

Draft Conservation Area Character Appraisal

Frant



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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_Consevation_Areas.aspx or scan the QR code below with your smart phone.



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Overview

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

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

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

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

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

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

This character appraisal considers:

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

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

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

This document is for:

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

1 Background

1.0.1 Frant conservation area was first designated in 1976 and was reappraised in 2003. 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.

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

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

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2 Context

2.1 Introduction to the Conservation Area

2.1.1 The village of Frant is situated to the south of Tunbridge Wells. The majority of the village is located to the west of the A267 road, but also includes the buildings fronting onto the east side of the road. The historic core of the village is centred around the church of St. Alban and the southern extent of the village green.

2.1.2 The village lies within the wider Parish of Frant, which covers an area of some 12 square miles and includes the villages of Eridge and Bells Yew Green. The Parish had an overall population of 1,645 in 2011⁽¹⁾.

2.1.3 Frant had a chapel by the early 12th century and a market charter by the late 13th century. There was also a dew pond on the green, which served as common pasturage for livestock. The location of a market, chapel, dew pond and green indicates that the village was a focal point for the surrounding area since at least the 12th-13th century, most likely serving dispersed settlement rather than a nucleated settlement at this time. The settlement of Frant seems to have emerged from the early 14th century as a trading settlement around the earlier market, green and chapel.

2.1.4 Farming was important to the local economy, with Frant using the cleared fields and woodland for pastoral farming. The village also provided local trades and services for the wider farming community, with the market and early shop places recorded in the village.

2.1.5 Wealden iron production had a significant impact on the economy of the area from the 16th century, with a large number of ironworks within operating in Frant and neighbouring parishes at its peak.

2.1.6 Agriculture has continued to be of local importance to the in the area, as attested by the many outlying farms around the village. In addition, the distinctive round oasts visible in the landscape signify the importance of the hop industry to supplement pastoral farming in this area between the 17th century and the first half of the 20th century, when it began to decline.

2.1.7 The village benefited from the proximity and popularity of Tunbridge Wells spa in the 18th and 19th centuries and contained a range of shops and services, as well as lodgings and domestic services for those visiting the village from the spa and establishing summer residences. The village was developed and 'modernised' at this time, including the construction of large attractive houses around the green and in the immediate areas around the village, such as Shernfold Park and Ely Grange.

2.1.8 The village has lost many of the shops and services from the 19th century, but is still served by some small local shops, two village pubs, a school, and the church. The village is now largely residential.

1 Source: 2011 Census, Office for National Statistics

2.1.9 The majority of 20th century development around Frant has been outside of the conservation area in the form of limited building within the grounds of the large estates of Shernfold and Ely Grange.

2.2 Setting

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

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

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

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

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

3 The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning:3, Historic England, March 2015

2.3 Topography and Landscape Setting

2.3.1 The village of Frant is located within the High Weald Area of Outstanding Natural Beauty, on the east-west Forest Ridge. Two branches of the River Medway run through the parish, with a stream rising at Frant. There are also several wells and springs in the parish, including two chalybeate springs that were used for medicinal purposes⁽⁴⁾.

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

2.3.3 The general appearance of the High Weald is one of a densely wooded landscape, which comprises a patchwork of irregularly shaped fields and woods forming both open and enclosed landscapes along rolling ridges and within valleys. Along the ridge top roads briefly glimpsed extensive views open up, stretching away over rolling ridges, with church spires often present within the views between the ridges, and green valleys below. The mosaic of small hedged fields and sunken lanes, together with the wooded relief and comparative inaccessibility, provides a sense of remoteness which is rare within lowland English landscapes and creates a strong sense of place⁽⁵⁾.

2.3.4 The character of this High Weald landscape is distinctive through the dispersed historic settlement pattern of farmsteads, hamlets and late medieval villages, largely sited on ridges or higher ground within the landscape. Settlements were linked by a network of largely intact ancient route ways (now often roads and rights of way) in the form of ridge top roads and a dense system of radiating droveways. These are often narrow, deeply sunken and edged with trees, hedgerows, wildflower-rich verges and boundary banks⁽⁶⁾.

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

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

2.3.7 Iron was the major industry in the High Weald, and first developed in the Iron Age and Roman periods, with evidence of 87 Romano-British iron production sites in Wealden District⁽⁷⁾. The height of the iron industry in the area was predominantly in the 15th to

4 Horsfield, T.W. 1835 The History Antiquities and Topography of the County of Sussex
 5 Wealden Landscape & Settlement Character Assessment, Chris Blandford Associates, November 2014
 6 Wealden Landscape & Settlement Character Assessment, Chris Blandford Associates, November 2014
 7 East Sussex Historic Environment Record

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

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

High Weald Landscape

The history of the landscape is most evident in the:

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

Frant

2.3.9 The historic settlement setting of Frant is created by:

- varied historic landscape setting, including a number of large blocks of Ancient Woodland.;
- patchwork of small to medium sized gentle rolling fields, interspersed with large blocks of woodland ;
- Eridge Park, a registered park and garden, to the west, which was landscaped in the 18th and 19th centuries and parts of which originated as a medieval deer park;
- historic fieldscape comprising a patchwork of regular piecemeal enclosure, cohesive and aggregate assarts, parliamentary enclosure, and planned private enclosure;
- higher spurs of landscape surrounding the village topped with mature trees and Ancient Woodland, which is dense and extensive;
- significant views from the settlement;
- valley corridors within the landscape setting lined with mature trees or running through woodland;
- a network of footpaths connecting the village with the surrounding countryside, including the High Weald Landscape Trail, which traverses the village.

2.3.10 Landscape characteristics include:

- raised green in the centre of the settlement;
- many historical buildings in the village;
- sensitive urban edges all around the village, surrounded by mature vegetation, much of which is in large back gardens;
- long views out from the village and the green;
- strong inter-visibility between historic buildings within the Conservation Area (situated on a ridge) and adjacent areas⁽⁸⁾.

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

Frant Landscape Setting Areas

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

- Medium-scale patchwork of fields, lined with mature hedgerows.

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

- Sloping landscape of pastoral fields, interspersed with occasional farmsteads.

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

- Large area of Ancient Woodland, which is a key landscape feature and provides a strong sense of enclosure.

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

- An undulating patchwork of fields, lined with a network of mature hedgerows.

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

- A strong sense of enclosure within this landscape of mature Ancient Woodland.
- Strong landscape structure⁽⁹⁾.

2.3.12 This area is situated within the High Weald AONB and is therefore considered to have high landscape value. They include highly sensitive landscape features, 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⁽¹⁰⁾.

2.3.13 The landscape around the village is considered to make a major contribution to the landscape setting of the settlement as a result of its strong strength of place and from views to historic buildings within the historic core, as well as views out from the village⁽¹¹⁾.

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

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

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

2.3.14 The topography in the area has influenced the layout and development of the village, with the historic core around the church located on the most elevated point on the ridge at 175m AOD.

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

2.4 Geology and Building Materials

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

2.4.2 Frant sits predominantly on sandstone and siltstone of the Tunbridge Wells Sand formation. An area of sandstone sits to the north of the village around the church and Ely Grange. Mudstone of the Wadhurst clay formation lays close to the village.

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 5 of this appraisal provides location specific information on traditional materials and building techniques within the Frant conservation area.

2.5 History of the Settlement

Prehistoric

2.5.1 Lack of archaeological investigation in the area means that prehistoric and early historic activity in Frant is not fully understood, although there is evidence of early activity in the area suggesting that the area has been settled since at least 100 BC.

2.5.2 It is likely that the historic routeways leading into Frant from the south and east where formed in the later Prehistoric periods by communities utilising this section of the Weald forest. Identified prehistoric ridgeways include the the Oldham (Ightham) to Cross in Hand trackway⁽¹²⁾ that partly follows the route of the current A267, and the Newenden to Wadhurst ridgeway⁽¹³⁾. These are believed to have continued as Roman roads.

2.5.3 Evidence of prehistoric and Roman activity in the area is represented by a number of spot finds, including Bronze Age⁽¹⁴⁾ and Romano-British⁽¹⁵⁾ pottery sherds to the south east of the village and numerous spot finds of worked flints in Eridge Park to the west⁽¹⁶⁾.

2.5.4 A number of Romano-British bloomery sites have been found in Eridge Park⁽¹⁷⁾, along with a Late Iron Age pottery assemblage believed to represent an occupation site⁽¹⁸⁾. Two Iron Age hillforts are located within the wider landscape, which would have dominated the landscape around Frant. These are High Rocks to the north west of Frant and Saxonbury hillfort to the south. Evidence of Late Iron Age ironworking has been found at Saxonbury hillfort.

Saxon and Roman

2.5.5 Roman occupation of the wider area commenced in A.D.43, after the Roman conquest. There have been numerous discoveries of Roman iron workings in the wider area, five of which are within the vicinity, including the large scale (3ha) site at Bardown.

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

2.5.7 Frant is first recorded as part of a grant of land by King Eadwig of Wessex to Edmund of Mercia in AD 956, although it is likely to have comprised land at this time rather than a nucleated settlement. It was at this time part of the Royal estate of Rotherfield, recorded in the wills of Alfred (AD 873-88) and Æthelstan Ætheling (AD 1014). It has been

12 ESHER LIN 134

13 ESHER LIN 132

14 ESHER MES 14895

15 ESHER MES 3272

16 ESHER MES 10452, MES 12300, MES 12346, MES 12347, MES 12475, MES 12476, MES 12477, MES 12478, MES 12479, MES 12480, MES 12483, MES 12485

17 ESHER MES 3287, MES 3288, MES 20143

18 ESHER MES 20143

suggested that Rotherfield may have been a Saxon minster; an ecclesiastical settlement than in turn attracted non-religious people⁽¹⁹⁾.

Place name, Domesday and early manors

2.5.8 Frant is not mentioned in the Domesday Book of 1085, instead forming part of Rotherfield manor. The manor is recorded as containing 24 households, consisting of 14 villagers, six smallholders and four slaves, and had land for 26 ploughs and woodland for 80 swine. It was held by Earl Godwin before the Norman Conquest and King William thereafter⁽²⁰⁾.

2.5.9 Frant is first recorded in AD 956 as *fyrnpan* meaning 'place where bracken (or ferns) grows'. The charters and records from the 12th century onwards show Frant spelt in numerous ways including: *Fernet*, *Fernthe*, *Fernth*, *Ferthe*, *Ferring*, *Vernthe*, *Franthe*, *Fraunte*, *Feruthe*, *Frenthe* and *Fant*⁽²¹⁾.

2.5.10 The Manor of Rotherfield, which included Frant, was granted by William II to Gilbert de Clare in the late 11th century. The manor of Frant was created from the manor of Rotherfield in the 12th century and by the end of the 12th century was held by the de Bendevid family⁽²²⁾. By the end of the 13th century it was held by the de Bromfield family⁽²³⁾.

2.5.11 Although there was a manor of Frant, the manors of Dewlands, Eridge, Rotherfield, Sonnyngleigh, Bayham, and Groombridge also controlled land in the parish⁽²⁴⁾. The village was surrounded by large estates, with Eridge park held by the Nevills to the west and Bayham Abbey to the east.

Church

2.5.12 By the beginning of the 12th century there was a chapel at Frant, attached to a mother church in Rotherfield, which were both given by Gilbert of Clare to the cathedral priory at Rochester. It is not known whether the origins of the chapel at Frant are pre-Conquest, but, as already stated, the mother-parish may derive from the foundation of a Saxon minster.

2.5.13 The earlier chapel was replaced by a church at Frant in the 15th century. Surviving plans, painting and sketches of the 15th century church show it as being stone built with a spire. This church was replaced by the current village church in the earlier 19th century, designed by local architect, John Montier, a local architect and surveyor who carried out a lot of work for the Eridge Estate. The Earl of Abergavenny paid for much of the work, while Marquess Camden of Bayham paid for the south aisle, which contained his family pew⁽²⁵⁾. Some of the earlier church was retained, with the base of the medieval tower

19 Rotherfield EUS

20 <https://opendomesday.org>

21 <https://www.thekeep.info/places/eastsussex/parishesandsettlements/frant/>

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

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

24 <https://www.thekeep.info/places/eastsussex/parishesandsettlements/frant/>

25 <https://www.thekeep.info/places/eastsussex/parishesandsettlements/frant/>

re-encased in stone⁽²⁶⁾ and 17th century iron graveslabs surviving in the west gallery of the nave.

2.5.14 The church contains three iron graveslabs dating from the 17th century and commemorating the Fowle family, local influential ironmasters in Frant and Wadhurst, operating Riverhall Furnace on the boundary between the two parishes. The slabs were made by preparing a bed of sand and press blocks of wood into it already carved with the names, dates, inscriptions, and coats of arms to be commemorated. This was then lifted off and molten iron poured over the sand, filling the indentations made by the carvings⁽²⁷⁾.

2.5.15 The church also contains a large organ built by August Gern, a French organ builder who worked with Cavaille Gen, the most famous organ builder in France, to build the organ in Notre Dame Cathedral.

2.5.16 The churchyard extending around the church has been slightly extended to the north, seemingly in the early 20th century given the dates of the gravestones, but the original boundary is still represented by a section of red brick wall and a drop in ground level between the higher level of the original churchyard and the later extension. Earlier paintings show that it was enclosed by a fence, but a wall now extends around it.

2.5.17 The churchyard contains a number of impressive graves and memorials, many enclosed within their own railings and associated with notable figures. These include monuments to Colonel By, Baron Wolff, Sir Ellis Ashmead Bartlett MP, local cartographer and landowner Richard Budgen, and a stone cross War Memorial. In addition, there are also two 17th century gravestones in the churchyard.

2.5.18 The lych gate was constructed in the mid-20th century in memory of 'all those who lived, learned and taught at The Limes School 1851-1888 and at Hazelhurst School 1888-1940'. The lych gate is constructed of six open columns supporting a hexagonal tiled roof with a large compass painted on the ceiling within the lych gate.

2.5.19 There are references to the vicarage house and barn by the churchyard in the 17th century⁽²⁸⁾. The rectory is shown on maps to the west of the church from the earlier 18th century. The house, now Frant Grange, appears 19th century externally and was considerably enlarged in 1845⁽²⁹⁾ when Sir Henry Thompson was vicar.

Medieval development

2.5.20 In 1297 William de Bromfeld, who held the manor of Frant, was granted the right to hold a market every Tuesday and an annual fair around the 1st November, which was to last three days. It is not known whether there was a nucleated settlement in Frant at this time.

26 https://frantchurch.org/Groups/283334/Our_History.aspx

27 <https://www.wealdeniron.org.uk/wp-content/uploads/2020/09/Catalogue-of-Iron-Graveslabs.pdf>

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

29 Kelly's Post Office Directory of 1867

2.5.21 In addition to the chapel and the market, there was also a dew pond on the village green. The dew ponds were formed to retain water by digging out and lining a pond in a naturally damp spot. This then provided drinking water for livestock in the common pasturage on the green. There was also a further dew pond adjacent to Catts Lane to the west of the village that was in-filled in the 20th century.

