Draft Conservation Area Character Appraisal

Five Ashes

Wealden
District Council

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

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Overview

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

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

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

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

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

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

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This character appraisal considers:

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

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

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1 Background

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

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

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

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1 Background

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2 Context

2.1 Introduction to the Conservation Area

2.1.1 Five Ashes is a village within the High Weald Area of Outstanding Natural Beauty (AONB), located along one of the north-south routes through the Weald. The historic core is centred around the junction of the A267 with Spring Lane and Leeds Lane.

2.1.2 The village lies within the wider Parish of Mayfield and Five Ashes, which covers an area of just over 16 square miles, Mayfield being the largest settlement in the area. Five Ashes lies approximately 2.5 miles south west of Mayfield, 2 miles north of Cross in Hand and 1.5 miles north east of Hadlow Down. The Parish had an overall population of 3,718 in 2011[(1)].

2.1.3 Located along a primary north-south route through the Weald, the settlement seems to have developed as a small centre based on farming, trades and local services, with the larger centre at Mayfield to the north.

2.1.4 Wealden iron production had a significant impact on the economy of the area from the 16th century, with 35 ironworks within 10km of Mayfield and Five Ashes at its peak.

2.1.5 The local trades have been lost in the village during the 20th century. The Five Ashes Inn public house is still in operation, but other shops and services are now private houses.

2.1.6 The historic village core has seen little significant development in the 20th century, although there has been some small-scale infill. However, beyond the conservation area there has been significant extension to the village to the north and south in the 20th century.

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

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

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their setting/s as well as the conservation area itself. In such positions, consideration should be given to the collective and overlapping settings and the role that they play in contributing to the significance of the heritage asset.

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

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

2.3 Topography and Landscape Setting

2.3.1 The village of Five Ashes is a small settlement along one of the north-south routes through the Weald.

2.3.2 The village lies within the High Weald Area of Outstanding Natural Beauty (AONB). 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

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

top roads and a dense system of radiating droveways. These are often narrow, deeply sunken and edged with trees, hedgerows, wildflower-rich verges and boundary banks [5].

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

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

2.3.7 Iron was the major industry in the High Weald, and first developed in the Iron Age and Roman periods, with evidence of 87 Romano-British iron production sites in Wealden District [6]. The height of the iron industry in the area was predominantly in the 15th to 17th centuries when the Weald was the foundry of England and as many as one hundred forges and furnaces were in operation. This influence dominates the present landscape in the form of hammer ponds, furnace sites and evidence of charcoal-burning. There is evidence for hammer ponds and iron working in the landscape, with local furnaces included Mayfield Furnace, Bivelham, Bungehurst Farm, Hawksden, Coushopley and Woodbridge. By 1574, there were at least 77 iron furnaces working in the Weald, with 35 ironworks within 10km of Mayfield and Five Ashes at its peak, but the ironmaking industry within the Weald had largely died out by the end of the 18th century.

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;

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

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- 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.

Five Ashes

2.3.8 The historic settlement setting of Five Ashes is created by:

- A small-scale landscape of irregular shaped fields fields, enclosed by a network of hedgerows and wooded shaws;
- dispersed settlement pattern with ridge top villages and isolated cottages and farms;
- Rolling, heavily-wooded landscape with deep, often wooded ghyll valleys;
- Ridge top routes and radiating droveways;
- small hamlets and farmsteads dotted throughout the landscape, with early settlements sited on ridge tops;
- intimate, hidden and small-scale landscape with glimpses of far-reaching views, giving a sense of remoteness and tranquillity;
- forestry, farming and transhumance has shaped the medieval landscape;
- extensive areas of woodland with a very high proportion of ancient woodland.

2.3.9 Landscape characteristics include:

- the historic core around the road junction along a principal north-south route;
- the War Memorial on the small green in the centre of the village;
- listed buildings throughout the village;
- small-scale ancient field patterns around the village, including areas of regular piecemeal enclosure and cohesive and aggregate assarts;
- streams and associated ponds surrounding the village, as well as natural springs;

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- small-scale landscape of predominantly pastoral fields to the north;
- areas of woodland forming part of the High Weald landscape[7]

2.3.10 The landscape surrounding Five Ashes falls within two County Landscape Character Area; the 'central High Weald' and 'Upper Rother Valley'. The landscape setting areas are identified below.

Five Ashes Landscape Setting Areas

To the east, the landscape setting areas are identified as:

- intricate patchwork of small-scale ancient, predominantly pastoral fields interspersed by tracts of Ancient Woodland, which provide a sense of enclosure;
- network of small streams lined with Ancient Woodland;
- sloping landform and pastoral fields;
- network of rural lanes, often lined with trees and mature hedgerows.

To the west, the landscape setting areas are identified as:

- large areas of Ancient Woodland interspersed with small-scale, predominantly pastoral fields;
- an interconnected network of rural, tree lined lanes and mature hedgerows;
- a gently undulating landscape with numerous stream corridors;
- some occasional open views over the rolling landscape[8].

2.3.11 The topography in the area has influenced the layout and development of the settlement. Five Ashes is a small settlement clustered around a road junction along one of the north-south routes through the Weald. The village sits at around 118m AOD, with the land dropping away to the south.

2.4 Geology and Building Materials

2.4.1 Along with the whole of Sussex, the rocks of the Five Ashes 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. Five Ashes lies on a succession of sandstones and siltstones of the Tunbridge Wells formation, formed in the Cretaceous period. Surrounding this belt, which follows the ridgetop route, are mudstones of the Wadhurst Clay formation.

2.4.2 The use of the local materials available to builders in the past throughout the District, including: brick, timber, stone, weather boarding, tile hanging, clay tiles and thatch,

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

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has a significant influence on the character of built form, including boundaries, and the overall visual nature of an area. The more historic buildings will display traditional building techniques based on the materials available in the locality. However, with improved transport in the 18th and 19th centuries, a wider choice of materials from around the country became available, often leading to more standardised building styles and forms.

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

2.5 History of the Settlement

Prehistoric

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

2.5.2 It is likely that the route through the village was formed in the later Prehistoric periods by communities utilising this section of the Weald forest. This road is part of the identified prehistoric ridgeway from Oldham (Ightham) to Cross in Hand trackway (LIN 134) that follows the route of the current A267 through Five Ashes. These routes are believed to have continued as Roman roads and so were well established prior to medieval settlement in the area.

