the court of quarter sessions. Land on the edge of The Warren by The Forstal was purchased in 1953 for the erection of a police house in Eridge Green. Prior to this it is assumed that the village relied on the police in neighbouring Frant or Rotherfield.

Education

2.5.62 Staircase Villa was used as a small village school in the 19th century and accommodated 60-70 children. The school was set up as a National School. These schools were founded in the 19th century by the National Society for Promoting Religious Education and provided elementary education, in accordance with the teaching of the Church of England, to the children of the poor. It seems to have produced large quantities of sewn goods for Eridge Castle, with registers of yards of serge fabric and dozens of chemises cut and sewn for house. Inspectors later in the century criticised the school for the lack of academic attainment [39].

2.5.63 In 1876 Lord Abergavenny built a new school at Eridge on The Forstal, with the existing school moved from Staircase Cottage to the purpose built school. The school on The Forstal closed in 1979 and the building converted to a house.

Sports and recreation

2.5.64 There is a field where the church and former vicarage now stand in the village, called cricketing field on the 1839 Tithe map, which was presumably the village cricket ground at this time. In the later 19th century a cricket pitch and pavilion were laid out within the park, closer to Eridge Castle.

2.5.65 The village hall was built as a Sunday School in mid-later 19th century. By the earlier 20th century it was used as the Parish Room and continues to serve the village.

Transport

2.5.66 In the 16th century the roads through the Weald of Kent and Sussex were considered so poor and perilous that an Act was passed to try and improve them by laying out new and wider roads. This seems to have had little impact, for in the 17th century Lord Chancellor Cowper wrote that the 'Sussex ways are bad and ruinous beyond imagination' and Dr. Barton wrote in 1751 that even in summer 'our horses could not keep

38 Wright, P. 2009 Frant: The Story of a Wealden Parish
39 Wright, P. 2009 Frant: The Story of a Wealden Parish

Draft

on their legs, on account of these slippery and rough parts of the roads', even suggesting the animals and women of the County are 'so long-legged...from the difficulty of pulling the feet out of so much mud' [40]. The situation was certainly worsened by the iron industry, which necessitated the movement of heavy goods along the roads, pulled by oxen.

2.5.67 The notoriously bad Wealden roads were therefore ripe for improvement by the Turnpike Trusts. In exchange for keeping the roads in a good state of repair, Acts of Parliament allowed the trusts to levy tolls for using the roads, collected at turnpike gates with houses adjacent for the toll keeper. The principal A26 Uckfield to Tunbridge Wells road via Eridge, was turnpiked in 1766. The tollgate and toll house can be seen on the Tithe map and are located to the north of the village in the road adjacent to the old estate yard.

2.5.68 Eridge gained a railway station 2km to the south of the village with the opening of the LBSCR Hailsham to Eridge line in 1880. The line was never electrified, and ceased carrying passengers in 1965, closing in 1968 [41]. This had little impact on development within the historic village itself, with some very limited development around the station (see below).

19th and 20th century

2.5.69 The Nevills further consolidated the importance of Eridge as their principal residence throughout the 19th century.

2.5.70 Henry Nevill had extended the park to 2000 acres by 1822 through the acquisition of additional land of the edges of the park. He enclosed the green at Eridge village at this time as part of Eridge Park, as described by Clifford in 1830 [42] and began developing Eridge Green as a model village for the estate, demolishing some of the existing buildings that skirted around the earlier green as part of the improvements to the park.

2.5.71 Documents survive in the East Sussex record office that show the acquisition of the land and buildings around Eridge Green before the estate village was constructed. A number of cottages were bought in Eridge Green between around 1810 and 1820 and rights of common on Eridge Green obtained by Henry Nevill in exchange for money, other land or cottages.

2.5.72 The estate village at Eridge Green was built as a typical model village of the late 18th to early 19th century, when landowners and industrialists began settling out villages to house their workers in cottages that not only enhanced the aesthetic of the estate, but also provided better quality housing for their workers to improve their physical and moral wellbeing. This also gave landowners the opportunity to impose standards and controls over their workers and pay lower wages in exchange for subsidised rents. The cottages built at Eridge Green are a mixture of adapted existing houses and newly built cottages, designed by the estate architect John Montier in the 1820s.

40 after Bell-Irving, 1903
41 Rotherfield EUS
42 Clifford, J. 1830 Guide of Tunbridge Wells

Draft

2.5.73 By the mid 19th century Eridge was set out as a model village. The village green seems to have still existed at this time, but the houses that stood around the edges had been removed. The land and buildings were all owned by Lord Abergavenny and occupied by tenants, with the cottages let to estate workers. Many of these buildings are decorated with the Abergavenny 'A' monogram, attributed to Henry Nevill.

2.5.74 The 1841 census indicates that those living in the village were employed on the estate in various roles, with occupations listed including laundry, laundress, porter, park keeper, stable hand, servant, gardener, carpenter, labourer, gate keeper, farm labourer, butcher, shoe maker and grocer.

2.5.75 Henry Nevill died in 1843, with the Eridge estate passing to his oldest son John. When he too died in 1845, the estate passed to his second son William, who had been rector at Frant and Birling. He carried out further building in the village, including the church and vicarage, and the houses along The Forstal. William was succeeded by his son William in 1868, who was made Marquess Abergavenny in 1876. Buildings that appear to be attributable to him are decorated with roses, which represent the 'rose of the field' from the Abergavenny Coat of Arms. Some also have the bull encircled by the garter after he was made a Knight of the Garter in 1886.

2.5.76 The Forstal was largely undeveloped into the second half of the 19th century, with only Hamsell Wood Farm located along the road. The Forstal was further developed from the 1860s with housing for estate workers and the construction of a village school. A large barn with internal oast was also added to Hamsell Wood Farm.

2.5.77 As already noted, Cobbarn Farm, west of the road junction of The Forstal and Eridge Road, appears to have been purchased by the Eridge estate in 1867.

2.5.78 The 19th century Kelly's Directories and census records show the extent to which the village was under the patronage and employment of the Eridge estate, with occupations listed including private secretary, laundry, laundry maid, seamstress, dress maker, game keeper, park keeper, coachman, page, groom, servant, butler, housekeeper, charwoman, gardener, carpenter, sawyer, bricklayer, thatcher, labourer, painter, glazier, plumber, blacksmith, carter, wheelwright, engine driver, gate keeper, farm bailiff, farm labourer, shepherd, butcher, shoe maker, grocer, fishmonger, milkman, school mistress, surgeon and governess.

2.5.79 Whilst the village itself was not considered a destination for Victorian tourists, local guidebooks described the magnificence of the park and house (Eridge Castle), which could be viewed from a public footpath leading into the park from Eridge Green. A visit to Eridge Rocks, to the west of the village, was also recommended, which the guide stated was open to visitors in the summer from 10am to 7pm [43].

2.5.80 The church contains two War Memorials. The First World War Memorial is the cross in front of the church which has twenty-one names, and there is a Memorial Plaque to those two died during WWII inside the church, which contains seven names. There is

Draft

43 Pelton's Guide to Tunbridge Wells. 1883

a WWI memorial drinking fountain set within the front churchyard wall and a separate stone memorial with ball finial in the rear churchyard to those in the RAF that lost their lives in WWII.

2.5.81 During the 20th century the Eridge estate has sold off some of it's properties, but some are still owned by the estate. There has been little significant change in the village, the main change being the A26, which is a busy road and has been straightened, slightly diverting from the historic route in front of Little Cottage and the Old Inn, and the village hall.

2.5.82 There has been very little 20th-century redevelopment within the historic core, with good survival of estate buildings.

Population

2.5.83 The population for Eridge is difficult to determine, sitting within the parishes of Frant and Rotherfield. The population for Frant was 1,439 in 1811 and grew to 3,481 by 1881. This dropped by 1931 to 1,604 residents, primarily due to the transfer of Broadwater Down from Frant to Tunbridge Wells in 1894. The parish population of Rotherfield was 754 in 1881 and remained at around 750 in the 1901 and 1921 census.

2.5.84 The population for the parish of Frant was 1,645 in 2011 and Rotherfield parish population was 3,208 in 2011[44]. There are 90 on the electoral roll https://www.eridgechurch.org

2.5.85 Whilst the population statistics do not give a good indicator for Eridge, in seems reasonable to assume the population grew throughout the 19th century with the employment afforded by the Eridge Park estate and provision of additional housing along The Forstal in the later 19th century. Whilst there has been limited development in the 20th century, this may have been balanced, or even not kept pace with, any drop in population as a result of likely smaller household sizes living within existing housing stock.

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.

Draft

44 2011 Census; Office for National Statistics (ONS)

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 Budgen's map of 1724 shows a small settlement at Eridge Green on both sides of the A26 road. It also shows Eridge house to the north east of the village and the enclosed park is shown set back from the village to the south east.

2.6.6 There are maps from this period that were produced by Thomas Budgen, seemingly to map the Eridge estate and surrounding area after the return to the estate and the improvements being undertaken by Henry Nevill. The map of Eridge Park from 1789 shown the newly built Eridge Castle, the parkland and Eridge Green. The park fence can be seen extending around the perimeter of the park and Eridge Green is shown outside the park boundary. The village green itself is shown as a large green to the east of the main road, a little smaller but comparable to the green at Frant. There are buildings along the road and around the edge of the green, although not many. The road through Eridge forms the western boundary of the green. Two roads lead off to the south from the village green; one to the mill on the edge of the park boundary, which still survives as a track to the large mill pond; and the other which still leads to Forge Wood Cottage. A building on the south west of the green and two more on the south of the green are shown (these no longer exist). Buildings are shown where the Old Inn, Little Cottage and Chestnut Cottage now stand; the site of Yew Tree House; and buildings in the vicinity of Thatched Cottage and Beehive and Wisteria Cottage. The rest of the map is damaged and so buildings further northwards along the A26 cannot be seen.

