Draft Conservation Area Character Appraisal

Framfield

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

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 there are areas of special historic and architectural interest, the Authority has a duty to designate these as conservation areas and 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 the new development makes a positive contribution to local character and distinctiveness.

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

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

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

This character appraisal considers:

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

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

This document is for:

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

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1 Background

1.1 Background

1.1.1 Framfield was first designated as a conservation area in August 1991. The conservation area was reappraised and re-designated with its current boundary in 2017. The reasons for designation of the conservation area are explained in the Background Paper accompanying the Autumn 2016 Consultation on the Wealden Local Plan. To view the document, along with further information on the process and how community involvement and public consultation was undertaken; how the input from the community was evaluated; and how it influenced the recommendations for designation of areas, please see the Conservation Area Background Paper 2018 and the Heritage pages on the Council's website.

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

1.1.3 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 The village of Framfield is located around two miles to the east of Uckfield within the High Weald Area of Outstanding Natural Beauty.

2.1.2 The core of the older part of the village developed around the church, and has expanded predominantly eastwards along The Street (B2102), with principally road frontage development. Larger areas of 20th century development have occurred to the south of The Street, beyond the boundary of the conservation area. To the immediate west of the village is Framfield Place, a large country house set within informal gardens and a wider parkland setting.

2.2 Setting

2.2.1 The National Planning Policy Framework states that the setting of a designated heritage asset, such as a conservation area, can contribute to its significance. In addition, Historic England have also confirmed that conservation is the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations [(1)].

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

2.2.3 Historic England have published guidance on the setting of Heritage Assets, [(2)] which sets out an iterative approach to the assessment of setting. It is not the only approach that can be employed but it is a well-established approach that has stood up to examination at appeal including Public Inquiries. It is advised therefore that its advice and guidance should be referred to when considering development that may affect the setting of a conservation area, or any other designated heritage asset within or adjacent to its boundary.

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

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

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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 Framfield is located within the High Weald Area of Outstanding Natural Beauty and is located on a ridge of higher land.

2.3.2 The High Weald, which encompasses the ridged and faulted sandstone core of the Kent and Sussex Weald, is an area of countryside representing one of the best surviving medieval landscapes in northern Europe. The general appearance of the High Weald is one of a densely wooded landscape, which comprises a patchwork of irregularly shaped fields and woods forming both open and enclosed landscapes along rolling ridges and within valleys. Along the ridge top roads briefly glimpsed extensive views open up, stretching away over rolling ridges, with church spires often present within the views between the ridges, and green valleys below. The mosaic of small hedged fields and sunken lanes, together with the wooded relief and comparative inaccessibility, provides a sense of remoteness which is rare within lowland English landscapes and creates a strong sense of place [(3)].

2.3.3 The character of this High Weald landscape is distinctive through the dispersed historic settlement pattern of farmsteads, hamlets and late medieval villages, largely sited on ridges or higher ground within the landscape. Settlements were linked by a network of largely intact ancient route ways (now often roads and rights of way) in the form of ridge top roads and a dense system of radiating droveways. These are often narrow, deeply sunken and edged with trees, hedgerows, wildflower-rich verges and boundary banks [(4)].

2.3.4 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.

2.3.5 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.

2.3.6 Iron was the major industry in the High Weald, and first developed in the Iron Age and Roman periods, with evidence of 87 Romano-British iron production sites in Wealden District [(5)]. The height of the iron industry in the area was predominantly in the 15th to

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

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17th centuries when the Weald was the foundry of England and as many as one hundred forges and furnaces were in operation. This influence dominates the present landscape in the form of hammer ponds, furnace sites and evidence of charcoal-burning. There is evidence for hammer ponds and iron working in the wider landscape. It is understood that the first cannon was cast in East Sussex in 1543, at a furnace in Buxted. By 1574, there were at least 77 iron furnaces working in the Weald, but the ironmaking industry within the Weald had largely died out by the end of the 18th century.

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

High Weald Landscape

The history of the landscape is most evident in the:

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

Framfield

2.3.8 The immediate landscape setting of the village comprises the local Landscape Character Area of Blackboys and Framfield. This comprises remnant historic landscapes of a mosaic of ancient fieldscapes, with regular and irregular piecemeal enclosure and

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cohesive and aggregate assarts. The landscape is scattered with blocks of Ancient Woodland of various sizes and numerous small ponds. [6].

2.3.9 Key characteristics of the landscape around the village which make a major contribution to the setting of the settlement include a patchwork of small to medium-scale ancient predominantly pastoral fields with a network of thick hedgerows, large areas of Ancient Woodland and narrow tree and hedge lined rural lanes. The landscape is notable for a strong sense of remoteness and tranquillity throughout. Immediately to the west of the settlement, Framfield Place lies within an area of post medieval designed parkland.

2.3.10 The landscape surrounding Framfield falls within the Upper Ouse Valley County Landscape character area which forms part of the wider landscape context and setting of the settlement.

Framfield Landscape Setting : The Upper Ouse Valley

- small, winding, tree lined rivers and streams in a predominantly gentle undulating terrain with broad valleys, and with occasional rock outcrops.
- abundant tree cover, with some secluded, unspoiled valleys, with sunken roadways.
- Settlements are primarily villages, dominated by churches, as at Framfield, with scattered farmhouses and large farmsteads.[7].

2.3.11 This area is situated within the High Weald AONB and is therefore considered to have high landscape value. They include highly sensitive landscape features, particularly the large area of Ancient Woodland to the south east and north west. There is a strong landscape structure and strongly recognizable strength of place around the village [8].

2.3.12 The landscape around the village is considered to make a major contribution to the landscape setting of the settlement as a result of its strong strength of place and from views to historic buildings within the historic core, as well as views out from the village [9].

2.4 Geology and Building Materials

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

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

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the type of local building materials used to create the unique identity of settlements in the area.

2.4.2 Along with the whole of Sussex, the rocks of the Framfield area are sedimentary. Descending the higher land of the High Weald towards the Low Weald, the rocks become younger. The geology in the location of the village is predominantly the Framfield Clay Formation, comprising soft, dark grey thinly-bedded mudstones with subordinate beds of pale grey siltstone, fine grained sandstone and shelly limestone. The clay ironstone provided ore for the Wealden iron industry and sites of post medieval forges and blast furnaces are located in the vicinity of the village. .[(10)].

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

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

2.5 History of the Settlement

Prehistoric through to Roman

2.5.1 There is evidence of the use of the landscape in which Framfield is located from the Mesolithic period, with finds of flints and stones as evidence of occupation, this continued through the Neolithic period, with finds locally of leaf-shaped arrow heads and flints. Iron Age occupation is evidenced by the Rye-Uckfield Ridgeway which runs through Framfield Parish and in the Roman period, there is evidence for sites of Roman Bloomerys (iron workings) within the Parish.

Saxon, Place Name, Domesday and Early Manors

2.5.2 Saxon occupation of the area was very much linked to the droving of animals from the South Downs up into the Weald in the Autumn where the landscape would have been open woodland used for foraging of pigs and other animals. It is likely that Framfield came into existence in the 9th century. The name Framfield is likely to date back to this period as the word 'Feld' or field indicates Saxon origins, and generally thought to mean light woodland or open country like a clearing in the forest. 'Fram' is though to have derived from a personal name such as Fremma or Fremme and may be that of the Saxon leader who first settled in this region. The name has had various spellings throughout historyincluding: Framelle, Fredfeld, Femisfeld, Framdfeld, Fremefeud, and Frantfield.

2.5.3 The village is mentioned in the Domesday Book as '*Framelle'* and was within the Rape of Pevensey, the apportionment of land for administrative purposes that was held

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by the Count of Mortain, half-brother of William the Conqueror. At the time of the Survey, the greater part of the Parish of Framfield was owned by the Archbishop of Canterbury as part of his great Manor of South Malling and it is likely that the main route between Lewes and Canterbury passed through the Parish, and potentially along The Street. His possessions in the parish of Framfield included: 75 hides of land; 73 ploughs; 43 crofts; 5 mills; 2000 eels; 655 pigs; 219 villagers and 35 smallholders. A small area in Framfield , called the Hundred of Framelle remained within the Count of Mortain's control.