2.5.3 Evidence of prehistoric activity is represented by find spots recorded in the area, with Mesolithic flints (ESHER MES5151) found locally and a Neolithic axe found to the immediate east of the conservation area (ESHER MES4633).

2.5.4 Iron was worked in bloomeries in the area from the Iron Age and continued into the Roman period. A number of undated bloomeries and quarries have been recorded to the west of the village, the closest being in Huntsbank Wood (ESHER MES21899 and 21900) and immediately adjacent to the village in Smith Mead Shaw (ESHER MES35051).

Roman and Saxon

2.5.5 Roman occupation of the wider area commenced in 43 AD, after the Roman conquest. There have been numerous discoveries of Romano-British iron workings in the area, 11 of which are within 5km of the area, including smelting furnaces at Argos Hill and Rushers Cross and the large 3ha site at Bardown.

2.5.6 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.

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Place name, Domesday and early manors

2.5.7 Historically, Five Ashes was part of the Manor of South Malling and later Mayfield. Like Mayfield, at the time of the Domesday Survey, Five Ashes would have been part of the part of the Archbishop of Canterbury's extensive manor of South Malling, recorded as containing 254 tenants in the Domesday Book. The great manor of South Malling, which was granted to the archbishops of Canterbury before the Norman Conquest and remained in their possession until the 16th century, stretched from Lewes Bridge up to the Kent border at Lamberhurst. In the 16th century, the manor was then broken up into three new lordships – the manors of Ringmer, Framfield and Mayfield.

2.5.8 Neither Five Ashes or Mayfield is mentioned in the Domesday Book of 1085, and although there is not thought to have been a nucleated settlement such as a village or hamlet in the area at this time, there may have been dispersed settlement in the area that was part of the Archbishop of Canterbury's manor of South Malling.

2.5.9 The place name of Mayfield is first recorded in the early 12th century writings of Eadmer, a monk of Canterbury, who refers to the building of a wooden church and hospitium at Mayfield (*Magauelda*) by Dunstan, Archbishop of Canterbury, in 960 AD. The current stone church of St Dunstan in Mayfield dates in part to the earlier 13th century.

2.5.10 The place name Five Ash most likely refers to a wooded part of the larger Manor, which still contains some ancient woodland with ash trees. The ash tree was valued historically, both ritually, for its benevolent or healing properties, and practically, for its use to make ploughs, axles, blocks, planks and furniture. John Evelyn, in his 1662 study on trees, *Sylva*, described the ash, stating 'so useful and profitable is this tree (next to the oak) that every prudent lord of a manor, should employ one acre of ground, to every 20 acres of other land'. Woodland in Five Ashes is still called Vicars Wood and it may be that the name represents the area of ash trees belonging to the Manor. There is also reference to a clump of five ashes that grew on close to the Five Ashes Inn and were removed when the shop and post office was built in the later 19th century (now Waverley House).

Medieval development

2.5.11 Five Ashes was one of the quarters of Mayfield during the medieval period and so the early history of the area follows that of the town. Mayfield was granted a weekly market and annual fair in 1261 and the manor house, which became the Archbishop's Palace, was built shortly after, as well as a vicarage. Records show that the archiepiscopal household visited Mayfield typically twice yearly in the late 13th century[9] and the present settlement of Mayfield is thought to have emerged from the late 13th and early 14th century as a trading settlement that developed around the earlier market and the Archbishop's Palace.

2.5.12 The likely emergence of Mayfield in the early 14th century coincided with the expansion of the Palace, including the addition of the great hall, and the peak of use by

9 Sussex Extensive Urban Survey (EUS): Mayfield Historic Character Assessment Report April 2008

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the archbishops, who all spent significant time at Mayfield in the 14th century[10]. The church was substantially modified in the late 13th century, and in the 14th and 15th centuries, which may relate to the growing population in the area. Further market days were granted in 1314 and 1394 and a further fair, indicating the local growth and importance of the town.

2.5.13 It is not clear when Five Ashes emerged as a small roadside settlement along the route south from Mayfield. Settlement along this principal road route is attested by the survival of earlier timber-framed buildings in the area, which includes timber framed buildings of the 16th century or earlier. However, within the village itself, there has been a lack of internal examination of historic buildings and many are dated as 17th century based on external appearance.

Post medieval development

2.5.14 By the mid-16th century the Archbishop's Palace and park had fallen out of use and the manor of Mayfield, including Five Ashes, was alienated in 1545. The manor and Palace was granted to Sir Thomas Gresham following the Dissolution, then to Henry Neville in 1579, followed by Thomas May in 1597. Records for the Parish show that the population continued to grow following the Dissolution, with the population rising from 495 in 1524 to 1,570 in 1676.

2.5.15 The will of Thomas Aynscombe from 1617 documents that, as well as his capital messuage, lands and tenements in the Town Quarter and extensive land holdings elsewhere in Mayfield, he also owned lands in Mousehall and Five Ash Quarters. Upon his death, the Manor was sold to the Baker family, who were prominent local landowners and ironmasters, and passed through the Pelhams, also ironmasters, to the Marquis of Camden in 1790. Lord Carrington held much of land in and around Five Ashes at the time of the 1843 Tithe map, holding over 8000 acres in the parish in total.

2.5.16 A number of buildings in the village are former farmhouses or were part of local farms. These appear to have been formed of clearings in the woodland. The Five Ashes Inn was a farmhouse before becoming a public house, and Leeds Farm and Inwoods Farm were both large local farms.

2.5.17 Inwoods was owned by the executors of John Fry at the time of the 1843 Tithe map, the house and associated cottages passing through a number of families throughout the 19th century. John Fry was a gentlemen, residing at Skippers Hill from at least the late 18th century, and owning substantial land in the area. The date of the house is not known, but buildings are shown on the site from at least the later 18th century.

2.5.18 Leeds Farm, now renamed Leeds Meade, is an early 17th century farmhouse and was owned by John Bridger in the earlier 19th century, before passing through a number of families. The farm owned a number of fields around the village at the time of the 1843 Tithe map, including the triangular piece of land opposite the farmhouse, fields to the south of the farmhouse, and land around the Five Ash Inn. The farmhouse itself is

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10 Sussex Extensive Urban Survey (EUS): Mayfield Historic Character Assessment Report April 2008

quite detached from the village along Leeds Lane, and is further detached from the conservation area by more modern development around Westfield Close.