2.5.22 Returns from the late 13th-early 14th century suggest that early settlement of the area was dispersed within cleared enclosures set in woodland along the higher ground. The location of a market, chapel, dew pond and green indicates that the village was a focal point for the surrounding area since at least the 12th-13th century, located where the north-south route following the A267 prehistoric ridgetop intersects with the route east-west between Eridge medieval park Bayham Abbey.

2.5.23 The settlement of Frant seems to have emerged from the early 14th century as a trading settlement around the earlier market, green and chapel along this section of the High Street. There is no documentary evidence to identify the site of the former market, but there is an opening up of the High Street in front of the church (now partly built over) and this would be a natural place to hold a market, on the higher ground between the earlier chapel and the common grazing on the green, close to where the High Street meets the east-west route between Eridge and Bayham Abbey.

2.5.24 The late 13th-14th century Lay Subsidy Rolls for Sussex lists all tax-payers in the Villatae (township) of Frant in this period. In 1296 there were 15 taxpayers in Frant, which based on similar projections made elsewhere may indicate a population of around 72⁽³⁰⁾. The records for 1327 list 17 taxpayers, including Rogo de Sharnefold, and by 1332 the number of taxpayers listed had reduced to 12⁽³¹⁾.

2.5.25 In the early 14th century the manor continued to be held by the de Bromfeld's, who probably lived at Court Lodge, which is referred to as the manor house in a document of 1656. Court Lodge was replaced Frant Court in the 19th century, built on the site of the earlier manor house⁽³²⁾.

2.5.26 Some of the names that survive in the village appear to have originated from this period. As already noted, Rogo de Sharnefold was recorded in 1327, the place name meaning dirty/muddy fold. By the 14th century the site was occupied by a farmhouse on the approximate site of Shernfold farm, recorded in the Manorial records in 1301 as a messuage and 30 acres. It is described in the 17th century Rolls as containing a barn, buildings, closes, gardens, orchards, lands and woods. Mastingate is also an earlier place name, thought to be a medieval reference to a gate/entrance between the village and the woodland to the east through which drovers could move livestock⁽³³⁾.

2.5.27 Development at this time is thought to have been concentrated around the church (and probably site of the market place in front of the church) and to the western side of the High Street (referred to as The Street). Between the small cluster of cottages and the

30 based on a calculation of 42 taxpayers = 201 people in Wadhurst EUS

31 <https://www.british-history.ac.uk/suss-record-soc/vol10>

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

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

medieval dew pond on the green was a landholding called Le Catt, sitting on the western side of the High Street between Church Lane, The Green and Frant Green Road. It appears to have been a farmstead, with the pond shown on 19th and early 20th century maps.

2.5.28 In addition to Shernfold, mentioned above, there was also a further landholding/farmstead called Smithcatts, located on the south eastern side of the green between Shernfold and Mastingate. Beyond this the area was still heavily forested, with Waterdown Forest extending between Tunbridge Wells and Rotherfield, and Eridge enclosed as a deer park⁽³⁴⁾.

2.5.29 Eridge Park occupied the land to the west of the village and was also part of the manor of Rotherfield. Whereas the manor of Frant was created from the manor of Rotherfield in the 12th century, Eridge remained part of Rotherfield manor until 1588. It descended with the rest of the manor through the de Clare family and passed through marriage to Sir Edward Nevill in the 15th century. At this time the Eridge Estate appears to have been a hunting park with a homestead, the manor house being in Rotherfield. Some time in the earlier 16th century a manorial house seems to have been erected called Eridge Place and Henry VIII is reported to have stayed there in 1538. Whilst the manor of Eridge held lands in Frant, the manor and village of Frant seem to have remained relatively independent.

2.5.30 There appears to have been further land clearance around the village in the 15th and early 16th centuries, with further areas of woodland cleared for farming. These included clearings around the village at Court Lodge, Sunninglye, Tollslye, Knowle, Brooklands, Cornhill, Saxonbury, and Danegate.

2.5.31 There are no buildings in the village that have been identified from the medieval period, with many either replaced by later buildings, or perhaps refaced and concealing earlier fabric within. The earliest known remains are in the church (see Church above).

Post medieval development

2.5.32 Early lists and registers suggests that around half a dozen families were farming the bulk of the parish in the mid-16th century. Amongst the most prominent were the Giles family, who owned the undeveloped land to the east of the High Street and the most of the fields along the Bells Yew Green Road as far as Manor Farm. Other prominent families include the Mays, Carpenters, Pococks and Bakers⁽³⁵⁾.

2.5.33 Early industry in the area appears to have revolved around agriculture and the production of iron from the mid-16th century, with a forge and furnace in Eridge Park to the west and further forges around Bells Yew Green and Bayham to the east (see Trade and Industry below).

2.5.34 A lack of excavations in the village means that below-ground archaeology has yet to contribute to the understanding of the development of medieval and post-medieval

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

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

Frant. Development during this period was still concentrated around the church and to the western side of the High Street (referred to as The Street), and the eastern side of the High Street was not developed until well into the 18th century. There appears to have been limited development around the village green and along Frant Green Road, with development appearing to accelerate in the 18th century.

2.5.35 The Bells Yew Green Road was an important route through the village at this time, leading east to Bartley Mill and several iron furnaces and forges, as well as joining the routes to Bayham and Tonbridge further afield. There was also a route to the west leading to Eridge Park. The north-south route to the High Street was more minor at this time and passed over the village green where a depression can still be seen leading across the grass

2.5.36 A Rotherfield manorial map of 1556 shows five houses around the village green and cottages on the west side of the High Street. The east side of the High Street was undeveloped apart from a barn and a cottage at Mastingate.

2.5.37 By the 17th century a number of buildings had been built, or rebuilt, in timber, brick and stone. These include cottages in the High Street, such as the 16th century Wyses (Manor Cottage), as well as larger houses and farmsteads in the area around the village, such as New House (built to the east of the village by William Dyke); Riverhall and Lightlands (built to the south east by the Fowles); and Eridge Place (built to the west by the Nevills).

2.5.38 A notable resident of the village in the 18th century was the cartographer Richard Budgen. In 1723 Richard Budgen published 24 maps of Sussex engraved by John Senex of Shropshire entitled '*An Actual Survey of the County of Sussex divided into Rapes Hundreds and Deanries*'. He lived at Shernfold, which at the time consisted of a farmhouse with brewhouse and bakehouse attached and a number of outhouses⁽³⁶⁾. His grandsons Thomas Budgen (1766-1832) also practised as a surveyor in Lewes, and Charles Budgen (1769-1838) worked for the Ordnance Survey between 1798 and 1824. His great grandson John Budgen acted as a surveyor from 1826 until 1840 in the Tunbridge Wells area and was responsible for a number of local maps, including Frant.

2.5.39 In 1610 Lord North had discovered the chalybeate springs on a visit to the Eridge Park and in the 1630s the springs on the edge of the Eridge Estate were developed into the Pantiles, thus providing the impetus for Tunbridge Wells to develop as a spa town. As Tunbridge Wells grew as a popular spa town in the 18th century Frant prospered from its proximity and was able to supply meat, poultry, eggs and vegetables to the town. Frant was a popular trip from Tunbridge Wells for those visiting the spa and the roads branching off from the Green and attractive scenery made it a popular ride from the spa town. The roads to the village were turnpiked in 1765, providing better road links between Frant and Tunbridge Wells.

36 Probate of Richard Budgen, 1731. After Wright, P. 2009 Frant: The Story of a Wealden Parish

2.5.40 One local tailor, George Smart, benefited from those visiting from the spa town and as well as being a successful tailor to the wealthy, exhibited cloth decorated with animals, birds and grotesque figures, which attracted visitors from Tunbridge Wells.

2.5.41 By the later 18th century there was a number of large properties in the area that are architecturally more akin to the influences of Tunbridge Wells spa town than the local Wealden vernacular, such as Shernfold Park and Eridge, both built as large mansions in the later 18th century. They would also have provided a source of employment to the local community.

2.5.42 Shernfold was purchased from the Budgen family in 1790 by Charles Pigou, a gunpowder manufacturer. He commissioned the building of a new Palladian mansion at Shernfold to the south east of the farmhouse. This house had a dome and colonnade and two wings, designed by the architect Bond of Tunbridge Wells. The construction of the house may have contributed to Pigou's financial difficulties and he sold the Estate in 1813 to James Cranbourne Strode, who then sold it to Colonel John By circa 1820 (see 19th century below).

2.5.43 The Nevills built a new mansion at Eridge in 1787, also carrying out extensive landscaping and planting, created miles of walks and carriage ways, and building many new buildings, including follies, lodges and workers cottages. They made Eridge their principal residence in 1792 and the family and their visitors, who amongst others included the Prince of Wales, necessitated many staff to maintain the house and park.

2.5.44 The Eridge estate list gives the names of 104 outside workers from this period, including grooms, gardeners, carpenters and game-keepers. This number did not include farm and domestic staff, which must have been many more. Whilst many of the staff settled in the estate village in Eridge, the proximity to Frant provided employment here too⁽³⁷⁾.

2.5.45 The eastern side of the High Street was developed in the 18th century. Slow Hall (no. 10 High Street) was the first private house recorded as having been built on this side of the road, in circa.1746, with grounds that originally stretched down as far as The George. These grounds were built on incrementally in the 18th and earlier 19th centuries. The George was also rebuilt around this time as an inn, incorporating an earlier timber-framed cottage on the site.

2.5.46 During the Napoleonic Wars an army camp was established at Waterdown near Frant village, extending to the crossroads of the Eridge-Tunbridge Wells and Frant-Groombridge roads. In 1793, 18 soldiers from the camp were buried in Frant Churchyard after contracting smallpox.

2.5.47 The earliest surviving houses in the village are of probably 16th-17th century date, but have been refaced in brick, tile, weatherboarding and render, which may conceal even earlier cores. These include Manor Cottage, Rose Cottage (no. 17-19), no. 33-37 (cottages and Ensor), and parts of the George, all in the High Street; parts of Barn Cottage

on Catts Lane; Charmers and Gable Cottage adjacent to the Bells Yew Road; and Court Cottages on Frant Green Road. . The High Street typically contains small tenements comprising a house fronting the street with a series of industrial buildings and barns to their rear. Many of these rear buildings are now converted to accommodate ancillary accommodation, or have been attached to the main houses on the High Street.

Trade and industry

2.5.48 Farming was important to the local economy, with Frant using the cleared fields and woodland for pastoral farming. The village also provided local trades and services for the wider farming community, with the market and early shop places recorded in the village. Some of these early trades and services, recorded in the 16th and 17th centuries, included miller, shoemaker, butcher, blacksmith, fletcher, brewer, draper, innkeeper, carpenter and ropemaker.

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

2.5.50 Wealden iron production had a significant impact on the economy of the area from the 16th century, with a large number of ironworks within operating in Frant and neighbouring parishes at its peak. These include Riverhall forge and furnace; Brookland forge and Verridge forge; three forges around Bells Yew Green (Benhall, Breechers and Dundale); Gloucester (or Lamberhurst) forge and furnace; Toolslye furnace and Bayham Forge; and Eridge forge.

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

2.5.52 From the mid-16th century the Nevill family invested heavily in the construction of a forge and furnace within Eridge Park with a large furnace pond, series of pen-ponds and forge pond with sluices dykes and bays. The Eridge Estate became a principal iron manufacturer and exported iron to Europe under a Royal licence. There are records of French workers, presumably skilled blast furnace operators, on site since 1538 and by 1603 woodland cut for fuelling the furnace was so great that tenants refused to pay the Lord for the swine to forage in the Waterdown Forest. The furnace is last recorded in

1603, but the forge continue to work until 1723 using pig iron from other local furnaces. The ponds were later incorporated into the landscaped park.

2.5.53 The Fowles appear in records of the Weald from the 14th century and Thomas Fowle, yeoman, is recorded at Lamberhurst in the 15th century. Nicholas Fowle, son of Thomas, appears to have acquired parts of Dewlands manor, to the south east of Frant, as well as other lands in Rotherfield and Mayfield, in the early 16th century. William Fowle, his son, purchased Lightlands in the 1540s and built a large, stone house. In the 1550s he acquired 126 acres near Lightlands in the manor of Frant. By the time of his death in 1566 his son, Nicholas, had married the daughter of an ironmaster from Mayfield and held a mill at Riverhall. By 1570 he used his land holdings around Riverhall to provide the water power, wood and iron ore to convert Riverhall to a successful forge and furnace. The furnace and forge soon became one of the primary Wealden iron operations and the family ran a number of forges and furnaces in the Weald, investing their wealth in land and property. They owned houses around the village at Riverhall, where a new 16th century mansion was built; and Lightlands.

2.5.54 Whilst the iron industry brought great prosperity to the area and was a source of employment, it also industrialised the area. Accounts describe the glow from the furnaces, noise of the hammers, stripping and burning of woodland to make charcoal, digging of pits to extract the iron ore, alteration of watercourses to create dams and pond bays, and heavy damage to roads in transportation of materials and goods.

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

2.5.56 The leather industry was another important local trade. Tanning was an important cottage industry throughout the middle ages and into the 19th century. The leather products from the tanning industry were then used within other cottages industries in the area, from glove-making, to tack and saddle making. The area was well suited to this process as the market and surrounding farms ensured a supply of hides and the oaks that were abundant in the Weald had a particularly high tannin content. Water was also available for the process, which required soft water for the tanning stages. The Wealden social composition of small farms with multiple-occupation work-forces also involved in the iron industry, allowed for a seasonal cycle of skilled workers. However, the industry died out with the increased competition from the more efficient and cheaper production in the factories of more industrial towns ⁽³⁸⁾.

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

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

2.5.59 It is not known when the town was first serviced by a public house. The Abergavenny Arms public house appears to have been an early inn along the A267 in Frant. It was known as The Bull until the early 19th century, but the building appears to date back to at least the 16th century. Documents suggest that The Bull may have been an even earlier pub known as The Apsis⁽³⁹⁾.

2.5.60 In the survey of inns and alehouses of 1686, Frant had stabling for approximately 14 horses and around 8 guest beds, suggesting a fairly modest settlement⁽⁴⁰⁾.

2.5.61 The village benefited from the proximity and popularity of Tunbridge Wells spa in the 18th and 19th centuries, with Frant describes as a pleasant ride out from the spa town. The village was developed and 'modernised' at this time, including the construction of large attractive houses and summer residences around the green and in the immediate areas around the village, such as Shernfold Park and Ely Grange. A range of shops and services, as well as lodgings and domestic services for those visiting the village from the spa are recorded in the village form this period.

2.5.62 The popularity of the village with those visiting the spa at Tunbridge Wells may have coincided with the establishment of a second inn in the village, with The George established on the High Street. This is recorded from the mid-18th century and the inn appears to date from this period, although it incorporates an earlier cottage that occupied the site⁽⁴¹⁾.