Church

2.5.4 There was a church in existence at Framfield by 1185, with the first rector appointed in 1223, and the first vicar in 1266 when it was likely that the origins of the present church on the site had been completed, the founding of which is attributed to Archbishop Boniface (1245-1270). The Church was rebuilt in the 16th century after a fire, with the tower reconstructed in the late 19th century.

Medieval and post medieval development

2.5.5 The earliest origins of the core of the present village at Framfield appear to be from the 11th century as documentary evidence survives that there was a church in this period, although it is clear that there was earlier settlement in the area at the time of the Domesday Survey. The construction of the 13th century church is likely to have been a focus for development of a settlement, however, the earliest surviving development in the village is from 15th century. In Church Approach, Beckets dates from the 15th century, and Glebe Farm from the 16th century with the two buildings located at either side of the northern entrance to the churchyard. It appears that area around Church Approach developed further to the north, with the addition of Rose Cottage north of Glebe Farm, which retains a 17th century core, although heavily altered and restored in 1845 and the 17th century Vicarage Gate to the west. In the 17th century, scatted development began to spread along The Street,as evidenced by Pump Cottage and Veterinary House, and continued into the 18th century (Jessamine House).

2.5.6 The Manor of Framfield came into being in 1545 when, as a result of the Reformation, the Collegiate Church of South Malling was dissolved. The Manor of Framfield was assigned to Anne of Cleves, the 4th wife of Henry VIII who he divorced, for her lifetime. There was subsequently a long line of Lords of the Manor, amongst which were Sir Philip Sidney of Penshurst and Thomas Sackville, Lord Buckhurst (of Buckhurst Park, Withyham) at the time of Queen Elizabeth I. Through marriage, the manor ultimately came to the 2nd Earl of Thanet, and Richard Sackville, 5th Earl of Dorset subsequently purchased the manor of Framfield which passed through to the De La Warr family until Victorian times.

Trade and Industry

2.5.7 The Weald was particularly well known for ironworking in the Roman period, and then in the late and post medieval periods. There have been a number of sites within the Parish identified as Roman or medieval/post medieval Bloomerys, as well as larger Furnace and Forge sites from the medieval period at New Place (dating from1560), Pounsley

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(dating from1548) and at Tickerage (dating from1617). It is likely, therefore, that the prosperity of the area in this period was directly linked to the iron industry, with iron ore dug in the Parish and local woodlands exploited for charcoal.

2.5.8 By the end of the 19th century, the 1882 Kelly's Directory lists a post office, Insurance Agents, two boot and shoe makers, a coal and coke merchant, a wheelwright, a veterinary surgeon, a corn dealer, a blacskmith, two grocers and drapers, two carpenters and a brick maker in the village. A number of farmers are also listed within the local area. Today, very few commercial businesses exists within the village, and these include the Hare and Hounds pub, a car maintenance business, and a hairdressers.

18th and 19th century Framfield

2.5.9 Framfield Place, located beyond the western end of The Street, was built about 1765, and along with the adjoining estate, were the property of the Rideout family in the 18th century. The Rev. Richard Rideout sold the house and estate in 1817 to Alexander Donovan, later a Gentleman of the Bedchamber to King William IV and High Sheriff of Sussex in 1832. The Tithe Map was drawn up during the ownership of Mr Donovan and indicates the extent of land that was associated with Framfield Place, which included the open parkland to the north and west of the house and immediate gardens.

2.5.10 The Donovan family made alterations to the house between 1832 and 1886, when the house and estate of 826 acres were sold to Francis Hugh Baxendale in 1890. Mr Baxendale employed the eminent architect Richard Norman Shaw to further alter and enlarge Framfield Place. Alterations included joining the former morning room and library into a new drawing room - subsequently decorated by Shaw's protégé, the young Sir Edwin Lutyens in about 1892, and adding a billiard room. Frank Baxendale died in 1918, leaving house and estate to his eldest son Captain Guy Vernon Baxendale, who, with his family, lived there until his death in 1969 and Framfield Place remained in the family until1977. After its sale, the house was divided into six dwellings, and the stable block into two more (since united into one), with only the immediate garden and lake. The remainder of the extensive property was sold off in lots.

2.5.11 The early 19th century saw further small scale development in the village, including Sunnyside Villa, Sunnyside Cottage, and Salem Cottages (Nos 1 and 2) and No.1&2 Church Approach, although it is clear from the Tithe Map that the earlier development remained concentrated towards the western end of The Street, in the vicinity of the crossroads with Church Approach, Brookhouse Lane and the main road to the north to Uckfield. Buildings constructed by this period included The Vicarage (now Glebe House) and the barn to the south of the church; attached to the east of Pump Cottages, The Coach House, Touchwood The 1840s Tithe Map shows that this junction was a substantial open space, later encroached upon by the Hare and Hounds PH by 1874.

2.5.12 Within the core of the village and along The Street in the 19th and early 20th centuries, development continued and was predominantly in the form of smaller cottages and business premises. The buildings infilled plots adjacent to the roadside, reinforcing the linear nature of development along the main route through the village. The village expanded to the east in a along The Street in the mid to late 19th century with a number

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of properties appearing on the northern side of the road by the First Edition Ordnance Survey Map of 1875, including the School, School House and Old Posthouse. More significant development occurred on the southern side of The Street towards the junction with Gatehouse Lane from the turn of the 20th century through to the 1960s. A large new housing estate was constructed in the second half of the 20th century to the south of The Street off a new road called Beckets Way.

Education

2.5.13 In the 19th century, prior to construction of the Framfield School, children were educated in a small number of 'Dame' Schools around the parish. They were taught by an educated spinster or widow in her home. There was also a village schoolroom situated where Touchwood/Jessamine Coatte is now located and by 1833, 50 boys and 40 girls were receiving instruction. The new 'National School' building which forms the older part of the present Framfield School was completed in 1837. The Schoolmaster's House was erected in 1868, and a playground provided the same year. In 1869, the land upon which the school is located was given to the parish by the Lady of the Manor, Countess de la Warr.

20th century

2.5.14 The Recreation Ground to the rear of the school was provided from funds collected through a national Welfare Fund to benefit ex-Service personnel in peace time, which was set up after the First World War. It was officially opened on 27th July 1921 and in 1923, trees were planted at the Recreation Ground as a living memorial to those who lost their lives in the great war and at the foot of each tree was placed a small memorial plaque showing the name and regiment of the soldier to whom it was dedicated. The Wellingtonia was planted to commemorate the Silver Jubliee of King George V in 1935. In the Second World War, troops were encamped on the Recreation Ground and the Home Guard used it for training purposes.

Population

2.5.15 The population for Framfield was 1,355 in 1861 and this rose to 1,521 in 1871 and remained relatively static to the end of the 19th century. In 2011, the population was 1983, little changed in over 100 years. **(11)**.

2.6 Historical Maps

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

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

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11 2011 Census; Office for National Statistics (ONS)

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 One of the earliest maps showing the village of Framfield is that by John Norden of 1610, but this just indicates the general location of the settlement and the fact that it had a church.

2.6.6 Richard Budgen's map of 1724 shows the church with housing to the east of the road junction with .... running along both sides of The Street

2.6.7 In 1825, Christopher and John Greenwood produced a map dedicated to the Nobility, Clergy and Gentry of Sussex, based on a survey done in 1823/4. This shows that the village had expanded in the preceding 100 years after Richard Budgen's Map, now extending along church approach and clustered around the central road junction and along The Street on the northern side.

2.6.8 The 1841 Tithe map is the first that shows the settlement in much greater detail, with Framfield Place and its grounds in the west and the location of buildings along The Street and within Church Approach. It also shows the National School which was built in 1837. , The Tithe Map also gives a very useful insight into the ownership and tenancy of the buildings and land, as well as their uses.

2.6.9 The 1st edition 1874, Ordnance Survey Map shows a beginning of consolidation of development along The Street and shows the National School and Post Office, as well as naming some of the Victorian semi-detached villas. The Vicarage is clearly shown, along with the church, pub and Framfield Place, with its gardens and parkland. There was little change to the village between 1874 and 1910 as shown on the 2nd and 3rd editions of the OS Map.