2.6.7 The Gardener map of 1795, whilst less detailed, shows the area along The Forstal, including Hamsell Wood Farm, Copbarn [Cobbarn] Farm and Copwood Farm.

2.6.8 The circa 1800 draft Ordnance Survey (OS) map shows the area in more detail. The many walks and carriage ways that were laid out in the park by Henry Nevill can be seen on the map. Eridge Green can be clearly seen with a track to Eridge Castle extending across it with a lodge (now Church Lodge) where the track meets the A26 and what appears to be a further lodge separating the green from the New Park (this lodge is no longer present). The buildings in the village shown on the 1789 map are still shown, but with greater clarity, and the Nevill, Crest and Gun pub is shown with its outbuildings. The land around the pub is labelled Gun Farm.

2.6.9 By the 1839 Frant Tithe map Eridge was set out as a model village. The village green is still show and is described as 'Eridge Green', but the houses that stood around the edges have been removed. The land and buildings are all owned by Lord Abergavenny and occupied by four principal tenants, the cottages presumably then let to estate workers. The tollgate and toll house can be seen to the north. The Nevill, Crest and Gun and stables are show, but are listed in the apportionment as 'homestead' and the surrounding fields are farmed by the occupier. There is then a field where the church and former vicarage now stand, called cricketing field, presumably the cricket ground before it was moved closer to Eridge Castle. A row of five cottages then extends along the road (now Staircase Cottage, Wisteria and Beehive Cottages, Thatched Cottage, The Hollies, and Yew Tree House). Church Lodge is shown opposite the cottages and what appear to be two further gatehouses on the approach to Eridge Castle across the green (both these

Draft

gatehouses are no longer present). Proceeding further south west along the road, two buildings recorded as 'homestead' are shown in the location of The Old Inn and Little Cottage, and Chestnut Cottage. It is claimed that the house called The Old Inn was the village Inn before the Nevill, Crest and Gun and was called The Crown. It was known as Dairy House or Dairy Farm House in the 19th century and the field behind was the Old Dairy Mead. The old route of the road is shown, which extends in front of these buildings to the junction with Sham Farm Road. A building is shown at the junction on the site of Crown House.

2.6.10 The area of The Forstal is shown on the Rotherfield Tithe map. The Forstal is shown with fields either side, the only buildings along the road being Hamsell Wood Farm. The farm was owned by Lord Abergavenny and occupied by John Killick. Another group of farm buildings (Cobbarn Farm) is shown to the west of the road junction of The Forstal and Eridge Road. The farm was owned by Henry Thwaites, in trust of Robert Foreman and John Baker Stapley, and was tenanted by Thomas Waterhouse. Proceeding north of The Forstal along Eridge Road is a small cluster of buildings near a large pond. A house next to the pond with barn and yard to the north (now gone) were known as Copwood Farm, Cobbarn and Little Cobbarn at various times. The farm was owned by Lord Abergavenny and occupied by Joseph Sales, who had sold the farm to Lord Abergavenny in 1830. On the opposite side of the road from the pond are cottages owned by Lord Abergavenny and occupied by three tenants. A further building is set back within the road frontage to the south of these buildings and appears to have been a forge.

2.6.11 The 1873 1st edition OS map shows the village extending along the A26. The most significant change is the erection of worker's cottages along The Forstal in the 1860s. Subsequent OS maps show little change to the village. The village hall was built as a Sunday School, the school was built on The Forstal and a small number of additional buildings are shown on the 2nd edition 1899 OS map, with little changes shown on later 20th century maps.

2.7 Areas of Archaeological Potential

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

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

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

Draft

2.7.4 The Historic Environment Records for East Sussex is located at The Keep in Falmer, and information can be accessed online [45]. 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 very little archaeological investigation in and around Eridge Green, including within that part covered by the Conservation Area. However, when considering the archaeological potential of settlements; the knowledge that the village sits along an early routeway, prehistoric and Roman activity in the area, the proximity to the adjacent to the medieval deer park, early references to Eridge from the 13th century, and survival of at least one medieval house in the village, there is potential that unknown archaeological features will remain. It is also important to recognise that archaeology often survives 19th and 20th century development.

2.7.6 It is misleading to assume complete destruction of buried or hidden features which could survive within later buildings and structures as well as in below ground features. Therefore, archaeological remains of any period, both above and below ground, could be found within the conservation area. Any proposals to carry out works which include ground disturbance or works to a historic building are likely to require an appropriate form of archaeological evaluation and assessment, to assess the potential for evidence of past human activity and provide evidence for the substance and evolution of the place, and its people and culture [46].

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

Draft

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

3 Character Appraisal

3.1 Introduction

3.1.1 Eridge Green and The Forstal conservation area is formed of two character areas for the purposes of the appraisal and this is shown on the map in Appendix 1.

A. Eridge Green

B. The Forstal

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

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

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

Draft

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 Eridge Green and The Forstal Conservation Area

- Historic village adjacent to Eridge Park set out along an early route through the Weald and around a village green to the east of the road, since incorporated into Eridge Park.
- Historic settlement at Eridge Green from the medieval period, with settlement around the edge of the historic park. Exact date of the village unknown, but pre-Norman references to the park and 13th century references to Eridge Hamlet.
- Eridge Green set out as a model village to house Eridge estate workers in the earlier 19th century, and extended along The Forstal in the later 19th century where there had previously been isolated farmsteads.
- Earliest recorded buildings in the village date to the 15th-17th centuries.
- Buildings in the conservation area are predominantly in residential use.
- 11 listed buildings or structures within the conservation area, which are all grade II listed.
- Many buildings identified as being of local, vernacular or cultural interest.
- Buildings almost all front onto the roads extending through the village, with most buildings on the west side of the A26 opposite Eridge Park and on the north side of The Forstal.
- Buildings are a quite low and many of the early estate cottages and buildings are single-storey or one and a half storeys with first floor in the eaves, with larger cottages and later 19th century houses that are two-storey in height, and some single-storey ancillary and farm buildings.
- Plot sizes are variable and the buildings themselves vary from adjoining cottages to detached cottages, larger houses and farmhouses.
- There is little exposed timber-framing in the village, with earlier buildings have been refaced in brick, tile-hanging, and weatherboard.
- Brick is seen throughout the conservation area, often with tile-hanging to the first floor.

Draft

- There are examples of the use of render in the conservation area, especially on the earlier 19th century estate cottages.
- There is some use of stone in the conservation area, including the church, and earlier 19th century estate cottages.
- There are some limited examples of weatherboarding in the conservation area, but this is not a common material.
- Terracotta decoration is a feature of the conservation area.
- The predominant roofing material throughout the conservation area is clay tile.
- Boundary treatments in the conservation area are predominantly hedges, with some use of brick walls and picket fencing, and occasional use of stone walls and iron railings.
- Trees are an important feature of the conservation area and its wider setting.
- Key buildings include: the church, the Nevill, Crest and Gun, the row of early 19th century estate buildings, Hamsell Wood farmhouse and barn, Cobbarn Farm oast.
- Key open spaces include: the the churchyard within the conservation area itself; as well as open space and woodland surrounding the conservation area, such as Eridge Park to the immediate east, and Eridge Rocks reserve to the west.
- Key views include: those along the roads and across the surrounding countryside; and views to estate buildings when travelling along the roads through the conservation area and when viewed across the fields between the roads, especially the cottage orné style cottages on the A26, the Nevill Crest and Gun, the church, Hamsell Wood farmhouse and barn, the estate cottages on The Forstal, and Cobbarn Farm oast.
- There are views to buildings in the village from the surrounding area and lanes, including views across the field to the Nevill, Crest and Gun and to the buildings on The Forstal; and strong inter-visibility between buildings from The Forstal, Warren Lane, the Eridge Road to Groombridge, and the A26. There are also important views west towards Eridge Rocks; across the field adjoining the conservation area to estate buildings in the wider landscape; far reaching views across the surrounding countryside and to landmark buildings in the the landscape; and views across Eridge Park, which are very important and far-reaching.
- The views both into and out of the village reinforce the strong strength of place of Eridge Green within its landscape setting, with views back into the village from

Draft

the surrounding area and strong inter-visibility between historic buildings and adjacent areas.

Draft

3.3 Character Area A - Eridge Green

Introduction to the character area

3.3.1 This character area is formed of the historic village core along the A26, extending from the junction with The Forstal to the Nevill, Crest and Gun public house. Development within the character area is from a mix of periods, but predominantly from the formation of the model village by the Eridge Park estate in the 1820s. The area is almost entirely residential in function, with the exception of the church, village hall and the Nevill, Crest and Gun public house.

3.3.2 This area is bordered by Character Area B (The Forstal) to the west. Eridge Park borders the character area to the east. The A26 continues to the north and south, with a few scattered buildings along and set back from the road beyond the character area.

3.3.3 Holy Trinity Church and the Nevill, Crest and Gun provide a focal point and landmarks within the village and the view across the field to the Nevill, Crest and Gun provides a sense of arrival on entering the village from the north. Eridge Park provides a green setting to the village on the east and Eridge Rocks and The Warren provide a green backdrop to the west. A separate settlement has grown up to the south around Eridge Station, but is detached from the historic village.