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

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

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

40 Inns & Alehouses of Sussex, 1686, in Leslie, K. & Short, B. (eds.), An Historical Atlas of Sussex

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

despatched from Battle. Four ringleaders were arrested from Frant and tried at Lewes for their part in the riots and received prison sentences⁽⁴²⁾.

2.5.65 The cost of the war effort had led to increasingly high customs duties on goods entering the country to pay for the war and this fuelled the growth in smuggling along the south coast, with large volumes of contraband brought into the southern counties of England, concealed along trade routes and transported to London for sale. In the 1840s Britain adopted a free-trade policy that slashed import duties to realistic levels and signalled the end of smuggling.

2.5.66 The smugglers are thought to have operated through Bells Yew Green, which was reportedly a smuggling route up from the coast towards Tunbridge Wells and London. A Frant man, George Burgess, was accused of smuggling in 1815. He ran the village store and after being accused of smuggling by an informant was arrested and held at Horsham goal. He was clearly wealthy, being fined and paying £430 to secure his release⁽⁴³⁾.

Institutions

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

2.5.68 There is reference to almshouses in Frant in 1622, built by Roland Hartman, yeoman, for the use of the poor⁽⁴⁴⁾.

2.5.69 Many Parish workhouses were established after Knatchbulls' Act of 1723, which stipulated that poor relief would only be granted once a pauper had been admitted to a workhouse. Hundreds of workhouses were set up, often in existing rented buildings. By the 18th century it is reported that a barn behind the High Street had been converted for use as a workhouse and was owned and run by the innkeeper of The George, being to the rear of the inn and part of the landholding. By the late 18th century the growing number of poor necessitated the provision of new workhouse accommodation near Saxonbury, called Forest Farm. A list from the early 19th century includes 38 inmates⁽⁴⁵⁾.

2.5.70 Parish workhouses continued in use until the large union workhouses were set up following the 1834 Poor Law Amendment Act. The Ticehurst Poor Law Union was

42 Eeles, H. 1947 Frant- A Parish History

43 Eeles, H. 1947 Frant- A Parish History

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

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

formed in 1835 with a new large workhouse built at Ticehurst taking the poor from Frant parish ⁽⁴⁶⁾.

2.5.71 The former workhouse in Frant was separated into four cottages and is recorded as The Old Workhouse on the 1841-1871 census returns.

2.5.72 The saloon bar of the Abergavenny Arms was used as a courtroom for the petty cases not referred to the Lewes Assizes and documents from 1822 and 1906 refer to courts still being held at the Abergavenny Arms ⁽⁴⁷⁾. It is claimed that there are still cells beneath the inn that were used to imprison people before trial.

2.5.73 The East Sussex Constabulary was established in 1840 to provide a police service for the county under the supervision of the court of quarter sessions. Frant also came partly under the Kent Constabulary. Police records survive for Frant from 1928 ⁽⁴⁸⁾. The Old Police House dates to the 20th century and is located along the A267 next to the telephone exchange, on the southern extend on the village.

Education

2.5.74 A school was founded in the village in 1816 by the vicar, George Bethune. The school master was Adam Jacob and lessons were originally given from his dwelling, on the site of the 19th century school. He then leased his dwelling in 1830 for continued use as a school on a 30 year lease. Daniel Rowlands bought the lease and gave the building to the village to be used as a school in memory to his wife. Money was raised to build a new school and the girls were educated at Saxonbury Lodge (Mr Rowland's house) whilst awaiting its completion. The new school was completed in 1852 and run as a National School. These schools were founded in the 19th century by the National Society for Promoting Religious Education and provided elementary education, in accordance with the teaching of the Church of England, to the children of the poor. The school recently located to new premises on Church Lane and the school has been converted into a private dwelling.

2.5.75 Two other small fee-paying schools operated in the village in the 19th century: a school for girls at Manor Cottage, and a mixed school at The Limes that expanded and moved to Hazelhurst.

Sports and recreation

2.5.76 Cricket was played on the village green from at least the 19th century, with an early photo recording a match in 1867.

2.5.77 A football club was formed in 1895, moving from Workhouse Field when Shernfold Meadow was built, to Martin's Farm and finally to the current football pitch.

46 <http://www.workhouses.org.uk/Ticehurst/>

47 ESRO ref: PAR344/2/2/3 and CAM4/3/1

48 ESRO

2.5.78 The Memorial Hall was built as a village hall with money raised through public subscription after WWI.

Transport

2.5.79 In the 16th century the roads through the Weald of Kent and Sussex were considered so poor and perilous that an Act was passed to try and improve them by laying out new and wider roads. This seems to have had little impact, for in the 17th century Lord Chancellor Cowper wrote that the 'Sussex ways are bad and ruinous beyond imagination' and Dr. Barton wrote in 1751 that even in summer 'our horses could not keep on their legs, on account of these slippery and rough parts of the roads', even suggesting the animals and women of the County are 'so long-legged...from the difficulty of pulling the feet out of so much mud' ⁽⁴⁹⁾. The situation was certainly worsened by the iron industry, which necessitated the movement of heavy goods along the roads, pulled by Oxen.

2.5.80 The notoriously bad Wealden roads were therefore ripe for improvement by the Turnpike Trusts. In exchange for keeping the roads in a good state of repair, Acts of Parliament allowed the trusts to levy tolls for using the roads, collected at turnpike gates with houses adjacent for the toll keeper. Eridge road became a turnpike in 1762 and the Tunbridge Wells to Wadhurst Road was turnpiked in 1765, providing better road links between Frant and Tunbridge Wells.

2.5.81 A railway line connecting London (via Tunbridge Wells) and Hastings was opened in 1851-2. The station in Frant is located 2km to the east of the village at Bells Yew Green. This had little impact on development within the village itself, but did lead to some small-scale development at Bells Yew Green, closer to the station.

19th century

2.5.82 The village continued to benefit from the proximity and popularity of Tunbridge Wells, which was visited by Queen Victoria and Prince Albert during this period. A guide book of 1830 stated that 'the pure air and delightful situation of this village have induced many persons to establish their summer residence in its vicinity' ⁽⁵⁰⁾. The arrival of the railway in 1851 enabled more visitors to come to Frant and a guide book of 1883 describes woodland walks from the station to Frant Church ⁽⁵¹⁾.

2.5.83 From the early 19th century the village expanded slowly beyond its original historic core, principally to areas around the edge of The Green, and along the current A267. Many of the large, detached houses set in substantial landscaped gardens, which now form such an important element in the character of the village, date from the this period.

2.5.84 From around the middle of the 19th century maps show the east side of the High Street as being substantially filled in with dwellings. Stone House (early 19th century) is likely to have been the last infill building on this side of the High Street.

49 after Bell-Irving, 1903

50 Clifford, J. 1830 Guide of Tunbridge Wells

51 Radford Thomson, J. 1883 Pelton's Illustrated Guide to Tunbridge Wells

2.5.85 Houses were built around the green, sometimes incorporating or replacing earlier buildings. Greenwood was built on a portion of an earlier holding called Little Wyse, occupied by shops until the 19th century. The shops were demolished and houses built. The houses may have been combined into one under the ownership of James Macfarlane and were remodelled and greatly extended by Mr Hopkinson around 1830⁽⁵²⁾. The Limes was altered and extended in the 19th century, but contains a much older core, referred to as Clerks in the 16th century⁽⁵³⁾. The vicarage (Frant Grange) was also extended and remodelled.

2.5.86 Other development from this period include Eridge Cottage, built in 1834 by Eridge estate; Park Hill, built in the early 19th century; Stone House and East Lodge on the Green, Park View; the buildings along Church Lane, and the Priory. Many other buildings were remodelled in the early-mid 19th century fashion, no doubt influenced by Tunbridge Wells, as attested by the use of white painted brick, render, weatherboarding and slate in the village.

2.5.87 Elys Farm, originally belonging to the Budgen family of map-makers, was bought in 1796 by Sir John Macpherson, governor-general of Bengal, and transformed into a small country estate with the title Ely Grange. It was purchased by the Wellcome Foundation Ltd as the site for its Veterinary Research Station in 1943.

2.5.88 A notable resident of the village in the 19th century was Lieutenant-Colonel John By, who purchased Shernfold Park in 1820. He had a successful military career in Canada in the early 19th century and returned to England in 1812, rebuilding the gunpowder works at Waltham Abbey where he remained in charge until 1821. In 1826 John By went again to Canada, where he designed and constructed a military canal, known as the Rideau Canal, between the Ottawa River and Lake Ontario. The town which grew up around his headquarters, originally named Bytown, was later renamed Ottawa⁽⁵⁴⁾. He mainly lived at Shernfold from 1832-6, during which time he wrote pamphlets on farming. His daughter married the Hon. Percy Ashburnham and they demolished Pigou's 18th century mansion and built the present house in 1855, designed by the architect Lewis Vulliamy Wright,⁽⁵⁵⁾.

2.5.89 Frant Court was built in 1872-5 on the site of the earlier manor house for Viscount Stratford de Redcliffe and was altered and extended in earlier 19th century (see below).

2.5.90 In the 19th century, as well as the school, church and two inns, the village had a blacksmith and wheelwright's shop, a plumber, saddler, chemist-apothecary, cartwright and carpenter, tailor, baker, hand laundry, cobbler, two butchers, a post office, draper and ironmonger, sweet shop and two grocers. The blacksmith's forge was demolished and Manorside built on the site.

2.5.91 The 1881 Census describes the two largest areas of occupation being domestic service for women and agriculture for men and boys. The largest group is for women of unknown occupation, although this may mean 'not falling into the classifications' but would

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

53 Eeles, H. 1947

54 Eales, H.S. 1947 Frant: A Parish History

55 P. 2009 Frant: The Story of a Wealden Parish

have included ladies and older girls at the Frant schools. A significant proportion of men were employed in transport, commerce, the provision of lodgings, craftsmen making household goods, textiles and books. Some men were working in mineral acquisition, this refers to iron extraction which was common across the Weald.

2.5.92 Two memorial wells were built in the village in the 19th century: The Albert Memorial well on Frant Green Road and the Victoria Well to the north side of the green. What appears to be a small Victorian water tower built to the southern side of the green.

20th century

2.5.93 Some infilling and replacement of buildings (or shopfronts) has continued into the 20th century.

2.5.94 Frant Court was altered and extended in 1910, with further alterations, additions and remodelling in 1913-14 for Miss Thornton. The 1913-14 remodelling also included the landscaping of the 10 acre garden by Gertrude Jekyll. Later in the 20th century the house was used as a convent school and as a school by the London Borough of Greenwich. The house has been more recently converted into apartments.

2.5.95 Shernfold Park was used as an auxiliary hospital during WWI. Auxiliary hospitals were set up by the Red Cross as temporary hospitals to provide convalescent care for wounded men during the war and were generally manned by women in the local neighbourhood who volunteered on a part-time basis, supported by any available local medics. Photographs from the period show women in the Red Cross uniform drawing water from the Victoria well on the village green

2.5.96 There are two memorial plaques in the church; a WWI brass plaque set into an ornate wooden frame with the dedication written on the plaque to the 42 men that lost their lives; and a WWII brass plaque with a wooden backboard with the dedication printed in relief to the seven men that died. There is also a memorial plaque in the village Memorial Hall.

2.5.97 The village Memorial Hall was built using money raised through public subscriptions to commemorate those that died from the village in WWI. It sits on the edge of the green on the site of the earlier village pound, which was used to lock up stray cattle.

2.5.98 During the Second World War a Home Guard unit was set up at Frant and defences and roadblocks positioned to block the road north. A Type 24 pillbox was positioned on the Green⁽⁵⁶⁾ at the junction of the A267 and The Green.

2.5.99 In the mid 20th century, the social priorities of a welfare state and the Homes For Heroes projects provided inter-war housing such as that seen to the east of the green, along the southern part of Warren Ridge.

2.5.100 The majority of 20th century development around Frant has been outside of the conservation area in the form of limited building within the grounds of the large estates of Shernfold and Ely Grange.

Population

2.5.101 The population for Frant was 1,439 in 1811 and grew to 3,481 by 1881. This dropped by 1931 to 1,604 residents, primarily due to the transfer of Broadwater Down from Frant to Tunbridge Wells in 1894.

2.5.102 The population for the Parish of Frant was 1,645 in 2011⁽⁵⁷⁾.

2.6 Historical Maps

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

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

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

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

2.6.5 Budgen's map of 1724 shows the village of Frant arranged along a road looping off the main A267. The church of St. Alban with its earlier steeple is shown to the north of the Green. The Green is intersected by a route running east to west, with buildings extending along the north side of this road and continuing along the east side of the A267 in the vicinity of the Abergavenny Arms. Buildings are also shown along the east and west side of the High Street that extends south from the church. Small triangular camps appear to be shown on the Green. A number of large properties are shown on the periphery of the village, including Frant Grange, Shernfold, Knowl, Eridge Park Lodge, Newhouse and a building in the proximity of Frant Court. The major routes shown are the A267, the road to Wadhurst and a road extending west to Eridge. Eridge Park is shown and the boundary of the park is set back from the A267 abutting the eastern boundary of what is now Frant Court.

2.6.6 The circa 1800 draft Ordnance Survey (OS) map shows a similar village layout. Individual buildings can be more easily distinguished, such as the Abergavenny Arms, The George, Greenwood, the earlier Shernfold house (since rebuilt) and other buildings

around the Green. The road to Bells Yew Green is now shown and a large property is shown in the locality of Sunnybrook/Manorside houses. Buildings are also shown along the eastern side of the Green.

2.6.7 The 1840 Tithe map shows development in the village when compared to the circa 1800 draft OS map. The land to the south of the church has been subdivided into smaller garden plots and there has been infilling with further buildings. There has also been subdivision of land and additional building on the west side of the and A267. The dew pond is shown to the east of the road extending north east across the Green from the A267. On the edge of the village the newly built Shernfold house can be seen and a lodge has been built at the end of the road that extends to Eridge, perhaps indicating that this route became restricted around this time.

2.6.8 The 1st edition 1875 OS map shows buildings concentrated along the High Street. There has also been further development between the Green and Shernfold house, and Park House has been constructed to the west of the A267. A number of buildings are labelled, including a smithy, lock-up, post office, National school and two inns (the Abergavenny Arms and the George).

2.6.9 The 2nd edition 1897 OS map and 3rd edition 1910 OS map shows little development in the village. By the 1897 map Whitehill House had been built on Church Lane and Frant Court (Park House on the previous map) had been extended. A number of pumps, ponds and wells are shown around the village. By the 1910 map Green View, Melling and Parkside cottages had been built to the north east of the Green.

2.7 Areas of Archaeological Potential

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

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

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

2.7.4 The Historic Environment Records for East Sussex is located at The Keep in Falmer, and information can be accessed online ⁽⁵⁸⁾. This will also be helpful in assessing the likelihood of the presence of archaeological remains in the area and help with interpretation of a particular site and its setting.