2.6.10 By 1961, the village had grown substantially to the northeast end of The Street , on the southern side, and this was consolidated by 1972 with the construction of Beckets Way and associated housing.

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 remains is related specifically to previous and present land usage.

2.7.2 An area of archaeological potential has been identified and extends over Framfield Place and immediate gardens, and incorporates the area around the Church, including Glebe House, and extends to the east along The Street to the Old Post House.

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

2.7.4 The Historic Environment Records for East Sussex is located at The Keep in Falmer, and information can be accessed online [12] . This will also be helpful in assessing the likelihood of the presence of archaeological remains in the area and help with interpretation of a particular site and its setting.

2.7.5 There has been a lack of any particular archaeological investigation within the village of Framfield in the past, including within that part covered by the Conservation Area. However, when considering the archaeological potential of settlements and the knowledge that the centre of the village has evolved since the 13th century and it is important to recognise that archaeology often survives 19th and 20th century development.

2.7.6 It is misleading to assume complete destruction of buried archaeological remains 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[13] to assess the potential for evidence of past human activity and provide evidence for the substance and evolution of the place, and its people and culture.

2.7.7 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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12 HER East Sussex: http://thekeep.info/east-sussex-historic-environment-record-her/
13 NPPF, Chapter 16

3 Character Appraisal

3.1 Introduction

3.1.1 Framfield conservation area is formed of two character areas for the purposes of the appraisal and these are shown on the map in Appendix 1.

A. Central Framfield, The Street and Recreation Ground;

B. Framfield Place.

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

3.1.3 This chapter of the appraisal describes each of these character areas separately, considering:

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

3.2 Key Characteristics of the Conservation Area

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

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Key Characteristics of the Conservation Area

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- **The core of the older part of the village developed around the church, and has expanded predominantly eastwards along The Street (B2102), with principally road frontage development behind short front gardens.**
- **Larger areas of 20th century development have occurred to the south of The Street, beyond the boundary of the conservation area.**
- **To the immediate west of the village is Framfield Place, a large country house set within informal gardens and a wider parkland setting.**
- **Most buildings within the conservation area are in residential use.**
- **There are 16 listed buildings within the conservation area, with two listed at Grade II*.**
- **Around 26 buildings have been identified as being of local, vernacular or cultural interest.**
- **The older buildings in the area are constructed of materials from local sources, including clamp fired bricks and hand made tiles**
- **The predominant wall construction material is brick.**
- **Roofs are gabled, or hipped and clay tiles and slates have both been used throughout the conservation area.**
- **Windows and doors are generally traditionally designed.**
- **Buildings are located to the immediate rear of the pavements.**
- **Significant groups of trees survive in the area around the village and form an important backdrop to the settlement**
- **Key wider views: long distance views are provided over the landscape to the south from Beckets Way and the Churchyard; and north and east over the open parkland setting of Framfield Place.**
- **Key short distance views within the conservation area: along Church Row to the lychgate and Church; along The Street; across the recreation ground; and through the gardens of Framfield Place.**
- **Prominent buildings and structures in the conservation area include: The church; Lych Gate; War Memorial; School; Village Hall; Beckets; and Framfield Place.**
- **Key open spaces: The recreation ground; churchyard; gardens and parkland to Framfield Place.**

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3.3 Character Area A -Central Framfield, The Street & Recreation Ground.

Introduction to the character area

3.3.1 This character area is formed by the core area within which the original village developed in the medieval period in the vicinity of the church and the junction of The Street with and Brookhouse Lane. The character area has also been drawn to include a significant amount of the linear development to the east along The Street to the junction with Gatehouse Lane, along with the recreation ground to the rear of the school and village hall. The character area is now dominated by residential use, with very few commercial businesses remaining. Social and community functions are provided by the church, the Memorial Hall and the school.

3.3.2 Character Area A is bordered to the northwest by Character Area B which incorporates Framfield Place and associated designed gardens; by later, predominantly 20th century development to the South of The Street within Beckets Way; by predominantly open countryside to the north and southwest; and by 20th century development to the northeast off Frammelle Mount and Preston Grove.

3.3.3 The character area has evolved from the early medieval period, when the forerunner of the present replacement 16th century church was constructed, through to the 20th century. The core of the earlier development appears to have began in the vicinity of the church and road junction dates from the 15th and 16th centuries. The early development comprised a scattering of detached properties, with Beckets and Glebe Farm constructed adjacent to the northern entrance to the churchyard, and vicarage Gate nearby to the west fronting onto Brookhouse Lane. Pump Cottages and Veterinary House are also earlier survivals, facing onto the western end of the Street. It is quite possible that other earlier development took place in this area focused towards the western end of The Street and around the church, but has been subsequently lost to redevelopment in the 17th,18th and 19th centuries. There were certainly buildings shown on the tithe map fronting onto Brookhouse Lane, and a smithy facing onto The Street further to the east which have now been lost.

3.3.4 Later development has then has spread predominantly eastwards in a linear fashion along The Street, in the 17th to 19th centuries, with a significant extension at the eastern end, on the southern side within the 20th century. This development comprises mainly semi-detached and terraced cottages and later early 20th century larger villa style semi-detached houses. Some alteration has occurred to earlier unlisted buildings, with several appearing to have been re-fronted, or extended to the front, in the late 19th century or early 20th century.

3.3.5 There is scattered development to the immediate west and south of the Church, comprising the original vicarage (now Glebe House) and a barn, potentially dating from the 17th century; and two modern buildings, Greenleas, and the replacement Vicarage. Otherwise, historically development has not occurred in this area, very much isolating the Church to the south of The Street.

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Landscape setting

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

3.3.7 There are several important public open spaces within the character area, including the churchyard; the green to the east of the entrance into Becketts Way; and the recreation ground to the rear of the Memorial Hall and School. The small green at the east of the Beckets Way junction is the remnants of the historic open area to the south of The Street shown on the 1840s Tithe Map. The area is now framed to the east and south by low level bungalow development which allows significant views to be gained over the countryside to the south, reinforcing the ridgeline location of the village. The Recreation Ground is a significant public open space, accessed to the north of The Street and plays not only a current social function incorporating playground and sports pitches, but also an historical social function, having been provided for the village after the First World War, with many of the trees planted in memorial to the service men from the parish who were killed in the Great War. The churchyard is a large open space, predominantly located to the east of the church, with individual mature tree specimens. The churchyard has a very natural character, with areas of grass left untouched to encourage wildflowers and wildlife. It is a peaceful and tranquil space, set away from the traffic noise and bustle and provides a traditional backdrop to the Parish Church.

3.3.8 Traditional boundary treatments prevail throughout the character area with only a minor incursion of modern visually inappropriate close boarded fencing, most notably on the boundary of the playground for the school. Where buildings are set back from the road, the front garden areas generally have a mixture of hedged boundaries, with some hedgerow trees or traditional low-key picket type timber fencing. There are some examples of historic boundary walls of brick or stone, such as to the garden of Beckets, and to the rear gardens of properties in Church Approach. Traditional rural timber post and rail fencing has been used to demarcate the boundary to the churchyard.

3.3.9 There are several prominent tree specimens within the character area, both with The Street, within the recreation ground and within the churchyard. These are noted on the visual appraisal map in Appendix 3, along with the identification of important hedgerows. Trees and hedgerows form an important green backdrop to the character area and to buildings within, reflecting the rural nature of this village within the surrounding High Weald landscape.

3.3.10 The most significant views through the character area are into Church Approach when entering the village from the north; along The Street; through the churchyard; and through the recreation ground. A particularly memorable view is that to the south along Church Approach where the buildings frame the view to the nave and chancel of St Thomas-a-Becket Church, with the top of the tower and its short spire just visible above the varied two storey roofscape. There are long distance views out of the character area to the south over the wider landscape, particularly in the vicinity of Beckets Way and from the rear of the churchyard; and to the north from the corner of the recreation ground. Otherwise, views out of the character area are restricted by buildings, and treed and hedge boundaries, particularly in the summer months. With seasonal changes, the rolling

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landscape backdrop is more evident, with an increase in long distance views available in the winter months when the trees are without leaves.