2.5.19 The road through Five Ashes was turnpiked in 1767 as part of the Tunbridge Wells to Great Possingworth Wood (Cross-in-Hand) turnpike road. This joined the 1752 Hurst Green to Ringmer turnpike road to the south.

Trade and industry

2.5.20 Early industry in the area appears to have revolved around farming and small-scale trade and services using the important route running through the village. A farmhouse had been converted into the Five Ash Inn by the 19th century, with Edward Head and family recorded as publicans and farmers from the 1841 census. There was a blacksmith's forge adjacent and a shop and post office at Waverley House.

2.5.21 Wealden iron production had a significant impact on the economy of the area from the 16th century, with 35 ironworks within 10km of Mayfield and Five Ashes at its peak. Local furnaces included Mayfield Furnace, Bivelham, Bungehurst Farm, Hawksden, Coushopley and Woodbridge.

2.5.22 The ironmasters and their families were local prominent figures and owned many of the large properties in the area during the late 16th-early 18th centuries. These include Sir Thomas Gresham, occupier of the former Archbishop's Palace (Mayfield furnace); Stephen Penkhurst (Coushopley furnace); Thomas Sands (Hawksden Forge); Stephen Aynscombe, occupier of Aylwins; and John Baker, also an occupier of the former Palace and Aylwins.

2.5.23 The leather industry also appears to have been an important trade, with Mayfield as one of the industry's Wealden centres in the mid-16th century. 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 Mayfield 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.

2.5.24 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.

2.5.25 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. Surviving buildings and 19th century maps show that many of the farms had a

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roundel for drying hops, including Leeds Farm and Inwoods Farm in the village, as well as Almond Farm to the immediate north of the village, all of which still survive.

2.5.26 The 1861 census shows that Five Ashes was a modest settlement with local trades and some farms. Trades listed at Five Ashes include wheelwright, carpenter and joiner, grocer, dress maker, carter, sawyer[11], thatcher, house servant, house maid, charwoman[12], huckster[13], jourrneyman[14], two farmers, and a number of farm labourers. By 1871 there was also a nurse an gardener residing in Five Ashes.

2.5.27 The 1874 Post Office Directory lists the entries for Five Ashes under the settlements of Mayfield and Hadlow Down. Leeds Farm and Inwoods Farm are listed, as well as the Five Ashes public house, a wheelwright, and a builder.

2.5.28 The 1882 Kelly's Directory and census records shows that Five Ashes was a modest settlement of farm workers and small-scale trades and services, including a draper and post office, school, public house, wheelwright and joiner.

2.5.29 The 1891 census shows a continuation of the village as a small centre for trades, services and farming. A chicken farmer and 'chicken fatter' also suggest that the chicken cramming industry was present in Five Ashes. This developed in the Heathfield area in the 19th century, in the form of artificial fattening of poultry by force feeding, or 'cramming'. It began in the late 18th century, with chickens brought in from Surrey and fattened for the London market. The industry began to establish itself on a significant scale in the early 1830s and was substantial by the 1860s, boosted in the later 19th century by the railway links to London. The poultry fattening industry grew rapidly, along with supporting goods such as corn and seed, dairy for binding and butchers for tallow, but had all but ceased by the mid-20th century.

Institutions

2.5.30 Mayfield Parish is recorded in a 1777 Parliamentary report as having one workhouse with accommodation for up to 50 inmates [15]. Many Parish workhouse were established after Knatchbulls' Act of 1723, which stipulated that poor relief would only be granted once a pauper had been admitted to a workhouse. Hundreds of workhouses were set up, often in existing rented buildings.

2.5.31 The Mayfield parish workhouse was located at the Old Star (today called Stone Court),on Mayfield High Street, which had been purchased by the parish in 1739. Following the formation of the large union workhouses after the 1834 Poor Law Amendment Act, Mayfield became part of Uckfield Poor Law Union and the Mayfield parish workhouse was sold when a new Union workhouse was built in Uckfield in 1838-9.

11 a person who saws timber
12 cleaner
13 a person who travels around selling items; a pedlar or hawker. May come from the word 'haggle'
14 a worker skilled in a given building trade or craft
15 Report from the Committee appointed to inspect and consider the returns made by the Overseers of the Poor. Reported by Thomas Gilbert 15th May 1777

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Education

2.5.32 The village National School was founded in the 1872 and had one school mistress educating 120 children. The National 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.

20th century

2.5.33 The local trades have been lost in the village during the 20th century, with the exception of the village pub.

2.5.34 The historic village core has seen little significant development in the 20th century, with limited infill. However, beyond the conservation area there has been significant extension to the village to the north and south in the 20th century.

Population

2.5.35 The population for the Parish of Mayfield and Five Ashes was 2,943 in 1851, 2,912 in 1882 and 3,718 in 2011, with the majority residing in Mayfield[(16)].

2.6 Historical Maps

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

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

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

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

2.6.5 Budgen's map of 1724 shows Five Ashes as a small group of buildings around the road junction with the A267, in its current location.This is shown more clearly on the 1795 Gardner map, which shows a triangular piece of land at Five Ashes between the A267, Leeds Lane and the track that now extends from Leeds Lane opposite Dewar Lodge to the A267 opposite Criers Lane. Spring Lane can be seen extending southwards towards Hadlow Down.

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16 2011 Census; Office for National Statistics (ONS)

2.6.6 The circa 1800 draft Ordnance Survey (OS) map shows Five Ashes and, although lacking in detail, does show individual buildings around the road junction with Spring Lane and Leeds Lane, although their exact position is not as accurate as later maps. A cluster of buildings is shown at Inwoods Farm and Leeds Farm; Fir Cottages is show; and there is a line of buildings on the west side of the road (Yew Tree Cottages, Abbots Cottage, Waverley House and the Five Ashes Inn); and The Croft, Chapel Cottages and Rose Cottage appear to be represented.

2.6.7 The Tithe map of 1843 shows the village in far more detail with individual buildings shown as well as plot boundaries and owner/occupiers. Many of the historic buildings in the village are shown on the Tithe map, including the three principal farms (Leeds, Inwoods, Five Ashes), Fir Cottages, Shrubs Hill, Yew Tree Cottages, The Croft, Chapel Cottages and Rose Cottage.