2.7.5 There has been very little archaeological investigation in and around Frant, including within that part covered by the Conservation Area. However, when considering the archaeological potential of settlements; the knowledge that a chapel was located on the site of the church by at least the early 12th century and there was a market from the 13th century, along with the likely emergence of a settlement in the early 14th century, there is potential that unknown archaeological features will remain. It is also important to recognise that archaeology often survives 19th and 20th century development.

2.7.6 It is misleading to assume complete destruction of buried or hidden features which could survive within later buildings and structures as well as in below ground features. Therefore, archaeological remains of any period, both above and below ground, could be found within the conservation area. Any proposals to carry out works which include ground disturbance or works to a historic building are likely to require an appropriate form of archaeological evaluation and assessment, to assess the potential for evidence of past human activity and provide evidence for the substance and evolution of the place, and its people and culture ⁽⁵⁹⁾.

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

Draft

3 Character Appraisal

3.1 Introduction

3.1.1 Frant conservation area is formed of five character areas for the purposes of the appraisal and this is shown on the map in Appendix 1.

- A. High Street and church village core
- B. The Green
- C. Frant Green Road
- D. 19th century expansion
- E. Shernfold

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

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

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

3.2 Key Characteristics of the Conservation Area

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

Key Characteristics of the Frant Conservation Area

- Medieval market and chapel predated settlement and served a wider dispersed community.
- Earliest development centred around the chapel and market and emerged in the early 14th century.
- Earliest recorded buildings in the village date to the 16th-17th centuries.
- Buildings in the conservation area are predominantly in residential use.
- 35 grade II listed buildings or structures within the conservation area.
- Many buildings identified as being of local, vernacular or cultural interest.
- Older buildings have timber-framing concealed behind later refacing with brick, tile-hanging, weatherboarding and render.
- Most historic buildings are two storey in height.
- Brick is seen throughout the conservation area, often with tile-hanging to the first floor.
- Weatherboarding is mainly confined to the High Street.
- The use of stucco or smooth render to simulate finely dressed stonework, popular is seen within the conservation area.
- There is some use of stone in the conservation area
- The predominant roofing material throughout the conservation area is clay tile.
- There is a much greater use of slate in the conservation area than is found elsewhere in Wealden.
- Some historic shop fronts survive.
- Built form within the village has varied setbacks and plot sizes and the buildings themselves range from attached cottages to large detached houses.

- Boundary treatments in the conservation area are a mixture of stone and brick walls, hedges, and some use of picket fencing and decorative iron railings and gates.
- Trees are an important feature of the conservation area and its wider setting.
- Key buildings include: St. Alban's church, The George Inn, the Abergavenny Arms, Park View, Frant Court, Shernfold Lodge, the group of villas on the southern side of the green (East Lodge, Stone Cottage, Stone House), The Limes, Greenwood, Frant Grange.
- Key open spaces include: the village green and the churchyard.
- Key views include: the abundant views across the green; views along the roads extending through the village, especially the High Street and the A267 Frant Green Road; views north at the rear of the churchyard across the High Weald; long views to the High Weald to the west and south west over Eridge Park; views to the south east of the High Weald from the elevated ground on the green near the Victoria Well; and far reaching views from the conservation area to the west across Eridge Park and to the High Weald beyond.
- Views of the village are important within the wider landscape, with strong inter-visibility between historic buildings within the conservation area (situated on a ridge) and adjacent areas.
- The views both into and out of the village reinforce the strong strength of place of Frant within its landscape setting.

3.3 Character Area A - High Street and church village core

Introduction to the character area

3.3.1 This character area is formed of the High Street and the vicarage and church of St. Alban, running from the church and churchyard to the north down to Manor Cottage and Virginia Cottage to the south. Development within the character area is from a mix of periods and represents a mix of architectural styles, although many of the buildings have frontages dating to the 18th- mid 19th century, corresponding to the popularity of the village at this time as a summer residence and day trip from the spa resort at Tunbridge Wells. The area contains a mix of functions, including commercial and residential.

3.3.2 The High Street extends from the Church of St. Alban to the northern tip of the village green. The road continues for a short distance to meet the intersection of the east-west route across The Green and earlier maps show that the High Street then continued across the green to join with the A267, a prehistoric ridgeway. This earlier route across the green is still represented by a footpath that extends down to the A267.

3.3.3 The medieval market, chapel and green likely predated a nucleated settlement, the settlement of Frant emerging from the early 14th century. There is no documentary evidence to identify the site of the former market, but there is an opening up of the High Street in front of the church (now partly built over) and this would be a natural place to hold a market, on the higher ground between the earlier chapel and the common grazing on the green, close to where the High Street meets the east-west route.

3.3.4 This area is bordered by character area B (The Green) to the south and character area D (19th century village expansion) to the west. The land to the north is open countryside, which falls away from the higher ground on which the settlement has developed. To the east is the Home Farm Court development, but this is screened from the High Street by the buildings along this side of the road.

3.3.5 The character area becomes distinct from The Green character area where the road widens and meets the northern extent of the village green.

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 The north end of the character area is characterised by the church and the churchyard, which provides the only area of public open space in this character area. Many of the buildings in the character area are set back with attractive front gardens visible from the street through low, open fences. The setbacks of the buildings are quite variable and so, in turn, are the garden sizes.

3.3.8 Trees are also important both within the character area and in the wider setting and these reinforce the rural location of Frant within the High Weald. There are some important tree specimens within the character area and these are noted on the visual

appraisal map in Appendix 1, along with the identification of important hedgerows. Important specimens include the trees within the character area itself and those that can be seen from the adjoining character areas. Especially prominent within the character area are the mature trees within the churchyard and in the grounds of Frant Grange⁽⁶⁰⁾ and Manor Cottage, as well as the tree that abuts the street adjacent to The George Inn.

3.3.9 Views through the character area are generally north to south along the High Street, with the eye being drawn between the church at the northern end of the character area and the Victoria well to the south in the adjoining character area (The Green). There are no views east-west through the character area due to the buildings facing along the High Street. The exception is the east-west view from the lych gate along the east-west route through the village, although the view east is limited by the gate piers to Ely Grange and the bend in the road. The view west is also limited due to the bend in the road, which also drops away westwards from the plateau on which the church sits at this point. The views to the north open up at the rear of the churchyard, where it is possible to observe long views across the countryside to Tunbridge Wells and across the High Weald. The views to the south also open up at the southern end of the High Street, where there are views across the green and to the High Weald beyond.

Local built form

3.3.10 Buildings in the character area are listed as dating to the 17th-19th century. Earlier, medieval buildings in the historic core appear to have been subsequently replaced, and the earliest buildings in the character area date to the 16th-17th centuries, although could be earlier. Buildings within the character area, listed and unlisted, have not often been the subject of archaeological survey and so dating of the buildings can be uncertain. Many of the buildings in the character area have been re-fronted in the 18th-19th centuries when the village gained popularity with visitors to the springs at Tunbridge Wells, possibly concealing earlier fabric, which has obscured earlier phases.

3.3.11 The buildings in the character area almost all front onto the High Street, with only a few in backland positions to the rear of main buildings or set back from the street. Plot sizes are quite variable, although this may, in part, be due to the later rearrangement of earlier buildings and plots.

3.3.12 The mix of periods of building can be identified, to some extent, by the uses of building materials, and the architectural fashions of the time. The earliest building is a mixture of brickwork, tile-hanging and render, which may conceal earlier surviving timber framed construction. The materials in the character area are quite mixed and include coursed stone, local red bricks (some of which is painted), red clay tile-hanging, white painted weatherboarding and render. Roofs are covered with either clay plain tile or slate.

3.3.13 The character area contains a mixture of boundary treatments. These include the coursed stone walls to the front of the church, the red brick walls extending around the churchyard in some areas of the High Street, white picket fences in front of a number of the houses along the High Street and a variety of iron railings in front of some of the

larger properties along the High Street. The use of natural boundary treatments can also be seen throughout the character area, with hedgerow often being used in combination with walls, fences and railings.

3.3.14 A feature of the character area not seen elsewhere in the conservation area is the red brick pavers that extend along both sides of the High Street.

Listed buildings

3.3.15 There are 12 designated Grade II listed buildings within the character area, representing all the buildings within the area. Many of the buildings are adjoining rows of cottages. The buildings are listed as ranging in date from the 17th century or earlier to the 19th century, with the majority of buildings within the character area dated to, or being refaced in, the 19th century. In addition, the gates and piers of Ely Grange between the church and Priory Cottages and the railings in front of Manor Cottage are Grade II listed. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.3.16 The earliest buildings in the character area are listed as 17th century or earlier; three of which are located on the western side of the High Street and one on the east. Despite having been reworked in the 19th century, when the village was fashionable with visitors to Tunbridge Wells and as a summer retreat, the buildings are still distinguishable by their surviving clay tile roofs and the way in which tile-hanging, weatherboarding and render have been used to conceal earlier timber-framing.

3.3.17 Numbers 33-35 High Street (Ensor Interior Design) is located at the northern end of the western side of the High Street, opposite the church. The main portion of the street frontage has been re-fronted in the earlier 19th century with white painted brick on the ground floor and weatherboarding on the first floor, but displays timber-framing inside. The buildings both have sliding sash windows and slate roofs. Ensor Interior Design has an historic shop front and exposed timber framing within the building, indicating that the building pre-dates the 19th century facade. Behind Ensor Interior Design, to the north-west, the building is recessed back from the street and is listed as early 17th century or earlier. This is timber-framed but has been refaced with painted brick on ground floor and tile-hung above on the front elevation and weatherboarded on the north side elevation. It contains casement windows on the first floor with metal quadrant window stays. The ground floor contains a fixed window and sliding sash window with a central six-panel door with flat hood between the two windows.

3.3.18 The George Inn, on the opposite side of the High Street, has been built in two phases and may also conceal an earlier timber-framed building behind the current 19th century frontage. The northern half of the building is described in the listing as a hall, built out at the ground floor in the 19th century. The reference to a hall would suggest an earlier timber-framed building concealed within the later fabric and a local history book refers to

a 16th century cottage on the site that was probably constructed as an Inn around 1750⁽⁶¹⁾. The southern half is of a higher elevation than the northern hall and may be a later addition. Both the north and south sections of the building are now faced in painted brick with large pane vertical sliding sash windows and have clay tile roofs. The sides and rear of the building have tile hanging and red brickwork visible.

3.3.19 Siting on the western side of the High Street, numbers 17 (Rose Cottage) -19 High Street are described in the listing as one building, probably dating to the 17th century and altered in the 18th and 19th century. The building is now faced with painted brick on ground floor and imitation timbering above with rendered infilling in a later 19th century transitional Tudor Revival/Arts and Crafts style. This is a further example of an earlier timber-framed building along the High Street that has been refaced in the 19th century.

3.3.20 Manor Cottage is listed as 17th century or earlier, but an account claims that the house is an early 16th century hall with sooted roof timbers from an open hearth⁽⁶²⁾. It has been re-fronted with painted brick on the ground floor and tile hanging above with a tiled roof and decorative chimney stack. It contains vertical sliding sash windows in the central two bays and canted bay windows with casements in the end two bays. The railings in front of the house are also listed and date to the early 19th century. This house appears to mark the southern end of the historic settlement along the High Street.

3.3.21 There are a number of other buildings along the western side of the High Street that externally appear to be 19th century, with painted brickwork, tile-hanging and weatherboarding that may conceal earlier timber-framing. It is known from maps and documents that the western side of the High Street was developed before the eastern side, with houses surviving from the 16th-17th centuries (see above). Some of the buildings with later facades have exposed timber-framing visible internally, indicating earlier cores behind the 19th century facades. These buildings have typically early 19th century facades with sash windows and slate roofs to the street, but some appear to have clay tile roofs to the rear. These include numbers 1 (Nesta Cottage) and 3 (Little Wyndhams), faced with white weatherboarding; and numbers 5 and 7, with painted brick and tile-hanging above.

3.3.22 Numbers 25, 27, 29 and 31 (Ryman's Cottages), also on the west side of the High Street, appear to be a row of early 19th century cottages, constructed in Flemish bond with chequered brickwork of red bricks with grey brick headers and a hipped tiled roof. The windows are large pane vertical sliding sash windows and the doors appear to be the original six-panel doors with matching iron door-knockers. Weatherboarding on the north side elevation, recessed back behind the brick facade, may indicate that this too is a refacing of an earlier timber-framed building.

3.3.23 Development on the eastern side of the High Street is later, mainly dating to the mid-18th to earlier 19th centuries, with the exception of the earlier core to The George Inn (see above). Number 10 High Street (Slow Hall) and number 12 (Lilac Cottage) appears to be the first houses built on the eastern side of the High Street. Number 10 has a board

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

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

painted 'circa 1746', but the exterior of both houses appears early 19th century. The ground floor is faced with roughcast render with tile-hanging above and a slate roof.

3.3.24 Number 14 (Stone House) is an attractive house built of coursed stone to the eastern side of the High Street. It is listed as early 19th century and contains large pane sliding sash windows and a six-panel door. The roof is covered in slate on the front elevation, but clay tiles elsewhere. Iron railings extend in front of the property.

3.3.25 Number 4 (Virginia Cottage) sits on the east side of the High Street and again appears early 19th century externally, with painted brick on the ground floor, white painted tile-hanging above and a slate roof.

3.3.26 Numbers 16 to 32, also on the east side of the High Street, are a group of white stuccoed cottages forming three sides of a courtyard open to the street. The cottages are early 19th century with fine detailing on the elevations facing onto the street frontage, vertical siding sash windows, pedimental hoods above the doorways and slate roofs.

3.3.27 A further set of early 19th century cottages is located to the northern end of the High Street opposite the church. Priory Cottages (numbers 38, 40, 42 and 44 High Street) are a group of coursed stone cottages built with a convex curve to the street. The range has angled projections with decorative castellated parapets and crow-stepped gables with shaped finials. It contains casement windows with depressed pointed heads and ornamental glazing of small square and diamond-shaped panes. The cottages appear to have been built to mimic the style of the church opposite.

3.3.28 The Parish church of St. Alban was built in 1819-21 by the Tunbridge Wells architect, John Montier. It is built of coursed stone in a simple Gothic style and a local guidebook of 1828 notes that the church was built under strict constraints of economy⁽⁶³⁾. The church sits on the footprint of the earlier 15th century church, which is still incorporated into the current tower. Paintings and sketches showing the earlier church with a spire. Given the elevated position of the church this must have been visible in the wider landscape, especially with the additional height of a spire. The current church has no spire and the tower is surmounted by four pinnacles. The chancel was added in 1868 and the lych gate added in the mid-20th century. The church is no longer visible in the wider landscape as it has been screened by large trees to the rear of the churchyard, but views out across the High Weald and towards Tunbridge Wells give an impression of the visibility the earlier church and spire across the landscape.

3.3.29 The churchyard has a coursed stone wall to the street and red brick walls on the east and west boundaries. The churchyard has been slightly extended to the north, seemingly in the early 20th century given the dates of the gravestones, but the original boundary is still represented by a section of red brick wall and a drop in ground level between the higher level of the original churchyard and the later extension. The churchyard contains many impressive graves and memorials, many enclosed within their own railings and associated with notable figures. These include monuments to Colonel By, Baron

Wolff, Sir Ellis Ashmead Bartlett MP, and local cartographer and landowner Richard Budgen.