Listed Buildings

3.3.11 There are 14 listed buildings in the character area. All are listed Grade II apart from Beckets, which is listed Grade II*. The buildings date from at least the 15th century through to the 19th century. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, it is possible that these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.3.12 Beckets, located at the eastern side of the north entrance into the Churchyard is listed Grade II*. It is a substantial and prominent T-shaped 15th century timber-framed building with three elevations visible from the public domain. The northern elevation has plaster infilling, the first floor and gable close-studded, with the ground floor rebuilt in red brick, with a moulded bressummer between. It has a small oriel window projecting on brackets at the first floor, with diamond-shaped panes. The large gable is oversailing on curved brackets and moulded bressummer. The western elevation facing onto Church Approach is plainer, with tilehanging to first floor, brickwork to the ground floor and full height to the gable. The southern churchyard elevation is brick with tile hanging above, a projecting first floor timber framed bay creating a porch to the entrance door. At the east end of this elevation is a multisided tower of 3 storeys added in the 19th century.

3.3.13 The Parish Church of St Thomas-a-Becket comprises a chancel with north and south chapels, nave with aisles, north porch and west tower. The church was originally constructed in the 13th century, but the majority of the early church was destroyed by a fire in 1509 and only a very small amount of earlier fabric is still visible, predominantly to the outer walls of the north and south aisle which have the smaller darker earlier stonework below the windows. Some early fabric survives in the Hempstead chapel, constructed for Robert De Hempstead, a serf who gained his freedom in 1288 and became wealthy enough to own the Hempstead Eastate, including a very early stained glass roundel. The church was rebuilt after a fire in 1509 and the clerestory and roof of the nave added then, however, the rebuilt tower collapsed after a Sunday evening service in 1667 and brought down with it the west wall of the nave and a peal of six bells. The west wall was rebuilt, but the tower only constructed to plinth level. The chancel was rebuilt in the mid 19th century having fallen into disrepair, and at the end of the century, the church was completely refurbished and the tower constructed to full height as at present. The church is prominent in views through Church Approach on entering the village from the north, but is also particularly visible across countryside from the south due to its location on higher ground.

3.3.14 The group of buildings on Church Approach form a core of historic development. Beckets, the larger building, occupies the entire eastern side of the short lane, set back behind a garden hedge. To the western side, the attached row of listed buildings form a visually attractive group fronting onto Church Approach. Together with Beckets, these buildings frame the views towards the Church to the south and the northern entrance to the churchyard with its early 20th century lych gate. The row of buildings on the western

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side incorporate the timber framed 16th century Glebe Farmhouse; the heavily renovated Rose Cottage, which although dated 1845, is likely to have an earlier, potentially 17th century interior; and the early 19th century cottages of No.1 and No.2. The mixture of traditional materials, including timber frame, tile hanging, brickwork, and render; the variety of traditional window types; and the varied roofscape, including gables, steeply pitched hipped roofs, and the contrasting low pitched slate roof, create a particularly visually pleasing group which enhances the historic character of this part of the conservation area.

3.3.15 The remaining listed buildings are scattered through the western end of The Street, primarily on the northern side of the road, and reflect the ad-hoc manner in which the village has historically spread in a linear fashion to the east. Subsequent 19th and 20th century infill has occurred between the earlier buildings. Pump Cottages and Veterinary House, both date from the 17th century and are two storey brick buildings with steeply pitched tiled roofs. Pump Cottages reflect the smaller lower status dwellings of the time and are dwarfed by the late 19th century semi detached properties attached to the west. Although timber framed inside, the cottage has been refronted with a decorative Flemish bond of red brick and grey headers in the 18th century. Veterinary House, in contrast, sits detached within its gardens and represents the higher status detached 17th century property with a prominent fully hipped roof, tile hanging to first floor and a central entrance with substantial chimney stack above on the ridge.

3.3.16 The 18th and 19th century built form are represented by Jessamine Cottage, an early 18th century two storey building of decorative Flemish bond brickwork to ground floor, and tile hanging to first floor with clay tile roof; and the 19th century two storey terrace of Sunnyside Villa, Sunnyside Cottage, and Salem Cottages (Nos 1 and 2) constructed of plain red brick Flemish Bond, but with large eight over eight multi-paned traditional timber vertckal sliding sash windows to bround and first floor, and a hipped slate roof over. Sunnyside House is the larger and taller of the attached properties, on the western end and projects forward of the eastern terrace of three and has a higher status entrance doorway with pilasters, pointed pediment and semi-circular fanlight.

Key unlisted buildings or structures

3.3.17 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 Framfield conservation area, and contribute to its wider historical value[(14)] 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.

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

3.3.18 Around twenty six key unlisted buildings have been identified in the character area dating from the 17th to early 20th centuries. Whilst key unlisted buildings have been identified on the visual appraisal map in Appendix 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.

3.3.19 On the northern side of the churchyard are three key structures: the Lychgate, the War Memorial and a sundial.

3.3.20 The substantial timber framed lych gate with horsham stone slate roof was erected by Mr Groves of Brownings Manor to commemorate the Coronation of King George V. It is a visually prominent structure on this northern boundary of the churchyard, and is complete with stone plinth walls and double hung timber gates. The low stone walls continue to either side, delineating the boundary, and have a decorative twisted metal railing between semi-circular headed piers, and a second pedestrian gateway to the western end with decorative metal arch over containing a lamp.

3.3.21 Within the churchyard, the War Memorial is located in a prominent position adjacent to the pathway to the north door of the church. The memorial is in the form of a decorative cross on a stepped square base and is made from Sicilian Marble with a distinctive trailing ribbon decoration. It is purportedly one of the earliest erected in memorials of the war in Sussex. It is interesting to note that the inscription details the Great War as having taken place 1914-1919 instead of 1914-18.

3.3.22 Set within the paved area at the northern entrance to the churchyard is a small sundial on a circular stone pillar. It is a visually prominent feature that is seen in conjunction with the adjacent lych gate and war memorial.

3.3.23 Within the character area are several non-residential key unlisted buildings have been identified. The Memorial Hall was constructed as a non-religious memorial to the men of the Parish who lost their lives in the Great War and was opened officially on 17th January 1924. It was designed by a local architect, Mr E.A. Chilton of Uckfield, and according to local history, the timbers used were from a barn at Arches Manor that was dismantled and the frame re-erected to form the basis of the hall. The hall is a single storey building, located on the northern side of The Street and set back from the roadside. It has an uninterrupted steeply pitched clay tile roof, gabled at the western end and hipped with gablet at the eastern end and has small paned timber windows to the front elevation. There are two projecting lower gabled wings either side of the front facade constructed of stone and brick with clay tile roofs. The main roof overhangs a veranda area at the front of the building, which incorporates decorative timber plaques on the front wall in the centre listing those who died from the parish in both World Wars. The building is prominent in the streetscene and notable for its traditional form and detailing, as well as the social significance as a memorial building.

3.3.24 The Church of England Primary School lies adjacent to the Memorial Hall to the east. It was constructed in the 19th century as the National School and has a slightly later attached schoolmaster's house on the western side. The school retains its original single

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storey massing and form, with a substantial coursed ashlar stone facade, multiple gables of different heights and widths, and substantial window openings to light the school rooms within. It retains the two separate pedestrian entrances, within projecting bay porches. Unfortunately, the traditional window detailing has been lost and replaced with heavy inappropriately detailed modern fenestration, which has impacted on the overall character of the building. There is potential however, for any future replacements to reinstate lost character, and still provide appropriate thermal efficiency.

3.3.25 A number of buildings in residential use have been identified as having a positive contribution to the character of the area. Glebe House is a substantial detached property located to the west of the church in private grounds and was the former Vicarage. Dating from the 18th century, the house was been substantially reduced in size in the 1950s, but retains its character and presence in this secluded position in the vicinity of the church.

3.3.26 There are also good examples of late 19th century terraces and semi-detached properties along on The Street and facing onto the Recreation Ground. The majority retain a significant amount of their original architectural character and form, without substantial erosion of detail through inapproriate alterations to roof covering or provision of front extensions. The late 19th century built form is notable for its modest two storey height. Materials are predominantly unpainted or rendered brickwork with either slate or clay tiled roofs. Erosion of detailing of traditional window forms has unfortunately occurred in many cases, thereby impacting on the visual character of the buildings.