3.3.4 An historic settlement existed at Eridge Green and can be dated to the 15th century based on the earliest surviving building, although settlement around the edge of the historic park could be much earlier, with pre-Norman references to the park and 13th century references to Eridge. It is clear from maps and documents that the 18th century village was a small settlement set out along the A26 and around a village green to the east of the road, since incorporated into Eridge Park. The village at Eridge Green was set out as a model village to house Estate workers in the 19th century and the cottages are a mixture of adapted existing houses and newly built cottages, many designed by the Estate architect John Montier in the 1820s, with some later additions.

Landscape setting

3.3.5 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. The rows of historic buildings that front onto the roads through the character area and the busy route of the A26 give a sense of the urban character of this part of the village, whilst the quieter route of the older road to the east has a more rural character, enhanced by the backdrop and views across Eridge Park.

3.3.6 Eridge Park is a large expansive parkland to the immediate east of the character area and allows views into and out of the character area, as well as having some publicly accessible footpaths. There is also open space and woodland to the west, and Eridge Rocks reserve is popular with local walkers. Within the character area itself, the churchyard is publicly accessible open space, as well as being the village burial ground.

Draft

3.3.7 Trees are important within the character area and include the trees within the character area itself and those that can be seen from the adjoining character area and in the wider countryside and parkland setting of the conservation area. Important trees within the character area include those lining the road, some of which sit on banks and provide a sense of enclosure along parts of the route, trees in gardens, and those within the churchyard. Trees in adjoining character areas and in the wider setting reinforce the rural location of Eridge Green within the High Weald. Important tree specimens within the character area are noted on the visual appraisal map in Appendix 1.

3.3.8 Views through the character area are generally along the road extending through the village, punctuated by the estate buildings that draw the eye, especially the cottage orné style cottages, the Nevill Crest and Gun, and the church. Views across Eridge Park are very important and far-reaching, with Saxonbury Tower a visible landmark in the landscape. The views to the west towards Eridge Rocks are also important and there are views across the field adjoining the conservation area to estate buildings sitting in the landscape (e.g. Eridge estate yard to the north). The fields surrounding the village and changes in topography also allow views back into the village from the surrounding area and lanes.

Local built form

3.3.9 The oldest building in the character area is 15th century, identified through internal archaeological survey, and other buildings listed as '17th century or earlier' may be earlier. Buildings within the character area, listed and unlisted, have not often been the subject of archaeological survey and so dating of the buildings can be uncertain. Some older buildings have been re-fronted in the 18th-19th centuries, which has obscured earlier phases. Buildings in the character area date from the 15th-20th centuries.

3.3.10 The buildings in the character area all front onto the road through the village, with most buildings on the west side of the road opposite Eridge Park. However, there are buildings on the east side of the road of the edge of Eridge Park to the south of the character area. Plot sizes are variable and the buildings themselves vary from adjoining cottages to detached cottages and larger houses. The buildings have front gardens but still sit quite close to the road frontage.

3.3.11 The mix of periods of building can be identified, to some extent, by the uses of building materials and the architectural fashions of the time. There are no examples of exposed timber-framing, the earliest buildings faced in a mixture of brickwork and tile-hanging, which in some cases conceals or is likely to conceal earlier timber framed construction. The materials in the character area are quite mixed and include red brickwork (some painted white), red and grey chequered brickwork, red clay tile-hanging, some use of stone and render, in some cases with imitation timber-framing, and occasional use of weatherboarding. Roofs are covered with clay plain tile.

3.3.12 The predominant boundary treatment in the character area is hedges and trees, with some use of low brick walls in combination with hedges, There is also some use of picket fencing, and occasional use of stone walls. The use of post and rail fencing, especially along the Eridge Park boundary on the western side of the road, maintains an

Draft

open and rural character. There has also been some limited use of close board fencing to replace traditional boundary treatments.

Listed buildings

3.3.13 There are eight designated Grade II listed buildings within the character area, although some of these buildings contain two or three cottages. The buildings are generally listed as ranging in date from the 17th century or earlier to the 19th century, but internal survey of one building has shown it to date to the 15th century. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.3.14 The Nevill Crest and Gun sits back from the road on the west with an attractive green space in front and a low stone wall separating it from the field to the north. It is listed as 17th century, but in fact dates to the 15th century. Internal archaeological survey has shown that the building originated as a mid-late 15th century timber-framed house, with two-bay open hall, a north service bay and south parlour. In the 16th century/early 17th century a chimney was inserted, a first floor inserted in the hall, and alterations made to the building. Further alterations were undertaken in the mid/late 17th century and included a chimney and ashlar stone wall on the southern end wall, floors and roofs raised, a rear lean-to outshut added, and a large central gable incorporated into the front slope of the new roof. In the 18th century the northern end of the house was rebuilt and further alterations made. A single-storey detached wash/brewhouse was also constructed. In the late 18th-19th century the building was refronted in brick and tile-hanging, the rear lean-to outshut was replaced by a wider two-storeyed addition, and a single-storeyed link was constructed between the main range and the rear wash/brewhouse. In the later 19th century a porch and staircase area was added and it has been suggested that this was to give independent access the first-floor living accommodation without the need to pass through the bar areas [47]. The building is constructed of white painted red brick on the ground floor with tile-hanging above, which the list description states were both once painted. It has casement windows and a plain tiled roof with dormers and scalloped ridge tiles. The building is decorated with the distinctive large letter 'A' monograms of the Abergavenny Estate, attributable to Henry Nevill, who lived at Eridge from 1787-1843. It has been used as a public house from the 19th century and was a house prior to this.

3.3.15 The stable to the north-east of the Nevill Crest and Gun is separately listed and is thought to have been added to the north of the public house in the early 19th century, although could be a reworking of an earlier building. It is constructed of red and grey chequered brick with a half-hipped tiled roof. It is two-storeys with casement windows and a wagon door within a central gable. The gable contains the letter 'A' monogram and a large plaster relief of a bull, representing the Abergavenny Crest. An outhouse to the rear has not been viewed internally, but framing visible in the south wall (where weatherboarding was missing) shows this rear outhouse to be a timber-framed building of 17th century or earlier date [48].

47 Martin & Martin, 2010 ASE report no 1721
48 Martin & Martin, 2010 ASE report no 1721

Draft

3.3.16 Yew Tree House was formerly two cottages and is the last in the row of Estate cottages extending north-south along the A26 that back onto the Warren and Eridge Rocks. The cottages are thought to date to the 17th century but have not been surveyed, and were remodelled by John Montier in the earlier 19th century. The cottages are largely concealed from the road with a fence and hedged boundary on top of a bank where the land rises up from the road at this point. The cottages were renovated, extended and converted into one house in the 1990s. The house is a mixture of red brick and weatherboarded with casement windows and a plain tiled roof with decorative scalloped bargeboards.

3.3.17 The Old Inn and Little Cottage is set back from and below the level of the A26, but is still visible from the main road. The building sits on the road frontage of the original route through the village before it was diverted in the 20th century and backs onto Eridge Park. The building appears to have been used as a farmhouse and/or public house and was then split into three estate worker's cottages. The building is thought to be 18th century or earlier and is constructed of white painted brick on the ground floor with painted tile-hanging above. The central range has casement windows and is flanked by cross-wings at each end with sash windows and half-hipped gables, all with plain tiled roofs and scalloped ridge tiles. The gables contains the letter 'A' monogram with a green man below. There is a recessed smaller bay with similar gable at north-east end.

3.3.18 The row of cottages on the west of the road from Staircase Villa to The Hollies appear to have been built in the earlier 19th century by John Montier of Tunbridge Wells for the Eridge estate. Most of the buildings were built as worker's cottages, although Staircase Villa was used as the village school and Ebenezer Cottage was used for some time as the village post office and store. Each cottage has its own style and use a mixture of materials.

3.3.19 Staircase Villa is constructed of decorative imitation timber-framing and plaster above a rusticated ashlar stone base and decorative tiled roof with scalloped ridge tiles and timber spike finials. It has a central porch with elaborate timbered gable. A single storey red brick carriage house/garage with decorative bargeboard, decorative red and black tiles and scalloped ridge tiles. A low picket fence extends in front of the house and a red brick wall extends along the boundary with Warren Farm Lane.

3.3.20 Wisteria Cottage, Ebenezer Cottage and Beehive Cottage is one building. A picture form 1849 shows that the entire building was decorated with imitation timbering-framing and plaster at this time[(49)], although some has since been removed and/or covered by later tile-hanging. The central range and gabled range to the north had painted brick on ground floor and decorative imitation timbering-framing and plaster above, but the gabled range has since been rendered. The central range contains a small gabled dormer and the gable to the north contains the letter 'A' monogram with a green man below and has a decorative bargeboard with timber spike final. A projecting wing was the former shop. It has rusticated ashlar stone on the ground floor and tile-hung jettied twin gables above with carved decorative bargeboards and timber spike finial. The chimney is highly decorative. The shop window is still retained on the ground floor beneath the

Draft

49 https://www.theweald.org/m13.asp?PicIdto=9901908

gables. The southern end of the building has rusticated ashlar stone on the ground floor and diapered tile-hanging above with a small gabled dormer in the roof. A single-storey stone building is attached to the building via a small link piece.

3.3.21 Weathervane and Thatched Cottage is one building. It is constructed of decorative imitation timber-framing with ornamental plaster infilling. The range contains a jettied gable with carved decorative bargeboards and attic window in gable. The roof is now tiled, but was thatched until 1937, when it was replaced following a fire[50].

3.3.22 To the north of the row of cottages, Holy Trinity Church was built to serve the local community in the 19th century. It was originally built in 1853 as a school room, but in 1856 a chancel and transepts were added to the room and it was consecrated as the Church of the Holy Trinity. The building is constructed in the Gothic style of stone with chancel, nave and porch with bell-tower over. The roof has decorative tiles an the bell tower has a small shingle tower surmounted by a weather vane. A stone wall extends in front of the church with decorative gates, one of which is styled as a portcullis from the Abergavenny Coat of Arms. A memorial drinking fountain is set within the wall. A War Memorial sits in the front church grounds and the churchyard is enclosed by a hedge to the rear. The interior of the church was remodelled in 1950 by John L Denman.