3.3.30 Extending between the church wall and Priory Cottages is the early 19th century grade II listed gates and gate piers to Ely Grange. They consist of ornamental cast iron gates to the carriage drive set in rectangular stone gate-piers with cartouches carved on them and surmounted by caps in the form of crowns.

3.3.31 The former school, sitting on the west side of the High Street, was founded in 1816 and rebuilt in 1852. It is constructed of red brick with grey headers and has two gables with scalloped bargeboards and a bell hung below the south gable. The school expanded to the south into a former outbuilding with painted brick on the ground floor and white weatherboarding on the first floor. This building is probably an older building and is shown on an early photograph with a window and door facing onto the High Street with a canopy extending over the street, indicating it may have been a former shop.

Key unlisted buildings or structures

3.3.32 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 Frant conservation area, and contribute to its wider historical value⁽⁶⁴⁾. These buildings and structures have been identified via consideration of their value to the heritage asset (conservation area), through their evidential value, historical value, aesthetic value and communal value, and in some instances for their contribution to the setting of designated heritage assets. Where ancillary buildings to listed buildings have been identified as key unlisted buildings on the visual appraisal map, and although these buildings may be considered to be curtilage listed, it is important to note that they also make a valuable contribution to the character of the conservation area in their own right.

3.3.33 Key unlisted buildings or structures have been identified in the character area, dating from the 19th century or earlier. 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.

3.3.34 Frant Grange (the former Rectory) is a large 19th century detached house adjacent to the church and may incorporate an earlier rectory on the same site shown on Budgen's 1724 map and the circa 1800 map of Frant. The house is rendered with a slate hipped roof. The Kelly's Post Office Directory of 1867 refers to the house being considerable enlarged in 1845. This coincides with the appointment of Sir Henry Thompson as vicar and the census records from 1841 and 1851 show that the household size increased from three householders and three servants in 1841 to five householders and nine servants by 1851.

3.3.35 To the rear of numbers 17 (Rose Cottage) -19 High Street, Barn Cottage is described as an early barn that may have been part of an earlier farm at Catts Lane. The building is shown on 19th century maps, but is obscured from view by buildings along the High Street.

Other features of the character area

3.3.36 There is little surviving street furniture in the character area. There is a lamp post in front of the church near the lych gate, which is the only street lamp in the character area. There are three ordnance survey markers in the character area; two on the church and one on the southern church wall. There is a round-bottomed concrete trough in front of the school, now used as a planter.

3.3.37 Sounds, smells and general activity also contribute to the historic character of conservation areas.

Detractors

3.3.38 There are few intrusive modern features within the character area. The character area is quite dimly lit, as would be expected in this setting, with historic lamp posts emitting low ambient lighting in this otherwise naturally dark setting.

3.3.39 The main detractor in the character area is on-street parking, as there is very little off-street parking in the character area. This affects the appearance of the character area, which is otherwise a quiet and secluded village High Street.

Summary

3.3.40 In conclusion, this character area includes development from a mix of periods and architectural styles. Historically this area formed the core settlement of the village, containing both the church and the earlier market area of the village. By the mid 18th - earlier 19th century the High Street was being redeveloped, with some new buildings and the refacing of earlier timber-framed buildings. This seems to have corresponded to the popularity of the village at this time as a summer residence and day trip from the spa resort at Tunbridge Wells. The identified character includes features, both man made and natural, which add to the historic significance of the area. These include the buildings and walls that frame the High Street, some small front gardens enclosed by railings, the brick paved pavements and the church and churchyard.

3.4 Character Area B - The Green

Introduction to the character area

3.4.1 This character area comprises the village green and the houses facing onto the green. The green appears to have originated as a clearing in the wooded area of the High Weald that was used for grazing livestock. Development within the character area is from a mix of periods and represents a mix of architectural styles. The buildings are almost all residential, the exception being the Memorial Hall. There has been some infilling around the edge of the green between the older properties in the 20th century.

3.4.2 The green was historically used as common pasturage for livestock and photographs and paintings from the 19th century still show a large dew pond on the green to provide drinking water for livestock, fencing and sheep grazing. The footpath that extends across the green from the High Street to the A267 follows the line of the historic route across the green to the market and church and is shown on earlier maps. The east-west route across the green leads towards Bayham Abbey.

3.4.3 The green has remained as an open village green and is surrounded by a number of fine 18th and early 19th century houses, perhaps indicating a gentrification of the green at this time that can be seen elsewhere in the village. This corresponds to the popularity of the village at this time as a summer residence and day trip from the spa resort at Tunbridge Wells. Part of the green has been used as a cricket pitch from the 19th century.

3.4.4 This area is bordered by character area A (the High Street and church village core) to the north east, character area C (Frant Green Road) to the west and by character area D (19th century expansion) to the north west. To the south is character area E (Shernfold) and to the south east, 20th century housing with open agricultural land beyond.

3.4.5 The character area becomes distinct from the High Street character area where it meets the southern extent of the village High Street. The 19th century expansion of the village is distinct as, although the houses are similar to those surrounding the green, these houses do not directly address the green and have greater front setbacks and high front boundary walls and hedges. This is also the case with the buildings that form part of the Shernfold Park character area. The Frant Green Road character area is distinguished by the busier area along the A267 road.

Landscape setting

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

3.4.7 The public realm is characterised by the village green, which is an exceptionally large public space. The green is defined to the north, south and east by the surrounding buildings and their associated boundary treatments. On its western side the green extends to the A267. The roads around the edges of the green have pavements extending along one side and the grass banks of the green on the other. The roads extending across the green are sunken and have grass banks of varying heights either side.

3.4.8 There are relatively few trees within the character area, with the green generally being very open. However, there are a number of prominent trees on the green and it's general open nature enhances the visibility of these trees in views across the green. Examples include a large mature oak and red oak on the green, the large sycamore and lime tress in front of Tether's End⁽⁶⁵⁾, and the group of trees in front of Follifoot, Fir Trees and Holly House⁽⁶⁶⁾. Trees can be seen from the green within adjoining character areas, gardens, and the grounds of Shernfold Park, as well as within the wider setting, and these reinforce the rural location of Frant within the High Weald. Important tree specimens within the character area are noted on the visual appraisal map in Appendix 1.

3.4.9 Views through the character area are abundant. There are views across the green to the large detached properties that face onto it and to the buildings on the west side of the A267, especially Frant Court. There are views to and from the Victoria Well, which sits in an elevated position on the northern section of the green and so occupies a prominent position. There are also views from the well along the High Street to the church. Long views to the High Weald are clearly visible to the west and south west over Eridge Park. There are also views to the south east of the High Weald from the elevated ground near the Victoria Well and between the buildings on the south east side of the green. It is possible to glimpse Shernfold Park house through the trees from the High Street near Greenwood house.

Local built form

3.4.10 The oldest buildings in the character area are listed as 17th century, but may be earlier. Buildings within the character area, listed and unlisted, have not often been the subject of archaeological survey and so dating of the buildings can be uncertain. Older buildings have often been re-fronted in the 18th-19th centuries, which has obscured earlier phases. Buildings in the character area date from the 17th-19th centuries.

3.4.11 The buildings in the character area all front onto The Green, the exception being the 20th century houses to the rear of the bowling green that face onto Warren Ridge. Plot sizes are quite variable due to the seemingly adhoc nature in which the village has developed.

3.4.12 The mix of periods of building can be identified, to some extent, by the uses of building materials and the architectural fashions of the time. The earliest building is a mixture of brickwork, tile-hanging and render, which may conceal earlier surviving timber framed construction. The materials in the character area are quite mixed and include coursed stone, local red bricks (some of which is painted), red clay tile-hanging, and render. Roofs are covered with either clay plain tile or slate.

3.4.13 Boundary treatments in this character area comprise the garden walls, railings or fences of the properties that surround the green.

65 TPO ref 2007/0052

66 TPO ref1958/1

Listed buildings

3.4.14 There are five designated listed buildings within the character area dating from the 17th-19th centuries, as well as a set of listed railings in front of Stone Cottage and the listed Victoria Well. The buildings are all Grade II and are in residential use. The green is also faced by listed buildings within adjacent character areas that are described in their respective character areas (e.g. Frant Court, Greenwood and The Limes). Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.4.15 At the north east corner of the green to the south of the road leading to Bayham, Gable Cottage and Charmers is listed as a 17th century building with an early 19th century front range, set within a cottage garden with picket fence. The rear range is partly obscured from view by the front range and has painted brick on the ground floor with tile hanging above and a hipped clay tile roof. The front range appears to date to the early 19th century is constructed of white painted brick with a slate roof and was once used as a butcher's shop. The front range has been butted up against the older rear range and appears to be yet another example in the village of disguising an older building behind a 19th century frontage.

3.4.16 Towards the southern end of the green is a group of three late 18th-early 19th century buildings reached along a small road extending from the A267.

3.4.17 The central building, Stone Cottage, is listed as 18th century. It is of a lower height than the adjacent buildings and is stone built with a slate roof and sash windows. It has a Guardian Fire and Life plaque on the front elevation. The railing extending in front of the cottage is also listed as 19th century.

3.4.18 The adjacent building, East Lodge, is two and a half storeys and listed as early 19th century. The lower storey is at semi-basement level and the front door at the level above, reached via a set of stone steps that extend up to the front door and a raised wooden verandah that extends along the front of the house. The raised verandah and ground floor on this Regency-style house would allow better views across the green as the ground drops away gradually to this point from the higher ground around the High Street.

3.4.19 The final building in the group is Stone House, which is listed as an early 19th century house and was occupied in the later 19th century by the farm bailiff for Lord Ashburnham of Shernfold Park⁽⁶⁷⁾. The stonework on the front elevation differs from the rest of the building and may just be a result of presenting the best face to the green. However, the tithe map seems to show a square building in this location, which extends further forward by the 1875 1st edition OS map. If this is the case then the current facade may have been added to an earlier building. Decorative railings extend in front of the house.

3.4.20 To the north east of the green, Mastingate and Tollgate is a 19th century building, originally built as one house. It is rendered and has three gables facing towards the green with a clay tile roof. The building is in an elevated position with a high bank in front of the house and a red brick garden wall extending along the top of the bank. To the west are the former stables, now converted into a separate house. The stables are located behind a high brick wall with stone piers, the north of which has an OS marker chiselled near the base. The stables have a shallow pitched hipped tiled roof and painted brick walls. Documents indicate that an earlier barn stood on the site, which may have been incorporated into the stables.

3.4.21 The Victoria Well to the northern extent of the green is Grade II listed and is a highly visible structure, being in an elevated position on the highest part of The Green. Parish records from the 1895-1897 refer to the re-opening of the old well on Frant Green⁽⁶⁸⁾. The structure appears on the 1898 2nd edition OS map and is in the Arts and Crafts style with oak posts and braces supported on a lower stone wall and surmounted by a simple pyramidal roof. Photographs show nurses drawing water from the well to serve the temporary hospital at Shernfold Park during WWI.

Key unlisted buildings or structures

3.4.22 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 Frant conservation area, and contribute to its wider historical value⁽⁶⁹⁾. These buildings and structures have been identified via consideration of their value to the heritage asset (conservation area), through their evidential value, historical value, aesthetic value and communal value, and in some instances for their contribution to the setting of designated heritage assets. Where ancillary buildings to listed buildings have been identified as key unlisted buildings on the visual appraisal map, and although these buildings may be considered to be curtilage listed, it is important to note that they also make a valuable contribution to the character of the conservation area in their own right.

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

3.4.24 The character area contains a number of late 19th-earlier 20th century buildings that represent a mix of styles, with architectural details that compliment the character area as a group and/or social significance. These buildings are also highly visible within in the character area, as well as from adjoining character areas, as they front onto the green. These include Firs, which appears from maps to be an earlier building that has been

68 ESRO ref: P344/19/1 and P344/4/2

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

reworked and faced with roughcast render; Green View cottages, and Melling and Parkside cottages (dated 1905), built of red brick with decorative tile-hanging and mock timber detailing to the gables; and the Memorial Hall, built in red brick and mock timber using public subscriptions after WWI.

3.4.25 To the east side of the green is a small red brick structure that appears to be a small Victorian water tower. The building is shown on the 1875 1st edition OS map. No documentary reference has been found to the tower to provide further information on its history. It is constructed of red brick with grey headers and has blind arches and dentilated eaves. The door has been blocked and the roof appears to have been capped.

3.4.26 There is a Type 24 WWII pillbox towards the south of the green close to the junction with Frant Green Road. This was constructed to defend the north south route from the coast to London along the A267. Around 28,000 pillboxes and other hardened field fortifications were constructed in England in 1940 as part of the British anti-invasion preparations of World War II.

Other features of the character area

3.4.27 There is some surviving street furniture of note in the character area, dating from the mid-20th century or earlier. These include a number of street lamps, a set of worn stone steps that extend down to the road from the green opposite Tollgate and Mastingate, and a round-bottomed concrete trough in front of the Memorial Hall, now used as a planter. There are also two black and white fingerposts at road junctions on the green.

3.4.28 Sounds, smells and general activity also contribute to the historic character of conservation areas.

Detractors

3.4.29 There are few intrusive modern features within the character area. The character area is dimly lit, as would be expected in this setting, with historic lamp posts emitting low ambient lighting in this otherwise naturally dark setting.

3.4.30 The main detractor in the character area is A267 along the western boundary of the green, which is a very busy road. However, the impact of this road is lessened by the topography, which drops towards the road, and the bank that extends along the roadside on the edge of the green. Once away from this road the character area is not too affected and the roads extending across the green are relatively quiet and too narrow for on-street parking.

Summary

3.4.31 In conclusion, this character area includes development from a mix of periods and architectural styles. Historically this character area was used as common pasturage for livestock and has remained as an open village green, surrounded by a number of fine 18th and early 19th century houses, perhaps indicating a gentrification of the green at this time. The buildings are mainly residential, the exception being the Memorial Hall.

There has been some infilling around the edge of the green between the older properties in the 20th century. The identified character includes features, both man made and natural, which add to the historic significance of the area. These include the village green itself, as well as the buildings and railings that face onto the green.

Draft

3.5 Character Area C - Frant Green Road

3.5.1 This character area comprises Frant Green Road (the A267) and the buildings that extend along the road. It is likely that this road was an historic routeway formed in the later prehistoric periods by communities utilising this section of the Weald forest. This is believed to have continued as a Roman road and during the period following the Norman conquest may have been part of a route between Normandy and London, via the port at Pevensey Bay. Development within the character area is from a mix of periods and represents a mix of architectural styles. The buildings are residential along the west side of the road, with a row of commercial buildings and the Abergavenny Arms public house on the east side of the road. Buildings date between the 17th or earlier and the 20th centuries and Frant Court has been converted into apartments and additional dwellings in the 21st century.