2.6.8 The 1875 1st edition OS map shows the village with some additional buildings. The school is shown, Waverley House, Abbots Cottage, Quoits Cottage, The Granary and the buildings along Spring Lane. The triangular piece of land north of Leeds Farm is still shown as an open field. The 1899 OS map shows a Mission Hall occupying the site of Hekla house to the south of The Croft and the addition of Rosewarne House and the south west wing of Abbots Cottage.

2.6.9 20th century OS maps show very little change to the conservation area itself, with the only significant addition being the row of New Cottages and The Old Post Office in 1909. Beyond the conservation area there has been significant extension to the village to the north and south in the 20th century.

2.7 Areas of Archaeological Potential

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

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

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

2.7.4 The Historic Environment Records for East Sussex is located at The Keep in Falmer, and information can be accessed online [17] . This will also be helpful in assessing the likelihood of the presence of archaeological remains in the area and help with interpretation of a particular site and its setting.

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

2.7.5 There has been limited archaeological investigation in and around Five Ashes, including within that part covered by the Conservation Area. However, when considering the archaeological potential of settlements; the knowledge that the historic development of the settlement has evolved since at least the 13th century; ;the natural resources of the area for industry and the evidence of early activity; 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 **(18)**.

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

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18 National Planning Policy Framework

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3 Character Appraisal

3.1 Introduction

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

A. Five Ashes village

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

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

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

3.2 Key Characteristics of the Conservation Area

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

Key Characteristics of the Conservation Area

- Small settlement developed along a principal north-south route across the Weald.
- Cluster of 17th-19th century buildings around the village green at the junction of the A267 with Spring Lane and Leeds Lane.
- Most buildings are now in residential use, but the settlement formerly contained small-scale trade and services, as well as farmhouses.
- Six listed buildings or structures within the conservation area, which are generally in residential use.
- Some older buildings are timber-framed, but this is concealed by weatherboarding, tile-hanging and render.
- Most buildings are two storey in height, predominantly of brick and tile-hanging, with clay tile roofs.
- Built form within the village generally fronting onto the roads, but with varied setbacks and plot sizes
- Front boundaries are generally formed by hedges.
- Trees are an important feature of the conservation area and its wider setting.

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- Key buildings: The Five Ashes Inn, Waverley House, the school, The Croft, Inwoods Farm with its former farm buildings, and New Cottages.
- Key open spaces include: the small village green, along with the Memorial Playing Field and open fields adjacent to the conservation area.
- Key views include: the views along the roads extending through the settlement, views across the village green, as well as views across the High Weald from Spring Lane and over the Memorial Playing Field.

3.3 Character Area A - Five Ashes village

Introduction to the character area

3.3.1 The character area comprises the historic core of Five Ashes along the A267 and the junction with Spring Lane and Leeds Lane. The development within this area is centred around the road junctions where the village green in located.

3.3.2 Development within the character area is from a mix of periods, dating from the 17th century or earlier to the 20th century.The area is almost entirely residential in function, with the exception of the Five Ashes public house and the school.

3.3.3 The character area is surrounded by open countryside to the east and west, with housing extending to the north and south.

3.3.4 The settlement has historically been a mixture of houses, farms and some small-scale trades and services, with the more substantial centre being at Mayfield to the north east, but most of the trades have now been lost and the village is more residential in character.

Landscape setting

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

3.3.6 Trees are also important both within the character area and in the wider setting and these reinforce the rural character of the village. There are some important tree specimens within the character area and these are noted on the visual appraisal map in Appendix 1, along with the identification of important hedgerows. Particularly noteworthy specimens include those within the gardens in Five Ashes, as well as the trees outside the conservation area marking field boundaries and in adjacent woodland.

3.3.7 Views through the character area are generally along the road extending through the village and across the village green where the War Memorial stands. Long views

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across the wider countryside are also important, with views westwards from Spring Lane across the High Weald, and eastwards across the memorial playing field.

3.3.8 The village green is a small pocket of public open space within the character area and provides a focal point for the village, being visible along the A267 and from Spring Lane and Leeds Lane. The green also contains the War Memorial.

Local built form

3.3.9 Buildings in the character area date from the 17th century or earlier to the 20th century. Most buildings, listed and unlisted, have not been the subject of archaeological survey and so dating of these buildings can be uncertain. Older buildings have often been re-fronted in the 18th-19th centuries, which has obscured earlier phases.

3.3.10 Development is generally fronting onto the roads, but with various setbacks. Plot sizes are quite variable and the buildings themselves range from attached cottages to the larger detached houses. The buildings have front gardens of varying sizes, with most of the houses sitting back from the road frontage.

3.3.11 The mix of periods of building can be identified, to some extent, by the uses of building materials. The buildings are in a mixture of materials, including red brickwork, some with grey brick header chequered decoration, tile-hanging, render and weatherboarding, and some use of stone. Roofs are predominantly covered with clay plain tiles.

3.3.12 Boundary treatments are predominantly hedges, with occasional use of brick walls.

Listed buildings

3.3.13 There are six designated Grade II listed buildings in the character area, varying in date from the 17th century or earlier to the 19th century, some of which are adjoining cottages in separate ownership.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 earliest identified building within the character area is the Five Ash Inn. The Inn began as a farmhouse and dates to the 17th century or earlier. It is a timber-framed building, refaced with painted brick on the ground floor and white painted weatherboard above. It has casement windows with small square panes and a plain tiled roof. The building is set back from the road in an elevated position with a forecourt to the road and outbuilding to the north.

3.3.15 Numbers 1 and 2 Fir Cottage are two adjoining cottages located on the edge of what was a large triangular piece of land between the A267 and Leeds Lane. The cottages are largely concealed from the roads and accessed from Leeds Lane. The cottages are listed as 18th century or earlier. They are constructed of red brick with some grey headers

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on the ground floor and tile-hung above. The cottage has casement windows and a plain tiled roof. The building may have been used as a reading room at the time of the 1909 OS map.

3.3.16 Waverley House, adjacent to the Five Ash Inn, was built in the mid-later 19th century as a shop and post office, with a possible earlier wing to the rear. The listing states that the ground floor has red brick and grey headers, now painted white. There is decorative tile-hanging above with with fishscale tiles. The plain tiled roof also has some decorative tiles. The frontage contains a 19th century double shop front with central hooded door and sash windows on the first floor.