3.3.27 The early 20th century semi-detached villa type development, such as Ivy Villas and The Limes, and Old Library Cottage and Trewby Cottage, are of a more substantial massing and form, and although two storey in height, have more steeply pitched roofs, allowing for use of the attic space. These buildings have maintained a substantial amount of their traditional architectural detailing, including unpainted brickwork with decorative brick banding, full height bay windows, decorative tile hanging and ridge tiles and visually enhance the parts of the character area with which they are located. There has been some unfortunate loss of fenestration detail.

Other features of the character area and detractors

3.3.28 Sounds, smells and general activity also contribute to the historic character of conservation areas. Framfield village has always been located on a main route for travel, and this continues today, with The Street forming part of the B2102 between Uckfield and the junction with the A267 at Cross in Hand in the east. The Street is, therefore, busy during the day at peak rush hour times, and in conjunction with school hours, with both local and through traffic and the accompanying sounds and smells. Such activity is characteristic of a settlement on a main route, although this could be considered a significant detractor to the experience of the place, however, in the evening and at night, the village is generally peaceful with little traffic. The smaller and narrower country lanes of Brookhouse Lane, Gatehouse Lane, are, in contrast, peaceful throughout the day with less and predominantly localised vehicular activity taking place. Parking of cars is a particularly visually dominant feature along The Street, often causing the slowing and stopping of traffic to negotiate pinch points, creating locally noisy and intrusive activity.

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3.3.29 Street furniture and wirescape can also create visual intrusion and clutter in historic areas. Framfield village is fortunate to retain two particularly visually prominent historic white and black painted fingerposts at either end of The Street at the junctions with Gatehouse Lane and Brookhouse Lane. However, in both instances, the visual prominence and character of these features are marred by modern street furniture and signage within the triangular grassed areas on which they are located. Modern street lighting has been introduced along The Street, which does not particularly enhance the character of the historic area. The final particularly visually intrusive feature is the wirescape, particularly to the south of the church, and around the junction of The Street with Brookhouse Lane.

Summary

3.3.30 In conclusion, this area comprises the historic core of the village which has developed in the vicinity of the church and the junction of The Street as it turns to the north, and Brookhouse Lane. The site of the church has been used since at least the 13th century, and the earliest surviving residential property is from the 15th century, with development predominantly expanding along The Street to the east in a linear fashion between the 16th century and mid 20th century. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. The noise and bustle of traffic using The Street is identified as the main detractor.

3.4 Character Area B - Framfield Place

Introduction to the character area

3.4.1 This character area is formed by the extensive gardens and former parkland associated with the large 18th century country house, Framfield Place, and is located to the north and west of the village of Framfield. Built form comprises the main house, now split into apartments, and the Old Coach House and ancillary outbuilding to the rear.

3.4.2 Character Area B is bordered to the east and south by Character Area A formed of the core of the village centre and linear development along The Street to the east; and by open countryside to the north and west.

Landscape setting

3.4.3 There are no public open spaces within the character area. Extensive informal private gardens surround the house, creating a fitting and traditional setting to the mansion, with an entrance drive leading to the western, front, elevation, running through trees which open out onto an informal lawned area, focusing views to the main facade. At the eastern side of the house, the gardens extend through informal lawns to the lake and into an informal woodland garden. On all sides of the garden, the mature trees form a thick boundary, restricting any views into the house from outside the character area, particularly in the summer months. In the winter, there are more views available over the wider countryside, due to the lack of leaves on the deciduous trees.

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3.4.4 In respect of the Old Coach House, located to the northwest of the main house, this building has substantial views out over the former parkland to the north and west, which forms part of the planned historic landscaped setting to the country house. An historic metal boundary estate fence and associated gate survive on the western boundary of the property with the former parkland and reinforces the traditional manner of delineating the more formal garden areas from the wider informal planned parkland. The views include long distance vistas over the surrounding countryside beyond the former parkland. The private gardens to this property have been formed out of part of the original gardens for the mansion house and are located to the immediate south.

3.4.5 Boundaries to this area are heavily treed, including to the gardens and wider former parkland. There are some individual large mature parkland trees surviving within the traditional planned open space located to the north and east.

Listed buildings

3.4.6 There are two listed buildings in the character area: Framfield Place, listed Grade II* and the associated stables to the northwest, listed grade II. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, it is possible that these may be considered to be curtilage listed.

3.4.7 The large country house is is of two storeys in height, and has a stuccoed (rendered) exterior painted cream, with details such as quoins and cornice painted in contrasting white. The roof is slate, with substantial chimney stacks. The front and rear elevations have full height bay windows either side of a central entrance formed of a doric porch on the western front and a Doric loggia on the eastern garden front. The windows at ground floor are tall multi-paned casements, and at first floor, six over six traditional timber vertical sliding sash windows. The long domestic and nursery wing was added to west in late 19th century. The interior includes an elliptical billiard room, with neo-Adam plaster decoration by Norman Shaw; a staircase with plaster frieze; and a saloon with neo-Jacobean panelling by Sir EdwinLutyens, but in the style of Norman Shaw.

3.4.8 The Stables to the north-west of Framfield Place date from the early-mid 19th century and are in the form of a half-H-shaped block, which has been restored and converted into a dwelling. The building has single storey wings with a two storey central portion with a prominent clock tower and cupola. Similarly to the house it is stuccoed and the projecting wings each have Doric pilasters and a pediment over.

Key unlisted buildings or strutures

3.4.9 No key unlisted buildings have been identified within the character area.

Other features and detractors

3.4.10 Sounds, smells and general activity also contribute to the historic character of conservation areas. This character area is particularly peaceful at all times of the day, with little invasive background noise, due in large part to the private nature of the large

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grounds associated with Framfield Place, and the fact that the boundaries are heavily treed, thus masking road noise from vehicles using routes to the east and south. Due to the lack of formal lighting to the driveway and gardens, the character area has a particularly dark quality of character at night.

3.4.11 The only visual detractors are the modern garage buildings to the east of the main house, although it is acknowledged that these are set within trees to help mask their presence; the use of close boarded fencing to hide the maintenance area for the grounds set to the northwest of the main house, on the edge of the driveway to the Old Coach House; and the large modern garage building to the rear of the Old Coach House.

Summary

3.4.12 In conclusion, this character area comprises Framfield Place within its substantial grounds and associated ancillary buildings. The identified character also includes other features, both man made and natural, which add to the historic character and significance of the area. Very few detractors to the visual character of the conservation area have been identified.

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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.

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4.2 Key Characteristics

Key Characteristics

- **The older buildings in the area are constructed of materials from local sources, including clamp fired bricks and hand made tiles**
- **The predominant wall construction material is brick, predominantly unpainted, sometimes accompanied by tile hanging first floor and some decorative detailing picked out in alternative coloured brick or through the use of rubbed brick headers..**
- **Local stone has been used in the construction of the church; church wall and school.**
- **Older timber framed buildings have generally been refaced in brick, with tile hanging at first floor.**
- **There is little use of weatherboarding or render.**
- **Some arts and crafts buildings of the turn of the 20th century utilise decorative detailing.**
- **Roofs are gabled, or hipped and clay tiles and slates have both been used throughout the conservation area.**
- **There is some use of dormers, but these either sit well within the roofslope or are at through eaves level. Dormers are generally gabled with tiled cheeks.**
- **Windows and doors are generally traditionally designed.**
- **Window styles are predominantly simple side hung casements, either timber or metal, with horizontal glazing bars or leaded lights in older buildings. Vertical sliding sash windows are also a relatively common feature in the 19th and early 20th century buildings, with various combinations of window panes.**
- **The majority of the doors to domestic properties in the conservation area are either traditionally detailed plain planked or field and panel timber doors.**
- **Porches are generally of a simple flat roofed bracketed type.**
- **Hedges, brick walls and picket fencing are important enclosure features within the village.**

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4.3 Architectural Form and Layout of Built Form

4.3.1 The village of Framfield has historically developed in a linear manner along The core of the older part of the village developed to the north the church, and has expanded predominantly eastwards along The Street (B2102), with principally road frontage development behind short front gardens. Larger areas of 20th century development have occurred to the south of The Street, beyond the boundary of the conservation area. To the immediate west of the village is Framfield Place, a large country house set within informal gardens and a wider parkland setting.