3.5.2 This area is characterised as the busy north-south route passing to the west of the village core of Frant. The area has evolved a separate character from the rest of the village due to this route and is a linear development extending along the road. The development along the road also seems to have a closer association with the Eridge Park estate that is not apparent elsewhere in the village. There is a cluster of commercial properties around the northern junction with the green that included other commercial properties in the 19th century that have since been demolished or converted to residential use. This includes a former post office and shop that was located to the north of the White House and the former village forge that was located on the site of Sunnybrook and Manorside. Frant Court was once a large residence on the west side of the road that has since been converted into apartments. There are other residential properties along the road dating from the 17th-20th centuries, as well as some modern infilling.

3.5.3 This area is bordered by character area B (The Green) to the east and by character area D (19th century expansion) to the north east. To the west is the Eridge Park estate and to the north and south the road continues through the High Weald towards Tunbridge Wells to the north and Mark Cross to the south.

3.5.4 The character area becomes distinct from the adjoining character areas where the buildings no longer front onto the A267 and become more tranquil. At the northern and southern extents, the character area marks the roadside limits of the 19th century village. To the west, the character area adjoins Eridge Park and is marked by a steep drop away from the ridgeline route into the Eridge Park estate.

Landscape setting

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

3.5.6 The public realm is dominated by the road and by the green in the adjacent character area to the east. Within the character area the public realm is largely characterised by the buildings and boundary walls that frame the road as most are built straight onto the road frontage. The pavement generally extends along the west of the road, but there is a pavement on the east side of the road that leads along the green to

the southern end of the High Street, extending in front of the post office and stores, Park View and along to the Abergavenny Arms. The character area opens up from the Abergavenny Arms to the junction with Church Lane, where it begins to feel very rural due to the open views across Eridge Park to the west and the high hedge and trees of Whitehill House on the east.

3.5.7 The development of the character area along the A267 means there is not an abundance of trees along the road where there are buildings as the pavements are too narrow. There are abundant mature trees in the gardens of Frant Court and where the views open up to the west across Eridge Park and the High Weald, which reinforce the rural location of Frant within this High Weald landscape. The high hedge and trees of Whitehill House on the east side of the road are also important. Important tree specimens within the character area are noted on the visual appraisal map in Appendix 1.

3.5.8 Views through the character area are abundant. There are views from the road eastwards across The Green to the large detached properties that face onto it and views north and south along the road. The Abergavenny Arms is in a prominent position when entering the Character Area from the north and Park View and Frant Court are prominent from the south due to the bend in the road. There are also views to west across Eridge Park and to the High Weald beyond.

Local built form

3.5.9 The buildings in the character area are thought to date to the 16th-19th centuries. Buildings within the character area, listed and unlisted, have not often been the subject of archaeological survey and so dating of the buildings can be uncertain. Older buildings have often been re-fronted in the 18th-19th centuries, which has obscured earlier phases.

3.5.10 The buildings in the character area all front onto the main A267 road, with the exception of some modern development within Frant Court. Plot sizes are quite variable due to the seemingly adhoc nature in which the village has developed.

3.5.11 The mix of periods of building can be identified, to some extent, by the uses of building materials and the architectural fashions of the time. The earliest building is a mixture of brickwork, tile-hanging and render, which may conceal earlier surviving timber framed construction. The materials in the character area are quite mixed and include coursed stone walls, local red bricks, red clay tile-hanging, render with some ashlar lining, and a small amount of white painted weatherboarding. Roofs are covered with either clay plain tile or slate.

3.5.12 Buildings and boundary walls frame the road as most are built straight onto the road frontage. As such, boundary treatments are either absent or comprise red brick walls. By contrast, the character area opens up from the Abergavenny Arms to the junction with Church Lane and feels very rural with a low hedge below the road level on the west that allows uninterrupted views across the High Weald and the high hedge and trees of Whitehill House on the east side of the road that screen the rest of the village from the road.

Listed buildings

3.5.13 There are nine designated listed buildings within the character area dating from the 16th-19th centuries and the listed Albert Memorial Well. The buildings are all Grade II and many represent the commercial use of this route in the 19th century and association with Eridge Park, although now they are more residential. One of listed buildings within the character area is thought to date to the 16th century, four are 18th century or earlier and four as 19th century. To the rear of Frant Court is the Grade II Park and Garden of Special Historic Interest designed by Gertrude Jekyll. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.5.14 The earliest building in the character area appears to be the Abergavenny Arms, which seems to have been an early inn along the A267 located between the eastern route to Eridge and western route to Bayham. The building appears to date back to at least the 16th century and was previously called The Bull⁽⁷⁰⁾. It has white painted brick on the ground floor and tile-hung above, with some white painted weatherboarding to the rear range. A large cross-wing projects forward of the building towards the street.

3.5.15 At the junction with the green are two buildings listed as 18th century; The White House, and the post office and village shop. The White House is a three storey dwelling on the west side of the A267, faced with white painted brick and tile hanging with a slate roof. The land to the north of the White House was formerly occupied by the tailor George Smart and then the village Post Office, but was demolished in 1970.

3.5.16 On the opposite side of the road, the current post office and shop is listed as 18th century and is a white ashlar lined building with slate roof. It contains a 19th century shop front, indicating that it was used as a shop before the post office moved here.

3.5.17 One Ash, to the south of the White House is listed as 18th century and is a symmetrical cottage with lower red brick and tile hanging above with a tiled roof. Court Cottages, to the south of Frant Court, is listed as late 17th-early 18th century and is a H-shaped house with central bay and gables projecting wings at each end. The north wing has an unusual large chamfer to the north east corner, as though to address a corner. This probably represents an entrance or trackway that extended westwards between this building and the front wall of Frant Court. The building is faced with chequered red brick with grey header and tile-hanging above with a tiled roof. A decorative iron railing with a central thistle decoration extends in front of one of the cottages and may indicate a link with Eridge Park in reference to the Scottish Abergavenny title of the Nevills.

3.5.18 Between the Abergavenny Arms and the Post Office, there has been some early 19th century infilling with the construction of Park View and Eridge Cottage. Park View is built at a convex angle to address the corner where the A267 meets The Green and as such is a prominent position. It is rendered and painted white with decorative quoins to

the corner, windows and doors. It has a slate roof with six-gables to the street and the central four bays contain two 19th century shop windows.

3.5.19 Eridge Cottage, adjacent, is an early 19th century ornamental cottage belonging to the Eridge Park estate and is attributed to the architect John Mortier, who designed the church. The cottage was constructed in 1834 in the estate style. It is rendered and has decorative bay windows with tiled hoods. The upper windows project through the eaves and have decorative dormers above surmounted with faces, and carved brackets with faces and drop finials below. A high stone wall extends in front of the cottage.

3.5.20 Frant Court is a large and imposing property on the west side of the A267. The site is separate from the Eridge Park estate which surrounds it, and it has been suggested that the site was occupied by Court Lodge, with Frant Court built in 1872-5 on the site of this earlier manor house. The house was altered and extended in 1910, with further alterations, additions and remodelling in 1913-14 for Miss Thornton. The 1913-14 remodelling also included the landscaping of the 10 acre garden by Gertrude Jekyll. Later in the 20th century the house was used as a convent school and as a school by the London Borough of Greenwich. The house has been more recently converted into apartments. The building is constructed of red brick with tile-hanging to the first floor, multiple gables and chimneys, and leaded casement windows. A high red brick wall extends in front of the property and is a prominent feature of the character area, extending approximately 140 metres along the street frontage.

3.5.21 Parkhill, towards the southern end of the village, is a large early 19th century house constructed of chequered red brick with grey brick headers with a slate roof. Along with Thornbury adjacent, this represents the southern extent of the village in the 19th century.

3.5.22 The Albert Memorial Well is located near to the northern extent of the character area on the west side of the road. Documents show that it was built with money raised through subscriptions between 1862 and 1864 on land owned by Eridge Park. In 1901 the well was signed over from the Eridge Park estate to the Parish Council⁽⁷¹⁾. The listing states that the structure covers an earlier well, which has been capped.

Key unlisted buildings or structures

3.5.23 Key unlisted buildings or structures that make an important contribution to the character of the conservation area and historic integrity of the settlement are identified within this character appraisal and on the accompanying map. These buildings and structures form part of the designated heritage asset, in this case the Frant conservation area, and contribute to its wider historical value⁽⁷²⁾. 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

⁷¹ ESRO ref: P344/4/2

⁷² Conservation Principles, Policies and Guidance, Historic England, April 2008

visual appraisal map, and although these buildings may be considered to be curtilage listed, it is important to note that they also make a valuable contribution to the character of the conservation area in their own right.

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

3.5.25 These buildings almost all front onto the A267 and so are highly visible within the character area and include Woodland View, Walnut Tree Cottages, The Lodge, Sunnybrook and Manorside, and Thornbury.

3.5.26 A small group of later 19th century cottages sit opposite the junction of The Green and Frant Green Road and are hence in a visually prominent position on the edge when looking along The Green. Woodland View is a later 19th century symmetrical cottage constructed of chequered red and grey bricks on the ground floor with tile hanging above and a dogtooth brick string course below the tile hanging. It contains a central door and four vertical sliding sash windows. The roof is slate with decorative ridge tiles. Walnut Tree Cottages sit adjacent and are two later 19th century symmetrical cottages constructed of chequered red and grey bricks on the ground floor with tile hanging above and a dogtooth brick string course below the tile hanging, similar to Woodland View. The building contains two central doors and four vertical sliding sash windows, all of which have been replaced, with a slate roof.

3.5.27 To the rear of One Ash is a weatherboarded building with tiled roof. It contains a first floor door and window above in the north gable end and appears to be some kind of outbuilding or workshop, shown on the 2nd ed 1898 OS map.

3.5.28 The Lodge sits next to the entrance to Frant Court and appears to have been the 19th century lodge to the house. It is shown on the 1st ed 1874 OS map, possibly built when Frant Court was built on the site of the earlier house in 1872-5. The building is constructed of lower brickwork with render to the first floor and tile-hanging to the large end gable and bay window.

3.5.29 Sunnybrook and Manorside is a pair of early 20th century semi-detached houses, built near the site of the earlier village forge. They are constructed of red brick with render and mock-timber detailing, with a tiled roof. The pair have two gables projecting towards the green and the A267. There is a stone dated 1907 on the east elevation. Railings extend along the garden to the green.

3.5.30 Thornbury is a late 19th century red brick house with tile-hanging to the first floor and render and mock-timber detailing. It has a tile roof with decorative ridge tiles and projecting gables. It contains vertical sliding sash windows and a large bay window on the south elevation. It is shown on the 2nd ed 1898 OS map and appears to have replaced earlier building shown on the site on the 1st ed 1874 OS map.

Other features of the character area

3.5.31 There are other notable features within the character area which add to the visual, historical and cultural interest.

3.5.32 There is some surviving street furniture of note in the Character Area, dating from the mid-20th century or earlier. These include a metal village sign and a black and white fingerpost at road junction with Church Lane, a wall mounted letterbox on the post office and a red phonebox to the east of the building, and a stone ordnance survey marker by the north west corner of Sunnybrook.

3.5.33 Sounds, smells and general activity also contribute to the historic character of conservation areas.

Detractors

3.5.34 The main detractor in the Character Area is the A267, which is a very busy road. Historically, the road would have been the main appeal of this location, to take advantage of passing trade, but this has now become a disadvantage. Some attempt at traffic calming has been attempted, with speed limits through the village set at 30mph and bollards in the middle of the road to slow traffic and assist pedestrian movement across the road. Despite these attempts, traffic still moves quickly through the village and the road is busy. As a result, the buildings on the west side of the road feel isolated from the green and the rest of the village and some close boarded fencing has been erected to reduce traffic noise.

3.5.35 As noted above, there are a few examples of inappropriate modern boundary treatments such as close boarded fencing. The further use of close boarded fencing as a boundary treatment would be inappropriate and detract from the character area.

Summary

3.5.36 In conclusion, this character area includes development from a mix of periods and architectural styles. Historically this character area has developed as the busy north-south route passing to the west of the village core of Frant. The area has evolved a separate character from the rest of the village due to this route and is a linear development extending along the road. The buildings are a mix of residential and commercial uses dating between the 16th and 18th century, with some infilling between the older properties and slight expansion to the south of the village green in the 19th century. The identified character includes features, both man made and natural, which add to the historic significance of the area. These include the wide grass verge extending between Fern Close and the Albert Memorial Well, as well as the buildings and walls that front onto the road. The views out of the character area to the green and across Eridge Park to the High Weald are also very important.

3.6 Character Area D - 19th century expansion

3.6.1 This character area comprises the 19th century expansion of the village, infilling the area between the High Street, the green, the A267 and Church Lane. The area was previously part of a landholding called Le Catt and may have contained an early farmstead, but by the 19th century was being developed from pasture and back gardens plots of the High Street into 19th century houses.

3.6.2 This area is bordered by character area A (the High Street and church village core) to the east, character area B (The Green) to the south and by character area C (Frant Green Road) to the west. To the north is Frant Primary School and open agricultural land.

3.6.3 The area appears to have been largely undeveloped until the 19th century. The 1846 Tithe map shows the development of Greenwood Lodge and the Limes and the buildings facing onto the High Street with deeper back plots than they have now. The rest of the land is described as pasture owned by the trustees of Walter Sprott or Lord Abergavenny. By the 1874 1st ed OS map the route of Church Lane had been moved south to its current position and School House and the cottages to the west had been constructed. By the 1898 2nd ed OS map Whitehill House had also been constructed.

3.6.4 The character area becomes distinct where it meets the historic urban core of the High Street to the east and the busy A267 Frant Green Road to the west. The character area opens up where it joins the green to the south.

Landscape setting

3.6.5 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. This area of the village is residential and lower density than the High Street village core, with more detached houses set within gardens.

3.6.6 There is no formal public open space within the character area, with the green and churchyard in adjacent character areas.

3.6.7 Trees are also important both within the character area and in the wider setting and these reinforce the rural location of Frant within the High Weald. There are some important tree specimens within the character area and these are noted on the visual appraisal map in Appendix 1, along with the identification of important hedgerows. Important specimens include the trees within the character area itself and those that can be seen from the adjoining character areas. Especially prominent within the character area are the abundant mature trees in the gardens of Greenwood, The Limes⁽⁷³⁾ and Whitehill House, as well as those forming boundaries between gardens throughout the character area, such as those in the gardens of 2-3 Lime Close⁽⁷⁴⁾.

73 TPO ref 1983/13

74 TPO ref 1985/32

3.6.8 Views within the character area mainly comprise views along Church Lane to the church and views from the character area across the green to the large detached properties that face onto it and to the buildings on the west side of the A267, especially Frant Court. It is also possible to see the High Weald to the south east and south west. Views northwards are limited from the public realm due to the walls, hedges and trees that extend as boundary treatments along the roads and the rising nature of the land to the north.

Local built form

3.6.9 Buildings within the character area mainly date to the 19th century, although the Limes may contain an earlier core. The 19th century buildings in the character area front onto either the green or Church Lane. Some later infilling in the 20th century is arranged in a cul-de-sac arrangement facing onto Lime Close.