3.3.17 Abbot's Cottage adjoins the south side of the rear wing of Waverley House and is set back from the road with a large front garden behind a high hedge. The building is listed as 18th century or earlier an has white painted brick with casement windows and a half hipped plain tiled roof.

3.3.18 Yew Tree Cottage sits at the the top of Spring Lane where it meets the A267 and is set back from the road in an elevated position with a front garden and hedge to the road. The building is listed as 18th century or earlier and has white painted brick on the ground floor and tile-hanging above with casement windows, a later central porch door, and a plain tiled roof.

3.3.19 Chapel Cottage is located in the triangular pieces of land between the A267 and Spring Lane. The garden extends between the two roads. The cottage is two separate dwellings, with the east cottage facing the A267 and the west cottage facing Spring Lane. The east cottage is listed as 18th century and is a mixture of white painted render, red brick and tile-hanging with a plain tiled roof. The west cottage is listed as probably 17th century and has weatherboarding and tile-hanging.

Key unlisted buildings or structures

3.3.20 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 Five Ashes conservation area, and contribute to its wider historical value [19]. 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.

3.3.21 Key unlisted buildings or structures have been identified in the character area, likely dating from the 18th century or earlier to the 20th century. Whilst key unlisted

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

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.

3.3.22 Inwoods Farm and the surrounding converted farm buildings are shown on the 1843 Tithe map, with an oast house (The Granary) added by 1875. The buildings are not clearly visible from the road as they are mostly set within established landscape gardens. The buildings are a mix of red brick, tile-hanging, render and stone with plain tiled roofs. The weatherboarded barn with corrugated roof to the north east of the house and low stone range with plain tiled roof extending to the rear of the barn are notable features along Leeds Lane and the barn is also visible across the village green from the A267.

3.3.23 Quoits Cottage is located on the corner of the A267 and Leeds Lane and is set on elevated ground behind mature trees and hedges. The cottage appears to date to the mid-later 19th century and is constructed of red brick with decorative tile-hanging above, sash windows and a decorative tiled roof.

3.3.24 The village school was built as a National school in 1872 and is located on the main road near the road frontage to the north of the public house. It is constructed of red and grey chequered brickwork with brick corbelling to the eaves and gables and a plain tiled roof.

3.3.25 Rosewarne House is located to the north west of the school, set back from the road within its own grounds. It is a large, detached late 19th century house constructed of red brick with tile-hanging, sash windows and a plain tiled roof.

3.3.26 Shrubs Hill sits close to the road on the northern edge of the historic village core. It is shown on the 1843 Tithe map and is stylistically earlier 19th century with symmetrical frontage, white weatherboarding, sash windows and a slate roof.

3.3.27 The Croft is a three-storey house located in the triangle at the top of Spring Lane and the A267, set down Spring Lane. The building is shown on the 1843 Tithe map and is constructed of stone with red brick window dressing. Croft Barn and an agricultural building that appears to be a cartlodge or similar with loft above, are located on the opposite side of Spring Lane. The buildings appear between the 1843 and 1875 maps. The barn has been converted into a dwelling and has a brick plinth with weatherboarding above and a tiled roof. There is a small red brick and weatherboarded building extending along Spring Lane to the south. The other agricultural building is constructed of stone with some red and grey brickwork and a corrugate iron roof.

3.3.28 Rose Cottage is located on the A267 behind a high front edge. It is shown on the 1843 Tithe map and is a mix of red brick, tile-hanging and some weatherboarding with small casement windows and a plain tiled roof.

3.3.29 New Cottages and The Old Post Office is a highly visible row of houses along the A267 road frontage set back behind small front gardens. The houses were built in the first decade of the 20th century and are a terrace of five houses constructed of red brick

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with stone lintels to the ground floor windows and arches above the doors, sash windows and a slate roof. The Old Post Office has a projecting gable that sits forward of the other houses.

3.3.30 The War Memorial is located on the village green commemorating those form the village that lost their lives during WWI and WWII. It has a stepped stone base surmounted by a metal cross and was erected in 1988 to replace a earlier stone cross destroyed in The Great Storm of 1987.

Other features of the character area

3.3.31 There are other notable features within the character area which add to the visual, historical and cultural interest. There is very little historic street furniture in the village. There is a post box is located close to the playing field and a later village sign on the green.

3.3.32 Sounds, smells and general activity also contribute to the historic character of conservation areas. The road through the village can be quite noisy and busy, but Spring Lane and Leeds Lane are relatively quite.

Detractors

3.3.33 There are few intrusive modern features within the character area. The character area contains only a few low-level street lights, as would be expected in this small village setting. This helps to maintain the rural character of Five Ashes.

3.3.34 There are few detractor in the character area, but motor vehicle traffic is a dominant feature along the A267, leading to some noise and disturbance. Road signage can also be visually cluttering. There is also the presence of telegraph poles and wires along and across the road.

Summary

3.3.35 In conclusion, this area comprises the historic core of Five Ashes, incorporating the buildings extending along the A267 and the junction with Leeds Lane and Spring Lane. 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 and across the road and the traffic along the A267. Road signage is also beginning to have an impact on the character of the area.

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4 Architectural Form, Detail, Materials, Textures and Colours

4.1 Introduction

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

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

4.2 Key Characteristics

Key Characteristics

- The predominant wall construction material is brick and tile-hanging.
- Some buildings are constructed of red brick, with earlier examples incorporating grey brick headers.
- A small number of buildings have render or white painted brickwork, which is mainly limited to the ground floor with tile-hanging above.
- A number of buildings have white painted weatherboarding.
- There is some use of stone as a building material.
- Roofs are predominantly gabled, with some hips and half-hips, and clay tiles are the main roofing material.
- Slate is not a common roofing material in the conservation area, but can be seen on a limited number of buildings.
- Some farm buildings and ancillary buildings are dark stained weatherboard, with brick and stone also used.
- Where historic windows survive they are mainly vertical sliding sash windows or casement windows.
- The majority of the doors in the conservation area are simple plank or recess panelled timber doors.
- There is one shop front within the village.
- Hedges are the most common boundary treatment and contribute to the character of the area.