Key unlisted buildings or structures

3.3.23 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 Eridge Green and The Forstal conservation area, and contribute to its wider historical value [51]. These buildings and structures have been identified via consideration of their value to the heritage asset (conservation area), through their evidential value, historical value, aesthetic value and communal value, and in some instances for their contribution to the setting of designated heritage assets. Where ancillary buildings to listed buildings have been identified as key unlisted buildings on the visual appraisal map, and although these buildings may be considered to be curtilage listed, it is important to note that they also make a valuable contribution to the character of the conservation area in their own right.

3.3.24 Key unlisted buildings or structures have been identified in the character area, dating from the 18th century or earlier to the 20th century. Whilst key unlisted buildings have been identified on the visual appraisal map in Appendix 1, this does not exclude other buildings being considered of significance should further information come to light. In addition, omission of description in this character appraisal text does not diminish the significance of any buildings identified on the visual appraisal map.

3.3.25 The Hollies is part of the row of cottages built by the estate. The building is constructed of red brick on the ground floor brick with tile-hanging above and a plain tiled roof with scalloped ridge tiles. There is a late 19th-early 20th century red brick castellated

50 https://www.thewealden.org/m13.asp?PicIdto=9900623
51 Conservation Principles, Policies and Guidance, Historic England, April 2008

Draft

single-storey extension to the south west corner. It is also decorated with roses, which represent the 'rose of the field' from the Abergavenny Coat of Arms.

3.3.26 Warren House and Warren House Cottage, to the north of the church, was built as the vicarage in the mid-19th century. It is a double-gabled house with a frontage towards the church with rendered ashlar lined walls, sash windows, quoins to the windows and corners and a plain tiled roof. A small letter 'A' monogram is located in one gable and the other contains a bell with a small roof over.

3.3.27 Chestnut Cottage is a long single-storey range adjacent to the Old Inn and Little Cottage on the road frontage of the original route through the village. The building appears to be a 19th century farm building and addresses Eridge Park, with no windows on the road elevation. The field behind was called Old Dairy Mead and so it may have been used for a dairy herd. The building is constructed of white painted brick with decorative red tiled roof and ridge tiles. It contains a central gable with a porched door and has the letter 'A' monogram on the central gable and end gable.

3.3.28 The village hall was constructed next to Chestnut Cottage as a Sunday School in the later 19th century. It is constructed of red brick with cream brick window architraves, lancet windows in the gable end, decorative red tiled roof and ridge tiles. It is decorated with roses, which represent the 'rose of the field' from the Abergavenny Coat of Arms.

3.3.29 Crown House sits on the road frontage of the original route through the village on the corner of Sham Farm Road. It was known as Meadow Bank and is shown on 18th century maps. It was purchased by the estate in 1861 and was occupied by a surgeon and later by his two daughters. The house is constructed of white painted brick with sash windows and a plain tile roof. It appears to have been remodelled in the mid-later 19th century around the time it was purchased by the estate.

3.3.30 Pinehurst is a large house that sits on the road frontage of the original route through the village. The building was constructed in the later 19th century on land acquired by the estate in the 1860s and is constructed of red brick with cream brick window architraves, sash windows, lancet windows above a porch door, and decorative red tiled roof and ridge tiles. It is decorated with roses, which represent the 'rose of the field' from the Abergavenny Coat of Arms and has decorative 'Tudor' chimneys.

3.3.31 Church Lodge is a lodge house located at the entrance to Eridge House from the village. The lodge appears to have been built when the house was rebuilt in the late 18th century, but was replaced in the1960s. Despite being a later replacement, the lodge still represents the siting of an earlier lodge in this location and retains the character of a lodge house.

Other features of the character area

3.3.32 There is very little street furniture in the character area, given the location along the A26. There is a post box adjacent to the bus shelter near the junction of the A26 and The Forstal and a village sign on the eastern side of the road opposite Yew Tree House.

Draft

3.3.33 Sounds, smells and general activity also contribute to the historic character of conservation areas. Motor vehicle traffic is a dominant feature along the A26, leading to some noise and disturbance. However, the area has still retained a relatively rural character due to the green roadside verges and trees along the road. The route of the Old Eridge Road is much quieter, with only local traffic using this dead end route.

Detractors

3.3.34 There are few intrusive modern features within the character area. The character area is quite dimly lit, as would be expected in this setting, with very little formal street lighting within the character area, reinforcing the rural location of the settlement in this naturally dark setting.

3.3.35 The main detractor in the character area is traffic along the A26. Road signage and markings painted on the roads is also a detractor.

3.3.36 Another detractor is the wirescape extending across the road between telegraph poles and nearby buildings.

3.3.37 There has been some intrusion of close boarded fencing along garden boundaries, which is an alien feature.

Summary

3.3.38 In conclusion, this area comprises the 19th century linear model estate village along A26, evolved from the earlier Eridge Green village, of which a limited number of 15th-18th century buildings have been incorporated and remodelled. The 19th century estate cottages give the area much of its character. 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 detractors to the character of the area are the wirescape along the road and the traffic along the A26, with associated road markings and signage. In addition, there has been some use of close boarded fencing in the character area, which detracts from the rural and historic character of the area.

Draft

3.4 Character Area B - The Forstal

3.4.1 This character area is formed of The Forstal and the cluster of buildings at Cobbarn along Eridge Road. Development within the character area is from a mix of periods, but predominantly from the extension of the model village by the Eridge Park estate in the 1860s-70s. The area is now entirely residential in function, but historically included the school, forge and working farms.

3.4.2 This area is bordered by Character Area A (Eridge Green) to the east and is surrounded by open countryside.

3.4.3 An historic settlement existed at Eridge Green to the north east since at least the 15th century, based on surviving buildings, although settlement could be much earlier. It is clear from maps and documents that the 18th century village was a small settlement set out along the A26 and around a village green to the east of the road. At this time Hamsell Wood Farm was the only group of buildings along The Forstal, which is reflected in the place name, Forstal meaning land in front of a farm. There were further buildings at Cobbarn Farm and Copwood Farm (also called Cobbarn and Little Cobbarn) near the junction of The Forstal and Eridge Road.

3.4.4 The village at Eridge Green was set out as a model village to house Eridge estate workers in the earlier 19th century, but this was not extended out to The Forstal until later in the 19th century. Worker's cottages were built in the 1860s and the school built 1876 and further cottages added in the later 19th century. The large barn at Hamsell Wood Farm was also built during this period in 1884.

3.4.5 A separate settlement has grown up to the south around Eridge Station but is detached from the character area.

Landscape setting

3.4.6 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. This area of the settlement is generally later, dating the second half of the 19th century. The surrounding open countryside and woodland provide a green backdrop to the character area, which still retains a rural character along relatively quiet country lanes.

3.4.7 Trees are important within the character area and include the trees within the character area itself and those that can be seen from the adjoining character area and in the wider countryside and woodland setting of the conservation area, reinforcing its rural location within the High Weald. There are some important tree specimens within the character area and these are noted on the visual appraisal map in Appendix 1, along with the identification of important hedgerows. Within the character area these include the small group of trees to the north and west of the former school, trees within gardens, as well as those between gardens and bounding adjoining fields. Trees in adjoining character areas and in the wider setting include the woodland in the Eridge Rocks reserve and extending to the Old Eridge Road, as well as the areas of woodland to the north of The Forstal and the trees visible in Eridge Park and the surrounding landscape.

Draft

3.4.8 There is no formal open space within the character area, but Eridge Park is a large expansive parkland to the immediate east of the conservation area and contains some publicly accessible footpaths. There is also open space and woodland surrounding the character area, and Eridge Rocks reserve is popular with local walkers.

3.4.9 Views through the character area are generally along the roads extending through the character area and across the surrounding countryside. Views to buildings in the near and distant view are also important, with views often punctuated by estate buildings, such as the views to cottages and Cobbarn Farm oast on Eridge Road. There are also long across fields to buildings in the the wider landscape, including views towards Rotherfield Church. Views across Eridge Park are very important and far-reaching, with Saxonbury Tower a visible landmark in the landscape. The views to the west towards Eridge Rocks are also important and there are views across the field adjoining the conservation area to estate buildings sitting in the landscape (e.g. buildings on the Eridge Road to Groombridge to the west). The fields surrounding the village and changes in topography also allow views back into the village from the surrounding area and lanes.

Local built form

3.4.10 Many of the buildings in the character area are 19th centuries, though some date to the 17th century or earlier.

3.4.11 The formers farm buildings at Hamsell Wood Farm and Cobbarn Farm are set back from the roads, but the other buildings in the character area all front onto The Forstal or Eridge Road. Plot sizes are variable and the buildings themselves vary from adjoining cottages to detached cottages and larger farmhouses. The row of semi-detached cottages built by the Eridge estate on The Forstal between the former school and the A26 are relatively standard in terms of plot size, setback and building size. The buildings have front gardens but still sit quite close to the road frontage.

3.4.12 The mix of periods of building can be identified, to some extent, by the uses of building materials, although many of the buildings date to the later 19th century as the area became an expansion of the Estate worker's houses at Eridge Green. The buildings are in a mixture of materials, but predominantly red brickwork, some of which has been painted white, and tile-hanging. Roofs are covered with clay plain tiles. There is very little use of weatherboarding and stone, although some of the farm buildings in the character area have weatherboarding and stone plinths.