3.6.10 Plot sizes are quite variable, generally reflecting the size and status of the houses, with Greenwood and Whitehill House sitting within very large gardens. The other detached houses within the character area also sit within relatively large gardens when compared to the rest of the village. The attached cottages have more modest rear garden plots.

3.6.11 The uses of building materials in the character area is representative of the range of materials available by the 19th century and the architectural fashions of the time. The buildings are a mixture of brickwork, render, ashlar lined cement, light cream Fletton bricks and tile-hanging. Roofs are covered with either clay plain tile or slate.

3.6.12 The character area contains a mixture of boundary treatments. These include the red brick and rendered walls extending around Greenwood, and a low stone wall with hedge in front of The Limes. The use of natural boundary treatments can be seen throughout the character area, with hedgerow often being used in combination with walls, as seen at Greenwood and The Limes.

Listed buildings

3.6.13 There are two designated listed buildings within the character area, both dating from the 19th century. The buildings are Grade II and are in residential use. Lack of archaeological survey means that there is a likelihood that the buildings may be earlier in date than indicated externally, with both reportedly containing earlier cores. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.6.14 Greenwood is listed as a circa 1830 house with a five window frontage facing towards the green and a central projecting porch. It is rendered in Roman cement and ashlar lined with corner quoins and a balustraded parapet. A red brick and rendered wall extends along the street on the south and east boundaries. The house is in a prominent position and is clearly visible across the green from Frant Green Road. It sits within a large garden that contains mature trees and hedges. The house features in the fabric pictures of George Smart from the 1830s, indicating its importance as a local landmark at this time. The pictures show the house without window shutters and with a porch roof

extending the full length of the front elevation from the current string course with a central door in the position of the current projecting porch. The current red brick garden wall is shown to the south of the house and a railing is shown extending down the west side of the house. The house was built on the site of earlier 19th century houses, which may have been combined, remodelled and extended to create Greenwood⁽⁷⁵⁾.

3.6.15 The Limes is listed as an early 19th century three-storey white rendered building with a three window frontage facing towards the green. The house is largely concealed by high hedges and mature trees, but can be seen in longer views back from the Green and the A267. The pictures of George Smart show the house before the garden boundaries were erected with a low railing extending along the southern boundary to the green. The pictures also show the house with a porch roof supported on columns extending the full length of the front elevation. The land between The Limes and Greenwood is an open green space with views through to the church beyond. It has been stated that The Limes was altered and extended in the 19th century, but contains a much older core, referred to as Clerks in the 16th century⁽⁷⁶⁾.

Key unlisted buildings or structures

3.6.16 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 Frant conservation area, and contribute to its wider historical value⁽⁷⁷⁾. These buildings and structures have been identified via consideration of their value to the heritage asset (conservation area), through their evidential value, historical value, aesthetic value and communal value, and in some instances for their contribution to the setting of designated heritage assets. Where ancillary buildings to listed buildings have been identified as key unlisted buildings on the visual appraisal map, and although these buildings may be considered to be curtilage listed, it is important to note that they also make a valuable contribution to the character of the conservation area in their own right.

3.6.17 Key unlisted buildings or structures have been identified in the character area and represent the 19th century infilling of this area as the village expanded. 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.

3.6.18 Whitehill House is a large detached later 19th century house constructed on pale cream Fletton bricks with a tiled roof. The house is set within a large garden and is screened from Church Lane and Frant Green Road by high hedges and trees. A small track extends southwards to the east of the house with a wall and outbuildings extending along the west side of the track. The outbuildings and small section of the wall nearest Church Lane is of similar construction to Whitehill House, but the rest of the wall appears

75 P. 2009 Frant: The Story of a Wealden Parish

76 P. 2009 Frant: The Story of a Wealden Parish

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

to be of earlier red brick construction, representing a boundary that predates the house. The house and outbuildings are shown on the 2nd ed 1898 OS map.

3.6.19 School House is a 19th century detached house constructed of pale cream Fletton bricks with red brick detailing on the ground floor and decorative tile-hanging above. It has a tile roof with decorative ridge tiles. The house is listed as School House on the 1881 census and is split into two, being occupied by a schoolteacher and his family and two female teachers. The house is shown on the 1874 1st ed OS map.

3.6.20 Numbers 1-5 Church Lane is a row of mid-later 19th century cottages constructed of red bricks with grey headers and pale cream Fletton brick detailing. Some of the cottages have been painted white. The roof is covered in slate. The cottages are shown on the 1874 1st ed OS map.

Other features of the character area

3.6.21 There is little street furniture in the character area as Church Lane is a narrow lane with no pavements and banks either side. There is one street lamp at the top of the track that extends between the cottages on Church Lane and Whitehill House. The character area is dimly lit, reflecting its naturally dark rural setting.

3.6.22 Sounds, smells and general activity also contribute to the historic character of conservation areas.

Detractors

3.6.23 There are few intrusive modern features within the character area, however, there are a few examples of inappropriate modern boundary treatments such as close boarded fencing.

Summary

3.6.24 In conclusion, this character area represents the 19th century expansion of the village, infilling the area between the High Street, the green, the A267 and Church Lane. The buildings are all in residential use and date predominantly to the 19th century, with some 20th century infilling. The identified character area includes features, both man made and natural, which add to the historic significance of the area. These include the mature trees in the grounds of Greenwood, The Limes and Whitehill House, as well as the buildings, hedges and walls that front onto the road. The views out of the character area to the green and to the High Weald are also important.

3.7 Character Area E - Shernfold

3.7.1 This character area comprises a former lodge, farm buildings and estate buildings on the edge of the Shernfold Park estate where it adjoins the green. The buildings are clustered close to the entrance to Shernfold Park at the south west edge of the green, near to where it meets the A267 Frant Green Road.

3.7.2 This area is bordered by character area B (The Green) to the north and east and character area C (Frant Green Road) to the west. To the south is the Shernfold Park Estate.

3.7.3 Shernfold is first recorded in the Manorial records in 1301, and by the 17th century Rolls contained a barn, buildings, closes, gardens, etc, with 18th century records describing Shernfold as a farmhouse with brewhouse and bakehouse attached, and a number of outhouses⁽⁷⁸⁾. In the late 18th century Charles Pigou bought Shernfold and commissioned the building of a new Palladian mansion to the south east of the farmhouse, outside the character area, which was demolished and rebuilt in 1855.

3.7.4 The main house is Grade II listed and sits outside the character area, being visually and geographically somewhat detached from the village and separated by later development within the grounds. However, some of the estate buildings sit closer to the green and have a stronger physical and visual connection to the village, and so are included in the character area.

3.7.5 Shernfold Lodge is the original late 18th century lodge to Shernfold Park, with further alterations in the 19th century. Earlier maps indicate that the farm was laid out in the mid-19th century as a U-shaped model farm with buildings surrounding three sides of a yard and further buildings outside the farmyard. Records indicate an earlier farmhouse and buildings on the site that appear to have been demolished when the new farm buildings were laid out. There has also been some demolition of farm buildings during the conversion of the farm buildings to residential use and addition of further residential buildings in the 20th century.

3.7.6 The character area becomes distinct where it meets the green to the west.

Landscape setting

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

3.7.8 This area of the village is characterised by the former farm, lodge and estate buildings of Shernfold Park, sitting on the edge of the green. The buildings are set behind the stone wall that separated the estate from the village green and are now converted to residential use.

3.7.9 The public realm is dominated by the green in the adjacent character area to the west. Within the character area the public realm is characterised by the green verges in front of The Gatehouse and The Lodge, by the boundary walls to the Shernfold estate.

3.7.10 Trees are also important both within the character area and in the wider setting and these reinforce the rural location of Frant within the High Weald. There are some important tree specimens within the character area and these are noted on the visual appraisal map in Appendix 1, along with the identification of important hedgerows. Important specimens include the trees within the character area itself and those that can be seen from the adjoining character areas and within Shernfold Park to the south. Especially prominent within the character area are the trees around The Lodge, and the groups of trees within Shernfold Park, which include large cypresses⁽⁷⁹⁾.

3.7.11 Views mainly comprise views out of the character area across the green and views to the High Weald to the south east. There are also views back to the buildings in the character area, especially Shernfold Lodge.

Local built form

3.7.12 The buildings in the character area are the farm buildings and other estate buildings of Shernfold Park, located on the edge of the green. The buildings appear to date to the late 18th-19th century, with some 20th century additions and the more recent conversion of some of the farm buildings to residential use.

3.7.13 Plot sizes are quite variable, with Shernfold Lodge sitting within its own garden and the converted farm buildings having a mixture of plot sizes and arrangements.

3.7.14 The uses of building materials in the character area is representative of the range of uses and adaptations of the buildings. The buildings are predominantly red brick, with some tile-hanging on the more domesticated and higher status buildings. There is some weatherboarding, but this has been added as part of a residential conversion and it is not clear whether there was any weatherboarding in the character area historically, although it would be commonplace in a farm complex. Shernfold Lodge is rendered and ashlar lined to match the status and character of the main house. Roofs are mostly covered with clay plain tile, although there is some use of slate.

3.7.15 The character area contains a mixture of boundary treatments. These include the coursed stone wall to Shernfold Park and the use of natural hedged and treed boundary treatments can be seen within the character area.

Listed buildings

3.7.16 There is one designated Grade II listed building within the character area and the Grade II listed gatepiers and wall to Shernfold Park. Both the structures date to the later 18th century when Shernfold Park was built by Charles Pigou. Where there are outbuildings or physical structures associated with the listed building, such as ancillary

buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.7.17 Shernfold Lodge sits in a prominent position next to the entrance to Shernfold Park on a triangular plot between the carriageway and the A267. It was built in the late 18th century as the lodge to the house when Shernfold Park was constructed by Charles Pigou in 1790. Early photos show that the lodge has been altered and extended from its original 18th century appearance, perhaps following the rebuilding of the main house in 1855 by Lord Ashburnham. The lodge is rendered and ashlar lined and painted white, with a shallow pitched slate roof concealed behind a high parapet. The house contains a mixture of casement and sash windows.

3.7.18 The wall and gatepiers to Shernfold Park are also 18th century and extend either side of the carriageway entrance to the estate. They are constructed of ashlar stone with stone ball finials surmounted by iron coronets mounted on top of the carriageway gatepiers. Stone urns sit on top of the smaller gatepiers either side of the pedestrian entrance adjacent to the lodge.

Key unlisted buildings or structures

3.7.19 Key unlisted buildings or structures that make an important contribution to the character of the conservation area and historic integrity of the settlement are identified within this character appraisal and on the accompanying map. These buildings and structures form part of the designated heritage asset, in this case the Frant conservation area, and contribute to its wider historical value⁽⁸⁰⁾. These buildings and structures have been identified via consideration of their value to the heritage asset (conservation area), through their evidential value, historical value, aesthetic value and communal value, and in some instances for their contribution to the setting of designated heritage assets. Where ancillary buildings to listed buildings have been identified as key unlisted buildings on the visual appraisal map, and although these buildings may be considered to be curtilage listed, it is important to note that they also make a valuable contribution to the character of the conservation area in their own right.

3.7.20 Key unlisted buildings or structures have been identified in the character area and represent the 19th century farm and estate buildings of Shernfold Park. The buildings have undergone later alterations but are still of interest as a group as they represent the 19th century farm and estate buildings of Shernfold on the edge of the green. 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.

3.7.21 Shernfold Cottage appears to be shown on the 1846 Tithe map and 1874 1st ed OS map. It is set further towards the green than the farm buildings and was perhaps built as a cottage for housing workers on the Shernfold Park estate. The cottage appears to be 19th century or earlier and is a double-pile cottage constructed of painted bricks on

the ground floor with tile-hanging above. The roof is covered in plain clay tiles with half hips. The windows have been replaced and a porch added.

3.7.22 The Old Cottage appears to be of two phases. The west end of the building is shown on the 1874 1st ed OS map and appears to be mid-later 19th century. It is single-storey and constructed of red bricks with fine lime pointing. There is an upper storey in the eaves. It has a tiled hipped roof with a gable to west. The gable is decorated with club tile hanging and a decorative barge board. The building is quite decorative, in-keeping with the model farm movement (see below). Maps indicate that the building was extended to the east between 1898 and 1910 in similar materials. The building has been converted to residential use with earlier openings blocked and new ones created. As such, it is difficult to determine the original use of the building.

3.7.23 The Oast House is the remaining section of what is shown on earlier maps as a U-shaped farm complex arranged around a yard. This appears to have been the home farm to Shernfold Park. The buildings appear between the 1846 and 1874 maps, indicating that they were built as a Victorian model farm by the owner of Shernfold in the mid-19th century, the Hon. Percy Ashburnham. This coincides with the rebuilding of the house in 1855 and the period of high farming in England from the 1850s to 1870s. Documents show there was already an interest in improving farming techniques by the previous owner of the Estate, Colonel By, who published pamphlets on farming practises. Model farms were constructed at this time as an exemplar of modern farming techniques and combining design and utility to represent the aspirations of the owner. This element of design and outward display may explain why the model farm was built close to the green where it would have been quite visible, before its partial demolition and 20th century infilling. The Oast House has been converted into a dwelling with a roundel at the north end and a barn adjoining to the south. The roundel and ground floor of the barn are constructed of red brick with some grey headers with fine lime pointing. An upper floor appears to have been added to the barn and is constructed of weatherboarding with a pantile roof. The roundel has been capped. The remainder of the farm buildings that surrounded the farmyard appear to have been demolished when the site was redeveloped for residential use.

3.7.24 Shernfold Coach House appears to be contemporary with the farm buildings to the west and was probably constructed in the mid-19th century by the Hon. Percy Ashburnham around the time he rebuilt Shernfold Park house in 1855. The coach house and stables is constructed of red brick with some grey headers with fine lime pointing and has a slate roof. The building faces east, presumably towards what was the stableyard, and was converted to residential use in the 1970s.

Other features of the character area

3.7.25 There is no street furniture in the character area as the only road is the lane leading in to the properties that was laid when the buildings were converted to residential use in the mid-later 20th century.

3.7.26 The character area is dimly lit, reflecting its naturally dark rural setting.

3.7.27 Sounds, smells and general activity also contribute to the historic character of conservation areas.

Detractors

3.7.28 There are some intrusive modern features within the character area, associated with the conversion of the buildings to residential use and 20th century additions.

Summary

3.7.29 In conclusion, this character area comprises the former farm buildings and other estate buildings of Shernfold Park, located on the edge of the green. The buildings appear to date to the 19th century with some 20th century additions and the more recent conversion of some of the farm buildings to residential use. Earlier maps show that the farm was laid out in the mid-19th century as a U-shaped model farm with buildings surrounding three sides of a yard and further buildings outside the farmyard. There has also been some demolition of farm buildings during their conversion to residential use and addition of further residential buildings in the 20th century. However, the buildings as a whole are still of interest as they represent the 19th century farm and estate buildings of Shernfold on the edge of the green.