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4.3 Architectural Form and Layout of Built Form

4.3.1 Five Ashes has developed as a small village along the A267, around the junction with Spring Lane and Leeds Lane. Historic development has been modest and has spread very little from the historic core, although there has been extensions on the edges of the village during the 20th century.

4.3.2 Development is generally fronting onto the roads, but with various setbacks. Plot sizes are quite variable and have irregular plot boundaries. The buildings have front gardens of varying sizes, with most of the houses sitting back from the road frontage.

4.3.3 Development within the conservation area is from a mix of periods and represents a mix of architectural styles. These vary from small attached cottages to larger detached properties, representative of the former use, status and period of building with in the conservation area. The buildings are predominantly two-storey in height, thought some buildings are single-storey, such as barns and ancillary buildings.

4.4 Walls

4.4.1 The mix of periods of building can be identified, to some extent, by the uses of building materials, although some of the buildings in the village may be of earlier timber framing with later refronting in brick, tile-hanging or weatherboard. The buildings are in a mixture of materials, including red brickwork, some with grey brick header chequered decoration, tile-hanging, render and weatherboarding.

4.4.2 The predominant building material seen in the village is brick in combination with tile-hanging. 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 Mayfield (as recorded by Molly Beswick[20]) had 12 recorded brickworks in the parish, although not all were in operation at the same time. A brick kiln to the south of the Old Palace in Mayfield is identified on a circa 1640 map as 'brickhouse field' and may have been sited here when roof tiles were made for the Archbishop's Palace in 1456.

4.4.4 There were no limekilns recorded on the 1st edition O.S. map for the pre-1894 parish area of Mayfield, with the nearest being in the neighbouring parish of Heathfield. Lime would have been used to create lime mortar for building and lime plaster, which could be applied as an interior an exterior finish to buildings. Lime was also used in agriculture to make the Wealden clay soils easier to work[21].

4.4.5 Buildings survive from the 17th century or earlier within the village. Depending on date, some of these buildings may have originally had externally visible timber frame and render and undergone later re-facing with brickwork or clad with tile-hanging or weatherboarding to create a more 'modern' facade.

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20 M. Beswick, (1993) Brickmaking in Sussex : A history and gazetteer
21 Leslie and Short eds. (1991) Historical Atlas of Sussex

4.4.6 The 18th and 19th century brickwork construction is mainly of Flemish bond, where bricks are laid in a chequered pattern. 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 [(22)]. A number of buildings in Five Ashes incorporate red and grey bricks to create a chequered pattern, the school being the best example.

4.4.7 It is only as we enter the 20th century that the modern 'stretcher' bond has come into general use, as brickwork generally provides a face to an internal blockwork wall. The early 20th century row of attached houses called New Cottages, on the southern edge of the conservation area, is the best example of this in the conservation area.

4.4.8 Photos of brick detailing

4.4.9 Although brickwork remains predominantly uncovered, the brickwork on a small number of buildings has been painted, such as the ground floor of Waverley House, the Five Ashes Inn and the single-storey range next to the Five Ashes Inn. The paint work appears to be modern, but when used as a finish historically would have been a limewash to provide a sacrificial coat to the brickwork, provide a more uniform colour and appearance, and/or mimic stone.

4.4.10 There is some use of tile-hanging in the conservation area, which is limited to the first floor area, with brick or render on the ground floor. The tiles are generally plain and some examples may conceal timber-framing. The tile-hanging on Waverley House is more decorative, using shouldered club tiles.

4.4.11 Photo of tile hanging

4.4.12 Weatherboarding is seen on a limited number of properties within the conservation area. White painted weatherboarding is seen on first floor of the Five Ashes Inn, with painted brick on the ground floor. On the northern edge of the conservation area, Shrubs Hill is white weatherboarded in its entirety.

4.4.13 Dark stained weatherboarding is seen on some ancillary and farm buildings, some of which have been converted to residential use.

4.4.14 photo of weatherboarding

4.4.15 There is some use of render in the conservation area, but this is not a common finish and is only found on the ground floor with tile-hanging above.

4.4.16 Photo of render

4.4.17 The use of stone is seen on a limited number of buildings in the conservation area, with The Croft and the barn on the opposite side of Spring Lane both constructed of stone .

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22 where the entire elevation is laid in headers

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.

4.5.3 There is little use of alternative roofing materials throughout the conservation area, even on later 19th and 20th century buildings, when the railways allowed the easier sourcing of alternative material.

Slate

4.5.4 Slate is not a common material in the conservation area., but is found on the early 20th century New Cottages and Shrubs Hill.

Corrugated Iron

4.5.5 There is very limited use of corrugated iron, which has been used on the farm buildings adjacent to Croft Barn.

Roof forms

4.5.6 Roof forms throughout the conservation area are predominantly gabled, with some hipped and half hipped roofs, which create an interesting and varied roofscape throughout Five Ashes.

4.5.7 The roofs generally run parallel to the road with end gables or hips, reflecting the juxtaposition of the buildings along the road frontage. There are a few examples of the use of gable running perpendicular to the roads, sometimes in the style of a cross-wing at the end of a building. Some outbuildings also run perpendicular to the road.

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

Chimney stacks and pots

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

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unpainted brick and are predominantly simple end stacks, although Abbots Cottage has a larger more centralised stack.

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 There are some plain barge boards to roofs within the conservation area, whilst others have small mortared verges. Decorative barge boards are not a feature of the conservation area.

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 Survival of historic window detailing within the conservation area. is represented through the use of traditional timber vertical sliding sashes; and use of simple side hung timber casement windows.

4.6.3 Within earlier domestic buildings, where the timber frame has been concealed by brick, tile-hanging or weatherboarding, casement windows are often used. These small window types fit within concealed timber framing, such as the small casement windows in some of the earlier properties in the village, such as Rose Cottage and the upper windows of Chapel Cottages.

4.6.4 Casement windows were the norm in the 17th and 18th centuries, but did continue to be used throughout the 19th and 20th centuries. Whilst most of the casement windows in the conservation area have timber glazing bars, a few contain leaded lights, such as the Five Ashes Inn.

4.6.5 Later in the 18th century and into the 19th century, the double hung sash was introduced, containing small panes of glass between timber glazing bars, and became the popular window style of this period. These can be seen in a number of buildings in

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the village either built or refaced at this time, such as the ground floor of the Five Ashes Inn.