3.4.13 The predominant boundary treatment in the character area is hedges and trees, with some limited use of fencing, and low walls, and one example of railings in front of the former school. The predominance of hedged boundaries reinforces the rural character along The Forstal.

3.4.14 Listed buildings

3.4.15 There are three designated Grade II listed buildings within the character area; Hamsell Wood Farm and the cart shed with granary over and oast houses that used to be part of Cobbarn Farm. The buildings are generally listed as ranging in date from the

Draft

17th century or earlier to the 19th century. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.4.16 Hamsell Wood farmhouse has been historically owned by the Abergavennys and farmed by tenant farmers. It is set back to the south of The Forstal where the land slopes away to the south. The farmhouse is thought to date to to the 17th century and is constructed of red brick above a stone plinth on the ground floor and tile-hanging above, some of which is arranged in an alternating black and red tiled pattern. There is a small amount of weatherboarding on the building and a catslide, with the entire roof covered in plain red tiles. The farmyard and barns are located to the south of the farmhouse, including a large brick barn with the date 1884 on the gable. The farm building are constructed in brick with tiled roofs.

3.4.17 Another group of farm buildings, comprising the former Cobbarn Farm, is located to the west of the road junction of The Forstal and Eridge Road. The farm buildings have been converted into dwellings and the farmhouse itself has been rebuilt in the 1990s. The cart shed with granary over and oast houses to the east of Cobbarn farmhouse are all listed as 19th century. The oast house has two red brick roundels with tiled roofs and white cowls and a red brick and timber-framed stowage barn attached, the building having been converted into a house. The cart shed and granary has been converted into a garage and office, but still retains braced posts where it was open to the yard. It is weatherboarded with a hipped tiled roof.

Key unlisted buildings or structures

3.4.18 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 Eridge Green and The Forstal conservation area, and contribute to its wider historical value [52]. These buildings and structures have been identified via consideration of their value to the heritage asset (conservation area), through their evidential value, historical value, aesthetic value and communal value, and in some instances for their contribution to the setting of designated heritage assets. Where ancillary buildings to listed buildings have been identified as key unlisted buildings on the visual appraisal map, and although these buildings may be considered to be curtilage listed, it is important to note that they also make a valuable contribution to the character of the conservation area in their own right.

3.4.19 Key unlisted buildings have been identified in the character area dating from the 19th century through to the early 20th century and are a mostly residential. Whilst key unlisted buildings have been identified on the visual appraisal map in Appendix 1, this does not exclude other buildings being considered of significance should further information come to light. In addition, omission of description in this character appraisal text does not diminish the significance of any buildings identified on the visual appraisal map.

Draft

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

3.4.20 The row of cottages on the north side of The Forstal were built by the Eridge estate as worker's cottages in the 1860s on a strip of land called 'Forstal Wood', which had been part of Hamsell Wood Farm. The boundary of this triangular strip of land is still marked by the rear gardens of the properties. The cottages consist of six pairs of semi-detached cottages of a homogeneous style of white painted brick and tile-hanging above with plain tiled roofs. Some cottages are larger than others and more decorative, but generally have decorative tile-hanging and roof tiles, using black tiles and/or club tiles to make diaper or chevron patterns, some also incorporating a jettied gable, and all have the letter 'A' monogram on the gables and a green man. The cottages were occupied by estate workers in the 1871 census, mainly farm labourers, garden labourers and carpenters.

3.4.21 The school was built in 1876 at the end of the row of cottages on The Forstal to replace the school at Staircase Cottage. It is a modest schoolroom built of red brick with grey brick detailing and stone window architraves. It has a central porch door with the date '1876' above and casement windows either side. A low brick wall surmounted by wrought iron railings extends in front.

3.4.22 Hamsell Wood Cottages is a pair of red brick cottages built by the Eridge estate to the west of Hamsell Wood Farm in 1889. The cottages are embellished with decorative details, including mouldings of the rose, portcullis, 'A' monogram and crown from the Abergavenny Coat of Arms on the window architraves, and roses from the Abergavenny Coat of Arms on the gables and string course. A shield containing the Nevill bull and crown, flanked by the portcullis and rose is displayed on the east end of the building. The shield is encircled in the garter, which William, 1st Marquess of Abergavenny was entitled to use after becoming a Knight of the Garter in 1886. The cottages have been extended to match the original style and detailing.

3.4.23 There are a number of other isolated red brick cottages built in the late 19th-earlier 20th century by the estate in a similar style with shared architectural detailing. Holly Cottages were constructed in the early 20th century on the corner of The Forstal and Eridge Road. They are in a more simplified style than Hamsell Wood cottages, but contain the shield with the bull encased in the garter in the central gable. Proceeding northwards along Eridge Road, Edgefield Cottage and Forge Cottage are semi-detached cottages, again in a similar style, but with the letter 'A' monogram in the gables and are dated 1886.

3.4.24 Little Cobbarn Cottage and Little Cobbarn Farm are a pair of inter-war semi-detached cottages near the site of an earlier farm on Eridge Road. These are far simpler in design, but still represent the building of cottages to house estate workers in this period. The cottages are dated 1936 and have the Abergavenny 'A' monogram, rose and portcullis.

3.4.25 Within the Cobbarn Farm complex to the west of Eridge Road, in addition to the listed oast and cartshed with granary above, there are also two large barns, now converted to houses, that date to the 19th century or earlier. The barns are constructed of red brick and weatherboarding with plain tiled roofs. There is also a house constructed to the east of the farm complex in the late 19th century. It is constructed of red brick with tile-hanging above and has multiple dormers in the roof.

Draft

Other features of the character area

3.4.26 There is a lack of street furniture in the character area, as would be expected in this rural location.

3.4.27 There is no formal street lighting at night, reinforcing the rural location of the settlement.

3.4.28 Sounds, smells and general activity also contribute to the historic character of conservation areas. The Forstal and Eridge Road are relatively peaceful rural lanes, without the bustle of traffic along the A26 to the east.

Detractors

3.4.29 There are few intrusive modern features within the character area, with the only notable detractor being the wirescape along the lanes.

Summary

3.4.30 In conclusion, this area comprises the scattered linear development along The Forstal and Eridge Road, beginning with isolated farmsteads in the 17th century and developing with the 19th and early 20th century estate cottages that now give the area much of its character. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. The only particular identified detractor to the character of the area is the wirescape along the lanes.

Draft

4 Architectural Form, Detail, Materials, Textures and Colours

4.1 Introduction

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

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

4.2 Key Characteristics

Key Characteristics

- Brick is seen throughout the conservation area, often with tile-hanging to the first floor.
- The brickwork construction is mainly of red bricks in Flemish bond, with some detailing in grey or pale cream Fletton bricks.
- Some of the brickwork in the conservation area has been painted white.
- There is no exposed timberframing in the village, with earlier buildings refaced with brick and tile-hanging, and limited use of weatherboarding. The framing seen within the village is decorative imitation timber-framing.
- There are examples of the use of render in the conservation area, with some of the earlier 19th century estate cottages along the A26 rendered and incorporating ornamental plasterwork. This is often seen in combination with decorative imitation timber-framing to create a cottage orné estate style.
- There is some use of stone used in the conservation area, including the church, some use of stone on historic buildings within the conservation area, such as the Nevill, Crest and Gun, and rusticated stone to the ground floor of the earlier 19th century estate cottages.
- There are some limited examples of weatherboarding in the conservation area, but this is not a common material and mostly limited to ancillary and former farm buildings.

Draft

- Terracotta decoration is a feature of the conservation area and was used to adorn the estate buildings with the Nevill crest and Abergavenny monogram.
- The predominant roofing material throughout the conservation area is clay tile.
- Decorative ridge tiles, finials and barge boards are a feature of the conservation area used throughout the 19th century.
- Roofs are mostly gabled, with few hipped or half-hipped roofs.
- Brick chimney stacks survive to many of the buildings in the conservation area.
- Where historic windows survive they are simple metal casements and timber casements, with limited use of traditional timber vertical sliding sash windows.
- The doors in the conservation area are a mixture of traditional four or six panel timber doors and plain planked doors.
- The predominant boundary treatment in the conservation area is hedges, with some use of brick walls and picket fencing, and occasional use of stone walls and iron railings. There has been some limited use of close board fencing to replace traditional boundary treatments.

Draft

4.3 Architectural Form and Layout of Built Form

4.3.1 An historic settlement existed at Eridge Green from the medieval period, with settlement around the edge of the historic park. There are pre-Norman references to the park and 13th century references to Eridge, but the exact date of the village is unknown and likely dates to the 13th century, and the earliest surviving building in the village is 15th century. It is clear from maps and documents that the 18th century village was a small settlement set out along the A26 and around a village green to the east of the road, since incorporated into Eridge Park. The village at Eridge Green was set out as a model village to house estate workers in the 19th century and the cottages are a mixture of adapted existing houses and newly built cottages, many designed by the Estate architect John Montier in the 1820s, with some later additions. The village was extended along The Forstal in the later 19th century where there had previously been isolated farmsteads.

4.3.2 The buildings in the conservation area almost all front onto the roads extending through the village, with most buildings on the west side of the A26 opposite Eridge Park and on the north side of The Forstal. Plot sizes are variable and the buildings themselves vary from adjoining cottages to detached cottages, larger houses and farmhouses. The row of semi-detached cottages built by the Eridge estate on The Forstal between the former school and the A26 are relatively standard in terms of plot size, setback and building size, having been built as a homogeneous group of contemporary estate cottages. The buildings in the conservation area have front gardens, but still sit quite close to the road

frontages. The exceptions are the farm buildings, which sit back from the roads within their own farmyard arrangements. The Nevill, Crest and Gun, which may have been a former farmhouse, also sits back from the road.