4.3.2 St.Thomas a Becket church retains its traditional open setting within the churchyard, with the former rectory building to the immediate west. To the north are some of the earliest buildings within the village located on the east and west sides of Church Approach, including Beckets. There are scattered earlier buildings to the east along The Street which are shown on the 1840s tithe map such as Pump Cottage, Jessamine Cottage, the Old Post Office and Veterinary House, along with the School and attached Schoolmaster's House.

4.3.3 Later 19th and early 20th century development in the village generally expanded development along both sides of The Street to the east and consists of semi-detached villas and terraced properties. These buildings infilled some of the spaces between the scattered earlier buildings. Later 20th century development has continued this , with very few gaps left between properties, excepting the open space at the top of Beckets Way.

4.3.4 Within the village, there is a variety of built form comprising smaller terraced properties, small detached and semi-detached cottages, and larger higher status detached buildings, leading to a relatively high density of development. Built form is orientated parallel to the road, some with gables or dormers facing onto the road frontage, creating a rhythm of roofscape. The historic vernacular buildings are generally attached, with little space to either side of the areas of built form. There are one or two larger, higher status properties within the village, such as The Old Post Office, Veterinary House, and Beckets. The later 19th and early 20th century dwellings are either semi-detached or terraced and retain much of their original detailing and character.

4.3.5 Framfield Place is located to the west of The Street and the core of the village, and has survived as a large country house (now apartments) within formal planned gardens and with open parkland to the north and west.

4.4 Walls

Brickwork

4.4.1 The predominant building material used within the village is brick. Up until the 19th century and the coming of the railways, bricks would have been made locally from the abundant clay within the High Weald landscape. There are nine 18th century brickworks recorded in Framfield Parish, the closest to the village being in

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Gatehouse Lane (as recorded by Molly Beswick[15]). There are several examples of dark coloured local clamp fired bricks on buildings within the village, including at Bewlay Cottage and Fairview Cottage, and the Terrace of Ebenezer Cottages (dated 1882)

4.4.2 Although there are domestic buildings surviving from the 15th - 17th centuries within the village, which would originally have had externally visible timber frame, nearly all these structures have undergone later re-facing with brickwork and tilehanging in the 18th century to create a more 'modern' facade, with the original timber frame often exposed internally. Beckets is the most prominent building which retains visible external timber frame to its northern elevation, along with the upper storey of the east elevation of Glebe Farm in Church Approach - both of which demonstrate close studded vertical timbers.

4.4.3 Other external timber framing, such as that at Rose Cottage in Church Approach , is an example of the later Arts and Crafts style of timber framing.

4.4.4 The 18th and early 19th century brickwork construction is of Flemish bond, where bricks are laid in a stretcher, header, stretcher pattern , often appearing as a 'chequer board' pattern' Flemish bond often has darker decorative glazed or 'vitrified' headers, where the brick surface is heated to such an extent that the sand facing turns to glass, which highlights the unique pattern created by this bond; although this is not common in Framfield., with Glebe Farmhouse being an example. Good examples of plain red brick Flemish bond include the Hare and Hounds, Rose Cottage, and Sunnyside House and it was being used as late as 1908 at The Limes.

4.4.5 It is only in the 20th century that the modern 'stretcher' bond has come into general use, latterly as brickwork generally provides a face to an internal blockwork wall. The later 19th century and early 20th century Victorian and Edwardian semi-detached and terraced houses often demonstrate the use of stretcher bond.

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

4.4.7 Brickwork can also be used to create decorative patterns, and this is evident on some of the late 19th and early 20th century buildings, where the windows and doors are surrounded in red brickwork and the corners are delineated by red brick quoins, such as at The Laurels. Rubbed brick window headers have also been utilised to create a decorative finish, and this has been elaborated at the Laurels by a decorative terracotta key stone for the rubbed brick arch over windows.

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15 M. Beswick, (1993) “Brickmaking in Sussex : A history and gazetteer”

4.4.8 It is significant that the majority of brickwork within the conservation area has been left unpainted with far fewer buildings with painted brickwork.

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

Tilehanging

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

Weatherboarding

4.4.11 Weather boarding is not a common material in the conservation area and has only been used scarcely on historic outbuildings.

Local Stone

4.4.12 It is interesting to note that there is very little use of local stone in the construction of buildings within the village, particularly considering the underlying geology of this area. There are only a few buildings within the village which demonstrate any significant use of local stone: and these include the Church, the School , the church wall and the plinth for the timber framed lych gate. There are also small elements evident in some boundary walls, or fossilised in older elements of buildings where modification has occurred.

4.4.13 Where stonework has been used for construction, it is generally of 'ashlar' stonework which is where blocks have been more precisely cut and laid in courses, such as in large parts of the church, and the church wall.. There is also use of less precise rubble masonry within early parts of the church which creates a far more random stonework, not generally laid in courses. Decorative stonework elements have also been used on the church, including hood mouldings to doorways, and tracery within lancet windows.

Render

4.4.14 Render is not a common material used on walls within the village, with only a few individual examples such as the old School House, which has been lined out to mimic stone and has rendered brick hood mouldings to the windows. The main building within the conservation area that features the use of render is Framfield Place and this demonstrates its high status, with lined and painted rendered facades, including rendered parapet, and rendered quoins.

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4.5 Roofs

Clay tile and slate

4.5.1 The predominant roofing material throughout the conservation area is clay tile and slate. Traditionally, the tiles would have been locally sourced hand made peg tiles and are a red/orange in colour, which has weathered. Slate is also used throughout the area from the early-mid 19th century onwards and this is reflected in the built form comprising the evolution and enlargement of the village in this era. However, it is interesting to note that early 20th century buildings are also roofed with machine made clay tiles rather than slate.

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

Roof forms

4.5.3 Roof forms throughout the conservation area predominantly gabled, with full hips evident on earlier buildings, which creates an interesting and varied roofscape throughout the village. Roofs either run parallel to the road, with gables to the side, or with gable ends fronting the road.

Horsham Stone Slate

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

Lead

4.5.5 This is predominantly used on the church aisle roofs and is not commonly used elsewhere within the conservation area.

Chimney stacks and pots

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

Rainwater goods

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

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Barge Boards

4.5.8 There is a common use of barge boards to roofs, particularly in conjunction with gabled elements, with some decorative examples including at the converted chapel and at Heather Cottage.

Rooflights

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

Dormers

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

4.6 Windows

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

4.6.2 Fortunately, there has been little intrusion of modern window detailing and materials within the conservation area so far. Therefore, the significance is the survival of historic detailing. This is predominantly through the use of traditional timber side hung casement windows often with horizontal glazing bars. There is also substantial use of vertical timber sliding sashes, in the 19th and early 20th century dwellings, with a variety of patterns of glazing, for example 8 panes over 8; 3 panes over 6, or 1 pane over 1. There is some use of traditional leaded lights, both square and diamond, within either timber or metal side hung casement windows. Some of these leaded lights are within buildings constructed at the turn of the 20th century with an Arts and Crafts character.

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

4.6.4 The use of non-traditional materials, such as PVCu has begun to replace traditional timber windows. While aspirations to improve thermal insulation are understood, wholesale replacement of well-designed traditional windows can rarely be achieved satisfactorily using sealed double glazed units. A more appropriate solution is likely to be through

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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 to domestic properties in the conservation area are either traditionally detailed plain planked on older buildings or field and panel timber doors. on the 19th century buildings, some with semi circular fanlights over. Door furniture is generally traditional in detail. There are several examples of more ornate door cases, including at Sunnyside House, which has a broken pediment with semi-circular fanlight.

4.7.3 Porches to front doors are not a particularly prevalent feature , but where these exist, the traditional type is of falt roof canopies with brackets.