4.6.6 As the 19th century progressed, panes of glass became larger and both sash and casement windows had larger panes of glass with fewer, if any, glazing bars. Larger panes can be seen in the sash windows at Waverley House, Shrubbs Hill and New Cottages.

4.6.7 There has been some intrusion of modern window detailing and materials within the conservation area, with some use of non-traditional materials, such as PVCu replacing 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 to lower status buildings, or ornate door cases to the higher status buildings reflect the styles and periods of buildings and the social standing of the buildings.

4.7.2 The majority of the doors in the conservation area are traditionally detailed recess panelled timber doors or plain planked doors, sometimes with upper glazed panes. There are some front porches to properties within the conservation area, such as Yew Tree Cottage, Abbots Cottage, but these are not a common feature. The use of door hoods is very limited in the village, with one example on Waverley House.

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

4.8 Shopfronts

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

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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. [23]

4.8.3 Most of the buildings that had an earlier trade use have been converted to residential use and/or did not require shop windows. Waverley House retains two shop windows either side of a central door.

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 Five Ashes contains a mixture of boundary treatments, with the majority comprising hedges that extend along the road frontages. Many of the hedges are quite high, and in combination with trees, obscure properties from the roads.

4.9.3 There is also the occasional use of low brick walls, fences and railings. Some of these are more modern, such as the use of close boarded type fencing and gates. These can be an alien feature, detracting from the historic character of the area, and further incursion of this feature should be discouraged.

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23 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

4 Architectural Form, Detail, Materials, Textures and Colours

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5 Trees, Open Spaces and Views

5.1 Introduction

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

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

5.2 Key Characteristics

Key Characteristics

- Trees form an important backdrop to the conservation area.
- Prominent tree specimens and groups of trees include those along the A267 and Spring Lane, on the village green, and those within gardens.
- Hedgerows and trees are an important boundary feature.
- Important open spaces include the village green, as well as the Memorial Playing Field and the open fields adjacent to the conservation area.
- Views through the character area are generally along the roads extending through the settlement, often terminated by buildings, and across the village green.
- Views across the wider countryside are also important, with views across the High Weald to the east and west of the village.

5.3 Trees and Hedgerows

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

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

5.3.3 The location of the village within the High Weald means that there is open countryside and some areas of woodland surrounding the conservation area. Trees form an important backdrop to the village, with areas of woodland and smaller groves and shaws. Field boundaries and lanes are also lined with trees and hedges in this High Weald landscape.

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5.3.4 Particularly prominent trees and groups of trees within the conservation area include those along the A267 and Spring Lane, on the village green, to the rear of the Five Ashes Inn, and in the larger gardens such as Rosewarne House and Inwoods Farm and The Granary.

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

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

5.4 Open Spaces

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

5.4.2 Within the conservation area, the village green provides a small pocket of public open space and provides a focal point for the village, being visible along the A267 and from Spring Lane and Leeds Lane. The Memorial Playing Field sits adjacent to the conservation area.

5.4.3 The open landscape making an important contribution to traditional open setting of the conservation area, with the High Weald setting means that there is open countryside and woodland surrounding the conservation area.

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

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

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

5.5.3 Within the conservation area, the key views are along the roads extending through the settlement, many terminated by building. There are also views across the village green where the War Memorial stands.

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5.5.4 Views across the wider countryside are also important, with views from the village across the High Weald. These include the extensive views of the open countryside to the west across fields adjoining Spring Lane and to the east over the Memorial Playing Field.

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6 Considerations for change in conservation areas

6.1 Introduction

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

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

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

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

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

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6.2 Guiding principles for changes in conservation areas

Guiding principles for changes in conservation areas

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

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

Key issues impacting on the character and appearance of the Five Ashes conservation area

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

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Appendix 1: Maps

1.1 Designated Conservation Area

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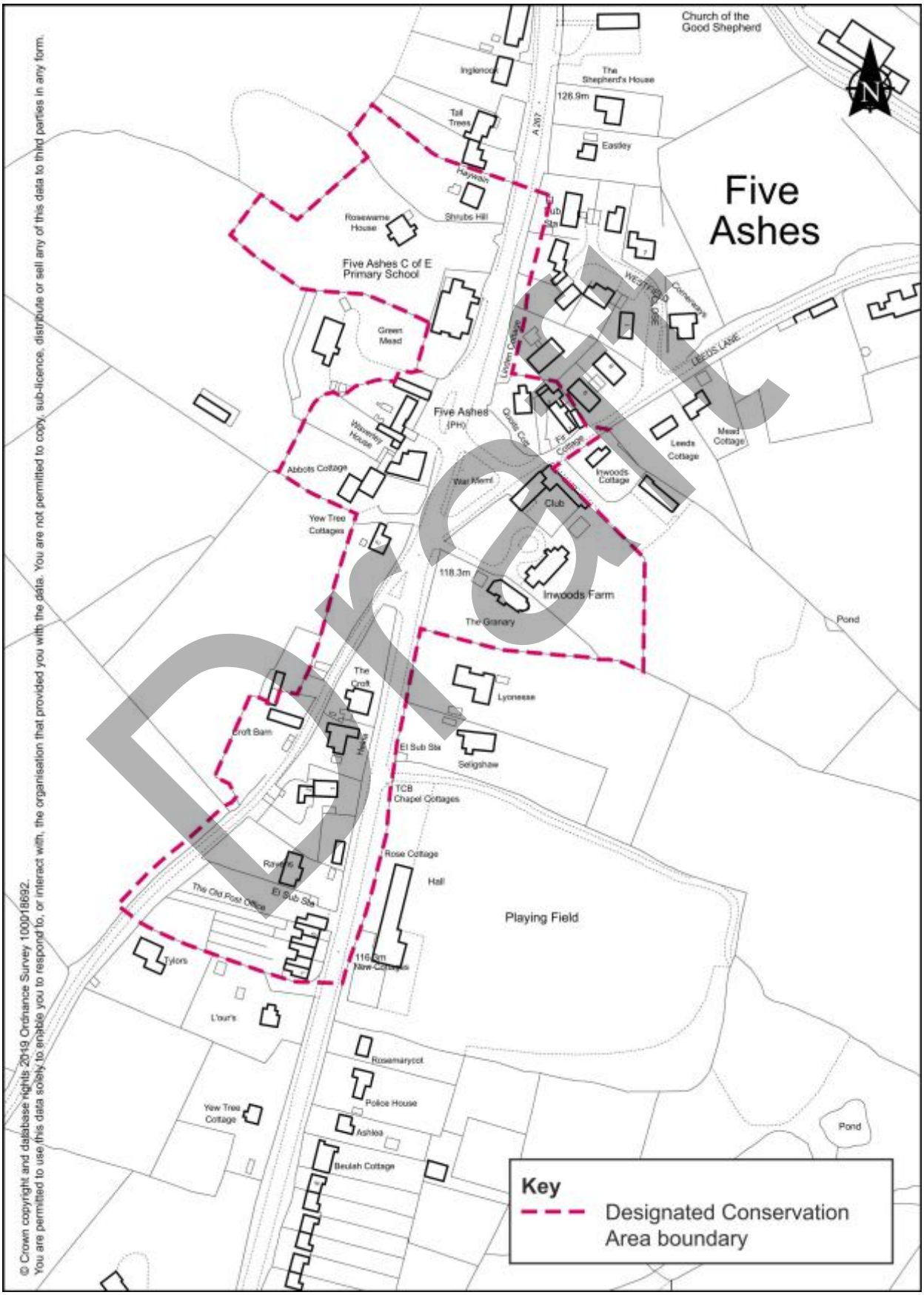
Appendix 1: Maps