4.3.3 Development within the conservation area is from a mix of periods and represents a mix of architectural styles, although many of the buildings date to the tow separate periods in the 19th century; firstly when Eridge Green was set out as a model village to house estate workers in the earlier 19th century and the cottages were newly built or adapted from existing houses, many designed by the estate architect John Montier in the 1820s; and secondly as The Forstal was developed as an expansion of the estate worker's houses in the later 19th century. The buildings are a quite low and many of the early estate cottages and buildings are single-storey or one and a half storeys with first floor in the eaves, with larger cottages and later 19th century houses that are two-storey in height, and some single-storey ancillary and farm buildings.

4.4 Walls

4.4.1 The mix of periods of building can be identified, to some extent, by the uses of building materials, although earlier timber framed buildings have been refronted in brick, tile-hanging and, less commonly, weatherboard. The buildings are in a mixture of materials, including red brickwork (some painted white), red and grey chequered brickwork, red clay tile-hanging, some use of stone and render, in some cases with imitation timber-framing, and occasional use of weatherboarding. Roofs are covered with clay plain tile. Roofs are covered with clay plain tiles.

4.4.2 Many buildings in the conservation area incorporate brick, often in combination with tile-hanging, and there is also use of tile roofs throughout the conservation area and there is a consistency in the materials used, in addition to a strong estate style, that suggests they were being sourced locally. This is confirmed by the list of local brick and tile works in operation in the 19th and earlier 20th centuries. Up until the 19th century and the coming of the railways, brick would have been made locally from the abundant clay within the High Weald landscape.

4.4.3 The pre-1894 parish area of Frant (as recorded by Molly Beswick[(53)]) had nine recorded brick and tile works, whilst the parish area of Rotherfield had 19 recorded brick and tile works, although not all were in operation at the same time. Some were in operation by the late 18th century to serve the large houses undertaking building works, including Eridge Park. Those owned by the Abergavenny's include brick kiln at Gun Farm (Nevill, Crest and Gun) circa 1800, two brick kilns recorded in Eridge Park circa 1800 and 1840, and a brickyards at Danegate circa 1840.

4.4.4 There was one limekiln recorded on the 1st edition O.S. map for the pre-1894 parish area of Rotherfield and none in Frant. Lime would have been used to create lime mortar for building and lime plaster, which could be applied as an interior an exterior finish to

Draft

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

buildings. Lime was also used in agriculture to make the Wealden clay soils easier to work[54].

4.4.5 Although there are buildings surviving from the 15th-18th centuries or earlier within the conservation area, which would originally have had externally visible timber frame and render, such the Nevill, Crest and Gun, Yew Tree House, Hamsell Wood farmhouse, and the Old Inn and Little Cottage. Many of the earlier timber-framed buildings in the conservation area have been refaced with brick and tile-hanging, with limited use of weatherboarding.

4.4.6 Much of this refacing of earlier timber-framed buildings is likely to have begun in the 18th century, although some may be later and relate to the earlier 19th century reworking of the buildings when they were acquired by the Eridge Park estate. As such, whilst the materials may not be original, they are nevertheless part of the historic fabric of the buildings and contribute to the historic significance of the buildings and overall architectural and historic significance of the conservation area as a whole.

4.4.7 The 18th and 19th century brickwork construction is mainly of Flemish bond, where bricks are laid in a chequered pattern, as seen on many buildings in the conservation area.

4.4.8 Bricks could be produced in different colours through a combination of firing techniques and temperatures and the clay used. Brickwork can also be used to create decorative patterns such as diaper patterns, polychrome work and header bond [55]. The use of red and grey bricks to create a chequered pattern, often seen in other historic villages, is not a common feature in Eridge Green, although it is unclear to what extent it may be present on earlier buildings as brickwork is often painted. An example can be seen on the former stable building at the Nevill, Crest and Gun. Some of the later 19th century buildings in the conservation area have detailing in grey bricks, such as the former school, or pale cream Fletton bricks, such as the village hall, Pinehurst and some cottages on the Eridge Road to Groombridge, but these bricks are not a common building material in the conservation area.

4.4.9 It is only in the 20th century that the modern 'stretcher' bond has come into general use, as brickwork generally provides a face to an internal blockwork wall. A limited number of earlier 20th century buildings in the conservation area are constructed in red bricks laid in stretcher bond, such as the 1930s cottages on the Eridge Road to Groombridge.

4.4.10 Some of the brickwork in the conservation area has been painted white, which seems to have been to create an estate style. In the village the earlier 19th century the estate cottages. On The Forstal the 1860s cottages have white painted brick on the ground floor with tile-hanging above. By the late 19th century the estate buildings were constructed in unpainted red brickwork, often with decorative brick detailing (see above).

4.4.11 Photos of brick detailing

Draft

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

4.4.12 As already noted, in conjunction with the refacing of earlier timber-framed buildings with brickwork, there is use of tile-hanging to first floor areas. There is also use of tile-hanging on the 1860s buildings along The Forstal. The tile-hanging in the conservation area is predominantly plain tiles, sometimes used in conjunction with club tiles or dark coloured tiles to form decorative patterns. The tiles have a slight curve along their width and length, which allows for unevenness of the timber-framing beneath, but also gives a natural softness and irregularity that cannot be achieved with modern machine-made tiles.

4.4.13 Photo of tile hanging

4.4.14 The smooth render to simulate finely dressed stonework or rustication became popular in parts of Britain in the early 19th century. The finish was used to achieve the Regency and earlier Victorian fashion for smooth, evenly coloured house fronts where stone was not available and/or too expensive. This finish was used on some of the earlier 19th century estate cottages along the A26, often with decorative imitation timber-framing, to create a cottage orné estate style. Weathervane and Thatched Cottage has decorative imitation timber-framing with ornamental plaster infilling comprising small squares adorned with plaster floral motifs. Warren House is rendered and ashlar lined to mimic stone.

4.4.15 Photo of render

4.4.16 There is some use of stone used in the conservation area. These include the church and some use of stone on historic buildings within the conservation area, such as the Nevill, Crest and Gun. There is also use of stone in the form of rusticated stone to the ground floor of the earlier 19th century estate cottages, often with plaster above to create the cottage orné estate style already noted and seen on buildings such as Staircase Villa.

4.4.17 There are some limited examples of weatherboarding in the conservation area, such as Yew Tree House and small areas of Hamsell Wood farmhouse, but this is not a common material within the conservation area and mostly limited to ancillary and former farm buildings.

4.4.18 photo of weatherboarding

4.4.19 As already noted, there are no examples of exposed timber framing in the conservation area. The framing seen within the village is decorative imitation timber-framing (see above).

4.4.20 Terracotta decoration is a feature of the conservation area and was used to adorn the estate buildings with the Nevill crest and Abergavenny monogram. Henry Nevill, second Earl of Abergavenny, returned to the Eridge estate in 1787 and undertook much work to the Eridge estate and laid out the estate village at Eridge Green. His buildings carry the large distinctive Abergavenny letter 'A' monogram seen on many of the estate buildings built up to his death in 1843. It is also likely, given the date, that he was responsible for the large Nevill bull on the stable at the Nevill, Crest and Gun. William, his second son carried out building work from 1845-1868 and his buildings on The Forstal

Draft

also carry the 'A' monogram. William was succeeded by his son William in 1868, who was made Marquess Abergavenny in 1876. Buildings that appear to be attributable to him are decorated with roses, which represent the 'rose of the field' from the Abergavenny Coat of Arms. Some also have the bull encircled by the garter after he was made a Knight of the Garter in 1886.

4.5 Roofs

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

Clay tile

4.5.2 The predominant roofing material throughout the conservation area is clay tile. Traditionally, the tiles would have been locally sourced and are a red/orange in colour, which has weathered. As with brick making, traditional handmade tiles have a degree of variation due to methods of manufacture, variations in the kiln, and natural camber from shrinkage and racking, which combine to give character to handmade tile roofs.

4.5.3 Much of the tile is plain, although there is some use of club tiles and dark coloured tiles to create decorative patterns, such as the cottages on The Forstal.

Slate

4.5.4 There is no use of slate in the conservation area.

Ridge tiles and finials

4.5.5 Decorative ridge tiles and finials are a feature of the conservation area used throughout the 19th century. Examples can be seen on the roofs of the Nevill, Crest and Gun, The Old Inn and Little Cottage, Staircase Villa, The Hollies, Chestnut Cottage, the village hall, and Pinehurst.

Roof forms

4.5.6 Gables are the predominant roof form throughout the conservation area. Half-hipped roofs are occasionally seen, with examples on the stables at Nevill, Crest and Gun, Hamsell Wood farmhouse and Little Cottage and The Old Inn. Hipped roofs are not a common feature of the conservation area, but there is an example on the large barn at Hamsell Wood Farm. Buildings are often decorated with one or more feature gables projecting from the front roof pitch.

4.5.7 The roofs within the conservation area generally run parallel to the road. Buildings are often decorated with one or more feature gables projecting from the front roof pitch.

4.5.8 As already noted, many of the buildings in the conservation area are a quite low and many of the early estate cottages and buildings are single-storey or one and a half storeys with first floor in the eaves. The roofs of these buildings often contain gabled

Draft

dormers to provide light to the first floor within the eaves. The use of modern rooflights and dormers within the conservation area is restricted.

Chimney stacks and pots

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

4.5.10 Many of the earlier 19th century estate cottages have decorative chimney stacks, such as the highly decorative stack on Wisteria Cottage, Ebenezer Cottage and Beehive Cottage. Pinehurst has decorative 'Tudor' style chimneys with tall octagonal stacks. The Nevill, Crest and Gun has a large 16hth-early 17th century chimney stack. Other chimney stacks in the conservation area are of simple brick design, which are sometime painted, and the stacks to Warren House are rendered.