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

4.8 Shopfronts

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

4.8.2 Shop fronts were introduced in the 18th century and the majority dating from the 18th and 19th century are designed on an individual basis, utilising a variety of architectural detailing and styles, with small paned windows. Later 19th century shop fronts have larger areas of plate glass as this material became more widely available, changing the scale in the design of shop fronts. **(16)**

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16 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

4.8.3 There are no examples of earlier shopfronts within the conservation area, with any earlier shop fronts having been replaced when the buildings were converted to residential use within the village.

4.9 Garden Walls, Fences and Other Means of Enclosure

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

4.9.2 Boundary treatments are a mixture of hedges, brick and the occasional stone wall, and picket fencing.

4.9.3 The majority of properties, including the few modern dwellings within the conservation area, have retained an historic method of defining the boundary using hedgerows or traditional type low fencing. There is only a small use of close boarded type fencing in evidence, which can be an alien feature, detracting from the historic character of the area, and further incursion of this feature should be discouraged.

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4 Architectural Form, Detail, Materials, Textures and Colours

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

5.1 Introduction

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

5.2 Key Characteristics

Key Characteristics

- **Ridgeline location of the village.**
- **Important undulating landscape backdrop to the village.**
- **The landscape around the village is characterised by its rolling nature, interspersed with woodland, mosaic of small fields, and treed boundaries to fields and water courses.**
- **Significant groups of trees survive in the area around the village and form an important backdrop to the settlement.**
- **There are prominent tree specimens within the village, particularly in the churchyard and in the gardens and parkland at Framfield Place.**
- **Hedgerows are the predominant boundary feature in the village.**
- **Important open spaces include: the churchyard; the recreation ground, the land at the top of Beckets Way, and the gardens and parkland associated with Framfield Place.**
- **Long distance views across the landscape to the south, west and north.**
- **Local views views throughout Church Approach and The Street.**

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 map.

5.3.2 Although this part of the country was particularly impacted on by the 1987 hurricane, significant groups of trees survive in the area around the village and form an important backdrop to the settlement. This is particularly the case along the boundaries of the conservation area in the west in the vicinity of the churchyard, Glebe house and to

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the edges of the former parkland of Framfield Place. The northern and western roads into the village are both heavily tree lined road which contains views and reinforces the entrance into the village at the crossroads. Trees also form an important backdrop to, and form containment of, the recreation ground; and are also prominent in views to the east along The Street, in the vicinity of the junction with Gatehouse Lane.

5.3.3 Several important trees in the conservation area have been previously identified and are protected with Tree Preservation Orders, including throughout the gardens to Framfield Place, but designation of a conservation area extends protection to the remaining trees within the boundary.

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

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

5.4 Open Spaces

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

5.4.2 The open spaces within the conservation area as proposed to be designated include the churchyard, the recreation ground, and the area of open space at the entrance to Beckets Way. These are all publicly accessible and form an important social and cultural function within the village.

5.4.3 Other areas of important open space have also been identified and these the gardens to Framfield Place, and the former parkland to the north and east of the mansion. These two areas open space are distinctly different in character, but form the important historic setting of the large country house.

5.5 Other Natural Features in the Landscape

5.5.1 Within the conservation area, the significant natural feature is the ridgeline location of the village, with slightly undulating topography. On entering the conservation area from the east, the road rises slightly, and when departing along Brookhouse Lane, the topography descends quite quickly to the valley to the south. Some built form at the eastern end of The Street is set on slightly higher ground, and the descending valley side to the south of The Street, provides views out to the south, particularly over the lower scale development.

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5.5.2 The most significant feature within the surrounding landscape is the important backdrop to the village. To the south and north, this is the rolling landscape with a patchwork of woodland, and strong hedgerow boundaries to a mosaic of small and medium sized pastoral fields.

5.6 Other Man-made Features in the Landscape

5.6.1 The most noticeable man made features in the landscape within the village are the church which, although only glimpsed in views from the north on entering the village, is particularly prominent in its location on higher ground in views to the village from the south; and the gardens and former parkland to Framfield Place.

5.6.2 In views out of the village, the only particularly prominent man made features in the landscape are tall electricity pylons to the south.

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

5.7.1 The most important views looking into, out of and through the conservation area are shown on the character appraisal map. These contribute to the character and setting of the conservation area and care needs to be taken to ensure that they are not lost or compromised by future development or poorly sited services. Consideration should also be made to the seasonal changes in the landscape and that views may more easily be gained into, out of and through the conservation area during certain times of the year, and particularly in the winter and early spring when the trees are without full leaf.

5.7.2 On entering the village from the Uckfield direction, the most important view is that along Church Row to the lychgate and Church.

5.7.3 Due to the topography and the trees lining the routes into the village from the north and west, there are minimal views in these directions out of the conservation area. Within the village, views are confined to a certain extent by the linear development along The Street, but due to the fact that development, particularly on the southern side, has remained as single or two storey in height, with spaces between detached and semi-detached properties, long distance views are provided over the landscape to the south. There are particularly significant views to the south from the entrance to Beckets Way, due to the descending topography, and the lower height of development in the immediate proximity of The Street.

5.7.4 From the rear of the churchyard, views can also be gained out over the countryside to the south.

5.7.5 The open parkland setting to the north and east of Framfield Place also provides significant views throughout this planned informal open space, particularly from the Old Coach House, and more long distant views across the countryside to the south.

5.7.6 Views out of the northern part of the conservation area are restricted by property boundaries, and the treed boundary to the recreation ground, and are only available from the footpath at the western corner of this public open space.

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

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6 Considerations for change in conservation areas

6.1 Introduction

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

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

6.1.3 The character visual appraisal map at Appendix 3 and views map at Appendix 4 will not be updated until a future review. Therefore, it will be important to clarify with the Council where additional research or information has identified either additional key unlisted buildings that have an important contribution to the significance of the conservation area, or where buildings have been subsequently statutorily listed by Historic England. Similarly, there is potential for some unlisted buildings to be identified as curtilage listed as a result of future research, therefore the status of the building should be formally checked with the Council prior to any proposals for development or alteration. Loss of a building (or other element) which makes a positive contribution to the significance of the conservation area may be treated as either substantial harm or less than substantial harm, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the conservation area as a whole. . Key unlisted buildings may be identified as non-designated heritage assets on a future local list to be compiled by the Council.

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

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Area boundary does not have a detrimental impact on views into and out of the designated area, and thus its significance through harm to its setting. 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.

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

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

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.

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- 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 Framfield conservation area

- **Erosion of architectural detail.**
- **Inappropriately detailed window and door replacement.**
- **Loss of traditional roofing materials, chimneys and chimney pots**
- **Scale, design and location of new development, including infill development and outbuildings.**
- **Loss of important green spaces around the village.**
- **Light pollution.**
- **Loss of traditional boundary treatments through inappropriate replacement or loss as a result of development, access and/or parking.**
- **Volume of traffic.**
- **Parking.**
- **Highways works.**
- **Road signage.**
- **Wirescape**
- **Street furniture**

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6 Considerations for change in conservation areas