1.2 Character Areas

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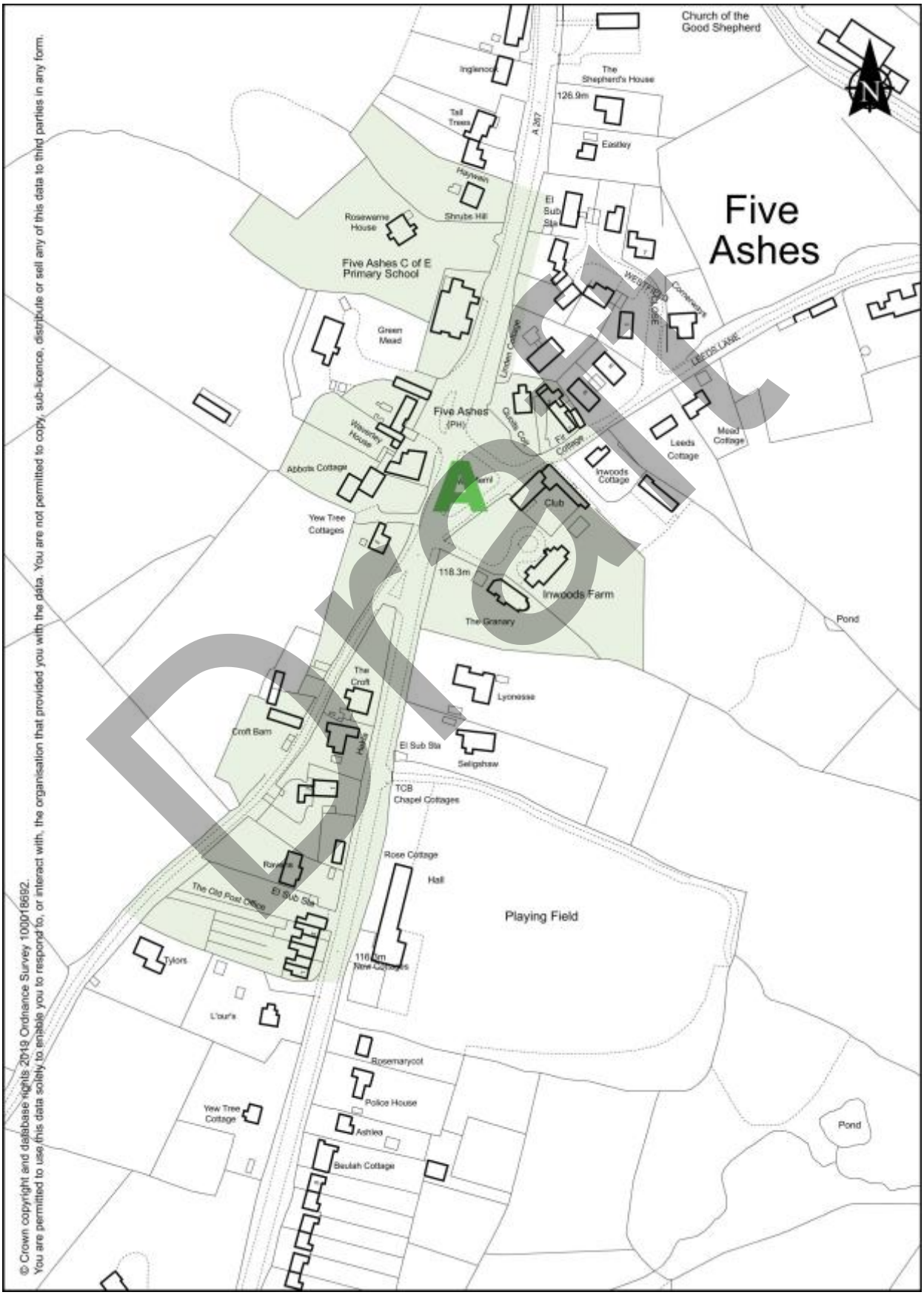
Appendix 1: Maps



1.3 Visual Appraisal

TO FOLLOW

1.4 Views

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Appendix 1: Maps

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Appendix 2: Glossary of Terms

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

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

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

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

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

Lead 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.

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

Promontory: An elevated geological outcrop.

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

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

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

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

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

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

Significance (for heritage policy): the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only 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.

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

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

Window 'light': The glazed part of a window

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Appendix 2: Glossary of Terms

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Appendix 3: References

LEGISLATION

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

HISTORIC ENGLAND

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

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- 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
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- Gazetteer of Markets and Fairs in England and Wales to 1516: www.history.ac.uk/gazframer.html
- The Weald.org: www.thewealdorg
- Wealden Iron Research Group: www.wealdeniron.org.uk/
- Old Sussex Mapped: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
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- East Sussex Tithe Maps: www.eastsussex.gov.uk/leisureandtourism/localandfamilyhistory/tithemaps

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