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

Rainwater goods

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

Barge boards

4.5.13 Barge boards to roofs are a feature of the conservation area. Some are plain, but decorative examples can be seen on earlier 19th century cottages, such as the Yew Tree House, Wisteria Cottage, Ebenezer Cottage and Beehive Cottage, Staircase Villa, and Weathervane and Thatched Cottage.

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 The windows within the conservation area comprise simple metal casements and timber casements, with limited use of sash windows. Therefore, the significance is the survival of historic detailing. Whilst this is predominantly through the use of traditional timber and metal casement windows, there are also examples of sash windows. There

Draft

is one example of early metal casement windows with leaded lights on Hamsell Wood farmhouse.

4.6.3 Casement windows can be seen throughout the conservation area and seem to have been installed in existing or new buildings as the estate village was developed in the 19th century. Some may be 20th century replacements, but still represent a homogenous estate style from that time as may of the properties continued to be owned by the Eridge estate in the 20th century. Most of the windows on buildings along the A26 are plain metal casements and do not have glazing bars, perhaps representing early 20th century replacement. The later 19th century buildings on The Forstal contain wooden casements with glazing bars. The windows on Weathervane Cottage contain leaded lights with small rectangular panes and may have been lost from other buildings of the earlier 19th century.

4.6.4 There are few examples sash windows on properties in the conservation area, Examples include Pinehurst, which has sash windows with two mullions and other decorative windows with pointed arched heads, Warren House, with a single mullion, as well as some of the windows on Little Cottage and the Old Inn and Hamsell Wood farmhouse, with small rectangular wooden glazing bars.

4.6.5 The village hall contains some decorative lancet windows in a front projecting gable.

4.6.6 There has been a small amount of intrusion of modern window detailing and materials within the conservation area with the use of non-traditional materials, such as PVCu, beginning to replace traditional timber windows. While aspirations to improve thermal insulation are understood, wholesale replacement of well-designed traditional windows can rarely be achieved satisfactorily using sealed double glazed units. A more appropriate solution is likely to be through proprietary draught stripping and secondary glazing. Existing windows can normally be retained, repaired or remade to a design appropriate to the period and design of the property.

4.7 Doors

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

4.7.2 The doors in the conservation area are are a mixture of traditionally detailed four or six panel timber doors and plain planked doors. There are some front porches to properties within the conservation area, some of which are historic (although not necessarily original) and others that are a more recent addition. The earlier 19th century cottages tend to have plank doors and the later 19th century properties tend to have panelled doors. Some of these doors are set in side elevations rather than front elevations.

Draft

Porches tend to be gabled tiled porches and the porch on Staircase Villa is especially ornate with tracery, bargeboard and finial.

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

4.8 Shopfronts

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

4.8.2 Shop fronts were introduced in the 18th century and the majority dating from the 18th and 19th century are designed on an individual basis, utilising a variety of architectural detailing and styles, with small paned windows. Later 19th century shop fronts have larger areas of plate glass as this material became more widely available, changing the scale in the design of shop fronts. [56]

4.8.3 There is one former shop window in the village on the former post office and shop at Ebenezer Cottage. The same window design is shown on the building in a sketch of Eridge from 1849 [57].

4.8.4 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.

4.8.5 While aspirations to improve thermal insulation, security and utilize standardized corporate signage and designs are understood, the replacement of well-designed traditional shop fronts can rarely be achieved satisfactorily without loss of character to the building and the conservation area. Existing shop fronts and signage can normally be retained, repaired or remade to a design appropriate to the period, scale and design of the property. Where inappropriate shop fronts and/or signage have been installed in the past, opportunities should be taken for their enhancement.

Draft

56 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

57 https://www.thewealden.org/m13.asp?PicIdto=9901908

4.9 Garden Walls, Fences and Other Means of Enclosure

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

4.9.2 The predominant boundary treatment in the conservation area is hedges, with some use of brick walls and picket fencing, and occasional use of stone walls and iron railings. There has also been some limited use of close board fencing to replace traditional boundary treatments.

4.9.3 The cottages in the village core along the A26 have hedged boundaries, sometimes in combination with low brick walls. The later 19th century development along The Forstal also has predominantly hedged boundaries, which reinforces the rural character along The Forstal.

4.9.4 Picket fences are also used as a boundary treatment within the conservation area, but less commonly. Examples can be seen at Staircase Villa and Wisteria Cottage, Ebenezer Cottage and Beehive Cottage along he A26, and used as an internal boundary between properties on The Forstal. There is some post and rail fencing around the Nevill, Crest and Gun and along the Eridge Park boundary on the western side of the road, which maintains an open and rural character. In addition, the pub garden to the southern side of the Nevill Crest and Gun is enclosed by metal estate fencing. The is one example of iron railings in front of the former school along The Forstal.

4.9.5 The churchyard is enclosed by a rusticated stone wall with decorative wooden gates, one designed to resemble a portcullis and decorated with a portcullis and roses, which represent the 'rose of the field' from the Abergavenny Coat of Arms. A coursed stone wall also extends along parts of the northern boundary of the Nevill, Crest and Gun.

4.9.6 There are minimal front boundary walls to the estate cottages along the Eridge Road to Groombridge and no front boundary treatment to Little Cottage and the Old Inn, Chestnut Cottage, and the village hall, which sit along the Old Eridge Road.

4.9.7 The majority of properties have retained an historic method of defining the boundary. There has been some use of close boarded type fencing, especially along the A26, which can be an alien feature, detracting from the historic character of the area, and any further incursion of this feature should be discouraged.

Draft

5 Trees, Open Spaces and Views

5.1 Introduction

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

5.1.2 The landscape around Eridge Green and The Forstal still has a very rural character of fields, hedges, trees, and woodland, as well as the parkland of Eridge Park to the east, which all provide an important backdrop to the settlement. This is discussed further in Chapter 2.

5.2 Key Characteristics

Key Characteristics

- Trees are an important feature of the conservation area and its wider setting.
- The relatively rural location of Eridge Green and The Forstal within the High Weald means that there is open countryside and areas of woodland surrounding the conservation area.
- Trees form an important backdrop to the village, with large areas of woodland around the village, as well as the large parkland of Eridge Park, a registered park and garden, to the east.
- Particularly prominent trees and groups of trees within the conservation area include those lining the roads, some of which sit on banks and provide a sense of enclosure along parts of the A26; those within the churchyard; the small group of trees to the north and west of the former school on The Forstal; trees in gardens; and those between gardens and bounding adjoining fields.
- Eridge Park is a large expansive parkland to the immediate east of the conservation area containing groups of trees, and there are areas of woodland to the west, with woodland at The Warren and Eridge Rocks reserve extending to the Old Eridge Road.
- Hedgerows are the predominant boundary feature and help to reinforce the rural location of the village within the High Weald.
- Key open spaces include: the churchyard within the conservation area itself; as well as open space and woodland surrounding the conservation area, such as Eridge Park to the immediate east, which has some publicly accessible footpaths, and Eridge Rocks reserve to the west.
- The open landscape makes an important contribution to the traditional open setting of the conservation area, with open countryside and woodland surrounding the conservation area, as well as the parkland of Eridge Park.

Draft

- Key views include: those along the roads and across the surrounding countryside; and views to estate buildings when travelling along the roads through the conservation area and when viewed across the fields between the roads, especially the cottage orné style cottages on the A26, the Nevill Crest and Gun, the church, Hamsell Wood farmhouse and barn, the estate cottages on The Forstal, and Cobbarn Farm oast.

- There are also views to buildings in the village from the surrounding area and lanes, including views across the field to the Nevill, Crest and Gun on entering the village from the north, and views to buildings along The Forstal across the fields from the south. There is also strong inter-visibility between buildings from The Forstal, Warren Lane, the Eridge Road to Groombridge, and the A26, which are viewed across the open fields that sit between them.

- Within the wider landscape setting there are important views west towards Eridge Rocks; across the field adjoining the conservation area to estate buildings sitting in the wider landscape, such as the Eridge estate yard to the north; far reaching views across the surrounding countryside and to landmark buildings in the the landscape, including Rotherfield Church and Saxonbury Tower; and views across Eridge Park, which are very important and far-reaching.

- The views both into and out of the village reinforce the strong strength of place of Eridge Green within its landscape setting, with the fields surrounding the village and changes in topography allowing views back into the village from the surrounding area and strong inter-visibility between historic buildings within the conservation area and adjacent areas.

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

5.3.3 Important trees include those within the conservation area itself and those that can be seen from the wider countryside and parkland setting of the conservation area. The relatively rural location of Eridge Green and The Forstal within the High Weald means that there is open countryside and areas of woodland surrounding the conservation area. Trees form an important backdrop to the village, with large areas of woodland around the village, as well as the large parkland of Eridge Park, a registered park and garden, to the

Draft

east. Field boundaries and lanes are also lined with trees and hedges in this High Weald landscape.

5.3.4 Particularly prominent trees and groups of trees within the conservation area include those lining the roads, some of which sit on banks and provide a sense of enclosure along parts of the A26; those within the churchyard; the small group of trees to the north and west of the former school on The Forstal; trees in gardens; and those between gardens and bounding adjoining fields. Eridge Park is a large expansive parkland to the immediate east of the conservation area containing groups of trees, and there are areas of woodland to the west, with woodland at The Warren and Eridge Rocks reserve extending to the Old Eridge Road.

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

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

5.4 Open Spaces

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

5.4.2 Eridge Park is a large expansive parkland to the immediate east of the conservation area and has some publicly accessible footpaths. There is also open space and woodland surrounding the conservation area, and Eridge Rocks reserve to the west is popular with local walkers.