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Appendix 1: Maps

1.1 Designated Conservation Area

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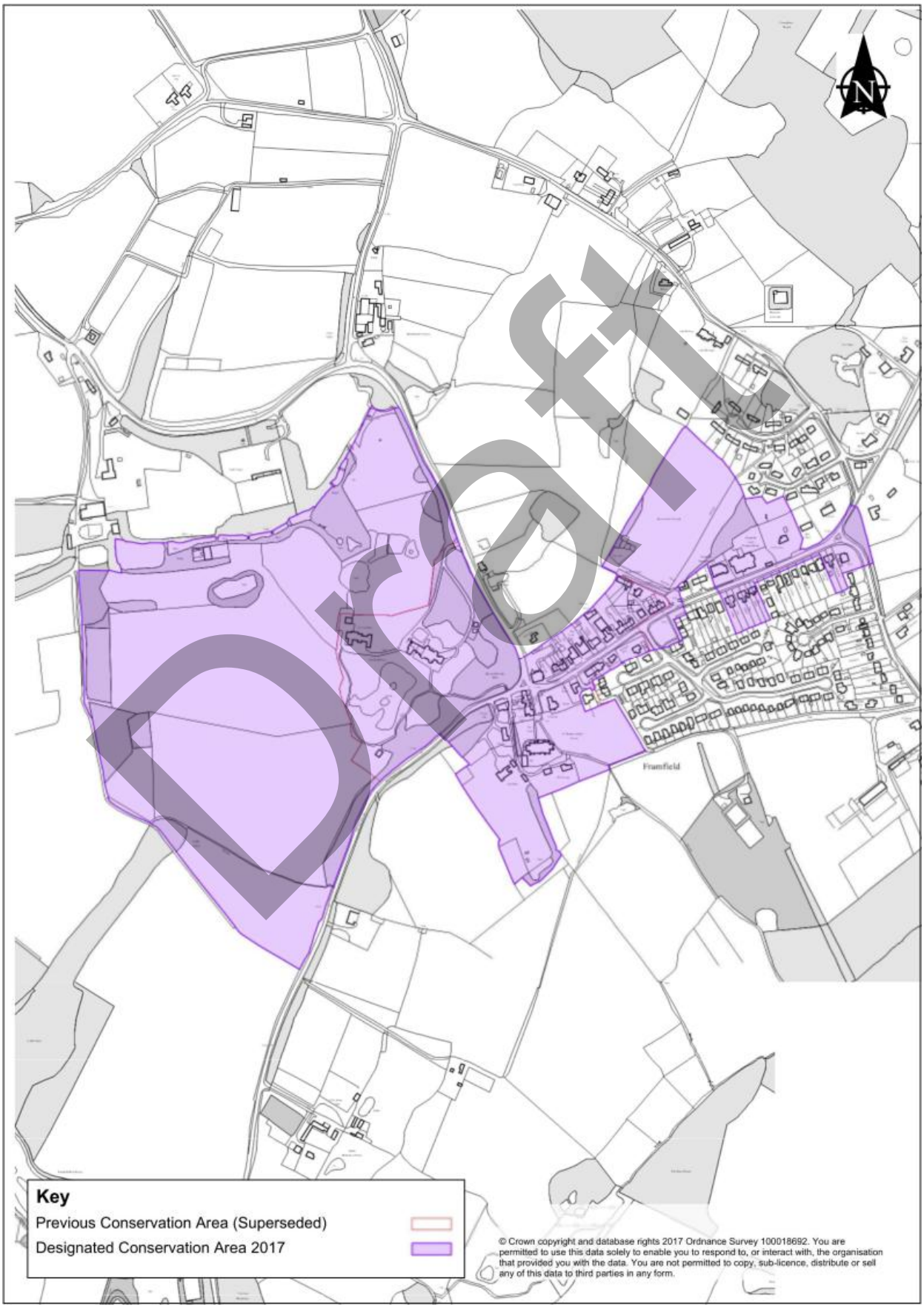
Appendix 1: Maps



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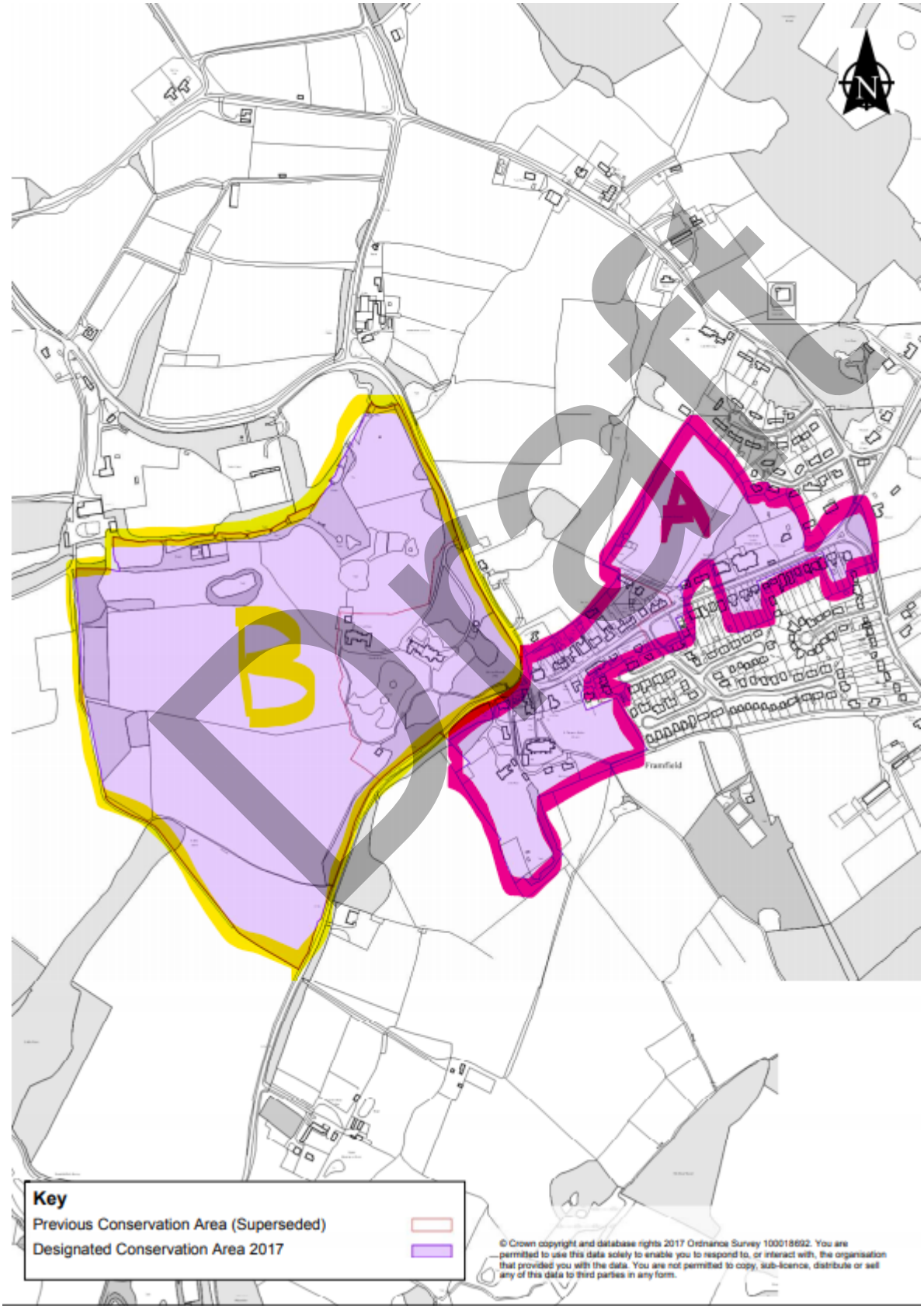
1.2 Character Areas



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1.3 Visual appraisal

To Follow

1.4 Views

To Follow

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Appendix 2: Glossary of Terms

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Fenestration: The arrangement of windows in a building.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Open space: All open space of public value, including not just land, but also areas of water which offer important opportunities for sport and recreation, and can act as a visual amenity.

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Original building: A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

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

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

Promontory: An elevated geological outcrop.

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

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

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

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

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

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

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

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

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

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/

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

WEALDEN DOCUMENTS

- Wealden Local Plan, Design and Heritage Strategy Background Paper – Local Plan Issues and Options 2015
- Wealden Local Plan, Heritage Background Paper - January 2019

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

WEBSITES

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- 2011 Census, Office for National Statistics: https://www.ons.gov.uk/census/2011census
- Gazetteer of Markets and Fairs in England and Wales to 1516: www.history.ac.uk/gazframer.html
- The Weald.Org: www.theweald.org
- Wealden Iron Research Group: www.wealdeniron.org.uk/

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- Horsfield, T.W., *The History, Antiquities and Topography of the County of Sussex, Volume 1,* 1835 (republished 1974)
- Leslie K., Short, B., *An Historical Atlas of Sussex* (Chichester, Phillimore, 2010)
- Salzman L.F. (Ed.), *The Victoria County History of Sussex* Vol. 9, (London, OUP, 1937)

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- East Sussex Tithe Maps: www.eastsussex.gov.uk/leisureandtourism/localandfamilyhistory/tithemaps

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