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

5.4.4 The open landscape makes an important contribution to the traditional open setting of the conservation area. The rural location means that there is open countryside and woodland surrounding the conservation area, as well as the parkland of Eridge Park, which is characteristic of the High Weald landscape within which Eridge Green sits.

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

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

Draft

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

5.5.3 Key views within the conservation area area include those along the roads and across the surrounding countryside. The estate buildings draw the eye when travelling along the roads through the conservation area and when viewed across the fields between the roads. Especially notable in views are the cottage orné style cottages on the A26, the Nevill Crest and Gun, the church, Hamsell Wood farmhouse and barn, the estate cottages on The Forstal, and Cobbarn Farm oast.

5.5.4 The fields surrounding the village and changes in topography also allow views to buildings in the village from the surrounding area and lanes. The view across the field to the Nevill, Crest and Gun is important on entering the village from the north and acts as an important local landmark. Buildings along The Forstal are especially visible across the fields from the south. There is also strong inter-visibility between buildings from The Forstal, Warren Lane, the Eridge Road to Groombridge, and the A26, which are viewed across the open fields that sit between them.

5.5.5 The views to the west towards Eridge Rocks are also important and there are views across the field adjoining the conservation area to estate buildings sitting in the wider landscape, such as the Eridge estate yard to the north.

5.5.6 There are far reaching views across the surrounding countryside and landmark buildings can be seen in the the wider landscape, including views towards Rotherfield Church and Saxonbury Tower (a folly within Eridge Park).

5.5.7 Views across Eridge Park are very important and far-reaching.

5.5.8 The fields surrounding the village and changes in topography also allow views back into the village from the surrounding area. The views of the village are important within the wider landscape, and there are significant views to and from the village, with strong inter-visibility between historic buildings within the conservation area and adjacent areas.

5.5.9 The views both into and out of the village reinforce the strong strength of place of Eridge Green within its landscape setting.

Draft

6 Considerations for change in conservation area

6.1 Introduction

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

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

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

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

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

Draft

6.2 Guiding principles for change in conservation areas

Guiding principles for changes in conservation areas

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

Draft

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

Key issues impacting on the character and appearance of the Eridge Green and The Forstal conservation area

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

Draft

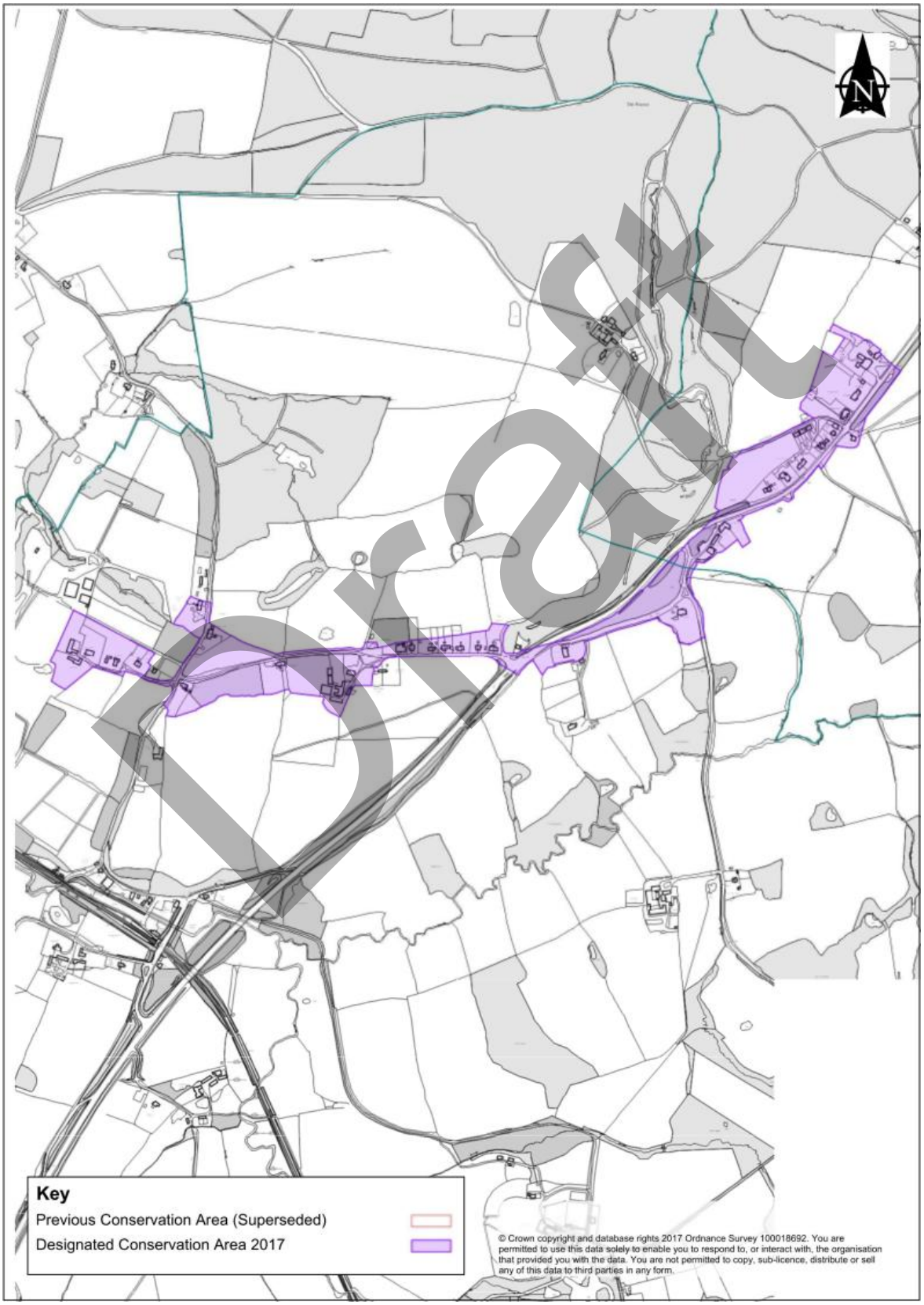
6 Considerations for change in conservation area

Draft

Appendix 1: Maps

Draft

1.1 Designated Conservation Area



Draft

1.2 Character Areas

Draft

1.3 Visual Appraisal

TO FOLLOW

Draft

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.

Draft

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.

Draft

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.

Draft

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.

Draft

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

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

Draft

Appendix 2: Glossary of Terms

Draft

Appendix 3: References

LEGISLATION

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

HISTORIC ENGLAND

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

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

WEALDEN DOCUMENTS

- Wealden Local Plan, Design and Heritage Strategy Background Paper – Local Plan Issues and Options 2015
- Wealden Local Plan, Heritage Background Paper - January 2019
- Wealden Local Plan, Conservation Areas – Issues, Options and Recommendations Consultation, 2015
- Wealden Landscape and Settlement Character Assessment, Chris Blandford Associates, November 2014
- Wealden Local Plan, 1998
- Wealden Design Guide, 2008
- Wealden Core Strategy Local Plan, 2012
- Wealden Local Plan, Submission Document, 2019

Draft

WEBSITES

- 2011 Census, Office for National Statistics: https://www.ons.gov.uk/census/2011census
- Gazetteer of Markets and Fairs in England and Wales to 1516: www.history.ac.uk/gazframer.html
- The Weald.org: www.theweald.org
- Wealden Iron Research Group: www.wealdeniron.org.uk/
- Wealden Iron Research Group database: http://www.wirgdata.org/
- Old Sussex Mapped (Yeakell and Gardner's Sussex 1778-1783): http://www.envf.port.ac.uk/geo/research/historical/webmap/sussexmap/Yeakell_36.htm
- British History Online www.british-history.ac.uk/inquis-post-mortem
- Open Domesday https://opendomesday.org
- The Workhouse: http://www.workhouses.org.uk/
- Hudson, W. (ed) 1910 T*he Three Earliest Subsidies For the County of Sussex 1296, 1327, 1332* http://www.british-history.ac.uk/suss-record-soc/vol10/pp184-205

BIBLIOGRAPHY

- Antram, N., Pevsner, N. 2013 *Sussex: East with Brighton and Hove: The Buildings of England*
- Bell-Irving, E.M. 1903 Mayfield- The Story of an Old Wealden Village
- Beswick, M. 1993 *Brickmaking in Sussex: A history and gazetteer*
- Clifford, J. 1830 *Guide of Tunbridge Wells*
- Dugdale, W. Sir 1693 *Monasticon anglicanum, or, The history of the ancient abbies, and other monasteries, hospitals, cathedral and collegiate churches, in England and Wales with divers French, Irish, and Scotch monasteries formerly relating to England* University of Oxford Text Archive http://tei.it.ox.ac.uk/tcp/Texts-HTML/free/A36/A36798.html
- Kelly, E.R. 1882 *Post Office Directory of Sussex*
- Leslie K., Short, B. 2010 *An Historical Atlas of Sussex*
- Lower, M.A. *A Compendious History*

Draft

- Pullein, C. 1928 *Rotherfield. The Story of Some Wealden Manors*
- Radford, J. *1883 Pelton's Illustrated Guide to Tunbridge Wells*
- Straker, E. 1931 *Wealden Iron*
- Sussex Extensive Urban Survey (EUS): *Rotherfield Historic Character Assessment Report September 2008*
- Sussex Extensive Urban Survey (EUS): *Wadhurst Historic Character Assessment Report September 2007*
- Wright, P. 2009 *Frant: The Story of a Wealden Parish*

OTHER SOURCES

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

Draft

Appendix 3: References

Draft