Draft

4 Architectural Form, Detail, Materials, Textures and Colours

4.1 Introduction

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

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

4.2 Key Characteristics

Key Characteristics

- Brick is seen throughout the conservation area, often with tile-hanging to the first floor.
- The 18th and 19th century brickwork construction is mainly of Flemish bond.
- Much of the brickwork seen along the High Street has been painted white.
- There is little exposed timber-framing in the village, with earlier buildings have been refaced in brick, tile-hanging, render and weatherboard.
- There are some examples of weatherboarding in the conservation area, but this is mainly confined to the High Street.
- The use of stucco or smooth render to simulate finely dressed stonework, popular in the 19th century, is seen within the conservation area.
- There is some use of stone used in the conservation area on both buildings and walls and gatepiers of Shernfold Park and Ely Grange.
- There is one example of the use of Roman cement in the conservation area, on Greenwood.
- The predominant roofing material throughout the conservation area is clay tile.
- There is a much greater use of slate in the conservation area than is found elsewhere in Wealden.

- Roofs are mostly gabled, with few hipped or half-hipped roofs.
- Brick chimney stacks survive to many of the buildings in the conservation area.
- Where historic windows survive they are predominantly traditional timber vertical sliding sashes.
- There is also use of late 19th- earlier 20th century casement windows throughout the conservation area
- The majority of the doors in the conservation area are traditional four or six panel timber doors and plain planked doors.
- There are a small number of shop windows in the village in a mix of styles, with some attractive historic shop windows surviving.
- Boundary treatments in the conservation area are a mixture of stone and brick walls, hedges, and some use of picket fencing and decorative iron railings and gates.

4.3 Architectural Form and Layout of Built Form

4.3.1 The settlement of Frant seems to have emerged from the early 14th century as a trading settlement around an earlier market, green and chapel along the High Street. The iron industry brought great prosperity to the area from the 16th century, but declined by the 18th century. . The village gained popularity with those visiting the spa at Tunbridge Wells in the 18th and 19th century, with shops, services and residences all built in the village.

4.3.2 The buildings in the conservation area almost all front onto the roads extending through the village, principally the High Street, but also along the A267 Frant Green Road, and Church Lane. There are also properties facing onto the large village green. Plot sizes are quite variable and the buildings themselves range from attached cottages to large detached houses, such as Greenwood and Frant Grange.

4.3.3 Development within the conservation area is from a mix of periods and represents a mix of architectural styles. These vary from attached cottages to large detached properties, representative of the former use, status and period of building within the conservation area. The buildings are predominantly two-storey in height, though some buildings are single-storey or have attic storeys, such as the village hall, school, Eridge Cottage, and ancillary buildings.

4.4 Walls

4.4.1 The mix of periods of building can be identified, to some extent, by the uses of building materials, although earlier timber framed buildings have been refronted in brick, tile-hanging and weatherboard. The buildings are in a mixture of materials, including red brickwork, sometimes with grey brick header chequered decoration, and often with tile-hanging to the first floor. Weatherboarding is used on some of the cottages along the High Street, where it is white painted, but isn't a common feature elsewhere in the conservation area. Render is seen on a number of buildings in the village and has been ashlar lined to mimic stone. In addition, there are a number of stone built properties in the village. Roofs are covered with clay plain tiles or slate.

4.4.2 Brick is seen throughout the conservation area, often with tile-hanging to the first floor. Up until the 19th century and the coming of the railways, brick would have been made locally from the abundant clay within the High Weald landscape.

4.4.3 The pre-1894 parish area of Frant (as recorded by Molly Beswick⁽⁸¹⁾) had nine recorded brick and tile works in the parish, although not all were in operation at the same time. There were a number in operation by the late 18th century to serve the large house building works at Shernfold and Eridge Park. The other brickyards listed were in operation in the 19th century.

4.4.4 There were no limekilns recorded on the 1st edition O.S. map for the pre-1894 parish area of Frant, the closest being in Rotherfield parish. Lime would have been used to create lime mortar for building and lime plaster, which could be applied as an interior or exterior finish to buildings. Lime was also used in agriculture to make the Wealden clay soils easier to work⁽⁸²⁾.

4.4.5 Although there are buildings surviving from the 16th-17th centuries or earlier within the conservation area, which would originally have had externally visible timber frame and render, such as Manor Cottage, 17-19 High Street, and 33-35 High Street, there is little exposed timber-framing in the village. All of the earlier timber-framed buildings in the conservation area have been refaced with brick, tile-hanging, rendered or weatherboarded. The only timber-framing is in fact a later applied decorative mock timber box frame pattern added to an earlier timber-framed building that has been concealed behind

4.4.6 Much of this refacing of earlier timber-framed buildings is likely to have begun in the 18th century, although some may be later or have undergone subsequent repairs and alterations. As such, whilst the materials may not be original, they are nevertheless part of the historic fabric of the buildings and contribute to the historic significance of the buildings and overall architectural and historic significance of the conservation area as a whole.

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

82 Leslie and Short eds. (1991) Historical Atlas of Sussex

4.4.7 The 18th and 19th century brickwork construction is mainly of Flemish bond, where bricks are laid in a chequered pattern, as seen on buildings in the conservation area, such as the former school and 25-31 High Street.

4.4.8 Much of the brickwork in the conservation area has been painted white along the High Street, such as the George Inn, 3-7 High Street, and 4 High Street. This seems to have been an attempt to follow the fashions of the time, when render and stone were preferable to exposed brickwork, and again suggests the influence of Tunbridge Wells spa town influenced the choice of building materials and finishes in the village.

4.4.9 Bricks could be produced in different colours through a combination of firing techniques and temperatures and the clay used. Brickwork can also be used to create decorative patterns such as diaper patterns, polychrome work and header bond ⁽⁸³⁾. As noted above, some buildings in the village incorporate red and grey bricks to create a chequered pattern. There is some diaper brickwork on Frant Court, where darker bricks are laid to create a diamond pattern. Whitehill House, School House, and 1-5 Church Lane are all constructed of pale cream Fletton bricks, but these bricks are not a common feature of the conservation area.

4.4.10 It is only in the 20th century that the modern 'stretcher' bond has come into general use, as brickwork generally provides a face to an internal blockwork wall. This is not a feature of historic buildings in the conservation area, with even the 20th century Memorial Hall constructed in Flemish bond.

4.4.11 Photos of brick detailing

4.4.12 As already noted, in conjunction with the refacing of earlier timber-framed buildings with brickwork, there is use of tile-hanging to first floor areas. The tile-hanging in the conservation area is predominantly plain tiles, sometimes used in conjunction with club tiles to form decorative patterns. The tiles have a slight curve along their width and length, which allows for unevenness of the timber-framing beneath, but also gives a natural softness and irregularity that cannot be achieved with modern machine-made tiles. Some of the tiles in the conservation area have been painted white, as with the brickwork, in an attempt to 'modernise' the building, such as Virginia Cottage (4 High Street).

4.4.13 Photo of tile hanging

4.4.14 There are some examples of weatherboarding in the conservation area, but this is mainly confined to the High Street. Weatherboarding is not a common material elsewhere within the conservation area, with other isolated examples limited to side or rear elevations, such as the Abergavenny Arms, or ancillary buildings, such as the one to the rear One Ash on Frant Green Road, or the converted barn at Shernfold farm.

4.4.15 photo of weatherboarding

4.4.16 The use of stucco or smooth render to simulate finely dressed stonework or rustication became popular in parts of Britain in the early 19th century, often applied over

brickwork. The finish was used to achieve the Regency and earlier Victorian fashion for smooth, evenly coloured house fronts where stone was not available and/or too expensive, declining in use and popularity from the 1870s, when it was superseded by the Gothic Revival and the use of decorative brickwork, but slower to decline in more provincial towns. The topcoat of stucco was often given a smooth, trowelled finish, and scored or lined in imitation of ashlar and was generally painted. The style was popular in Tunbridge Wells and appears to have been emulated in Frant, being more common here than other villages in Wealden. Examples include The Limes, Shernfold Lodge, Frant Grange, Park View, and Eridge Cottage.

4.4.17 There are limited examples of late 19th century and early 20th century render in the conservation area, where it was used in combination with mock-timber detailing, brick and tile-hanging, such as Sunnybrook and Manorside, and Thornbury.

4.4.18 There is one example of the use of Roman cement in the conservation area, on Greenwood. This natural cement was developed in the late 18th century by James Parker and is made by burning septaria, found in some clay deposits, then mixing the resultant powdered mortar. The factory manufacturing Roman cement was based at Northfleet in Kent in the earlier 19th century, but after 1824 Roman cement declined due to the introduction of Portland cement, with the Northfleet kilns converting to the production of Portland cement in 1846.

4.4.19 Photo of render

4.4.20 As already noted, exposed timber framing is not a feature of the conservation area.

4.4.21 Photo of timber framing

4.4.22 There is some use of stone used in the conservation area. There are a number of coursed stone buildings, including the church, Priory Cottages, Stone House on the High Street, Stone House, and Stone Cottage on The Green, as well as walls at gatepiers at Shernfold Park and Ely Grange.

4.5 Roofs

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

Clay tile

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

Slate

4.5.3 There is a much greater use of slate in the conservation area than is found elsewhere in Wealden. Slate is often found in combination with white weatherboarding, render, or white painting of brickwork (and sometimes tile-hanging) and represents the fashion of the first half of the 19th century. The railways led to the export of Welsh slate and was seen as a 'modern' roof covering that allowed a more fashionable Georgian facade with shallow pitched slate roof, rather than the more typical and traditional Wealden clay tiles. During the early to mid 19th century, slate was used in an attempt to elevate the status of the property and the owners, which seems to have been the case in Frant where the house styles of this period emulated the fashionable spa resort of neighbouring Tunbridge Wells. Examples in the village include Shernfold Lodge, Stone House, Stone Cottage and East Lodge on The Green, The Limes, Frant Grange, Gable Cottage, The White House, Park View, and a number of buildings along the High Street.

Roof forms

4.5.4 Gables are the predominant roof form throughout the conservation area. Both tile and slate roofs tend to be gables, with the slate having a shallower pitch. Hipped and half-hipped roofs are not a common feature, although there is an early example on the rear range of Gable Cottage. There are also some later shallow-pitched hipped roofs on the Regency houses, such as Frant Grange and East Lodge, whilst Shernfold Lodge, Stone House (on The Green) and Greenwood have roofs hidden behind parapets.

4.5.5 The roofs generally run parallel to the road. Some of the later 19th and earlier 20th century buildings have projecting gables typical of Victorian and Edwardian styles.

4.5.6 The roofs to buildings within the conservation area do not generally contain dormers, although an example can be seen of decorative dormers on Eridge Cottage. The use of modern rooflights is restricted.

Chimney stacks and pots

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

4.5.8 The majority of chimney stacks in the conservation area are quite plain and very in size depending on the size and status of the building. The stacks are mostly unpainted. There are a few examples of more decorative brick chimney stacks, such as the central stack on Manor Cottage. The large houses around the village have multiple stacks, with those on Frant Court being quite large and decorative.

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

Rainwater goods

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

Barge boards

4.5.11 Barge boards to roofs are not a common feature of the conservation area, gabled roofs instead having simple mortared verges. There are some examples of plain barge boards on a few of the later 19th-early 20th century buildings, and a decorative example can be seen on the former school.

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 There has been little intrusion of modern window detailing and materials within the conservation area. Therefore, the significance is the survival of historic detailing. This is predominantly through the use of traditional timber vertical sliding sashes. There are very few examples of early casement windows in the conservation area, with almost all replaced by sash windows as part of the general 'modernising' of the village with new frontages and roofs in the 19th century. One example remains on the rear range of The Gables/Chandler and it is likely that others remain in the rear elevations of older properties.

4.6.3 There is use of late 19th- earlier 20th century casement windows throughout the conservation area, such as those seen on Frant Court, and early 20th century houses such as Melling and Parkside.

4.6.4 The casement and sash windows are of different sizes and styles and also incorporate bay windows, which all add to the visual interest of the conservation area.

4.6.5 Within earlier domestic buildings, where the timber frame has been concealed by brick or tile-hanging, small casement windows would have been used historically. These small window types fit within timber framing and were the norm in the 17th and 18th centuries. However, as noted above, any early casement windows have been replaced as part of the refronting of earlier buildings within the conservation area.

4.6.6 Later in the 18th century and into the 19th century, the double hung sash was introduced, often with six over six or four over four small panes, and became the popular window style of this period. During the 19th century panes of glass were larger and both

sash and casement windows had larger panes of glass with fewer, if any, glazing bars. Sash windows, with various glazing bar arrangements, are seen throughout the conservation area.

4.6.7 As already stated, there has been little intrusion of modern window detailing and materials within the conservation area. While aspirations to improve thermal insulation are understood, wholesale replacement of well-designed traditional windows can rarely be achieved satisfactorily using sealed double glazed units. A more appropriate solution is likely to be through proprietary draught stripping and secondary glazing. Existing windows can normally be retained, repaired or remade to a design appropriate to the period and design of the property.

4.7 Doors

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

4.7.2 The majority of the doors in the conservation area are traditionally detailed four or six panel timber doors or plain planked doors. There are some front porches to properties within the conservation area, some of which are historic (although not necessarily original) and others that are a more recent addition. There is also some use of door hoods in the conservation area, such as the flat door hoods on 1, 5 and 19 High Street, and the simple dual pitched door hoods on 20-32 High Street.

4.7.3 Some higher status buildings, such as Frant Grange and Greenwood, have more elaborate doorways; Frant Grange has a large porch supported on fluted Doric columns and Greenwood has a large front projecting porch with flat roof, built to mimic large ashlar stones with chamfered joints.

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

4.8 Shopfronts

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

4.8.2 Shop fronts were introduced in the 18th century and the majority dating from the 18th and 19th century are designed on an individual basis, utilising a variety of architectural detailing and styles, with small paned windows. Later 19th century shop fronts have larger areas of plate glass as this material became more widely available, changing the scale in the design of shop fronts. ⁽⁸⁴⁾

4.8.3 Whilst the village is now predominantly residential, there are a small number of shop windows in the village in a mix of styles, with some attractive historic shop windows surviving, such as the village store and post office, Park View, and Ensor. These add individuality, variety and visual interest to the conservation area. Even where shop fronts have been altered by later additions, some historic elements may still remain. These make an important contribution to the character and appearance of the conservation area, both individually and collectively.

4.8.4 The use of non-traditional materials and designs has not been used to replace traditional shop fronts within the conservation area to any great degree, with independent businesses within the village generally retaining sympathetic designs and signage. While aspirations to improve thermal insulation, security and utilize standardized corporate signage and designs are understood, the replacement of well-designed traditional shop fronts can rarely be achieved satisfactorily without loss of character to the building and the conservation area. Existing shop fronts and signage can normally be retained, repaired or remade to a design appropriate to the period, scale and design of the property. Where inappropriate shop fronts and/or signage have been installed in the past, opportunities should be taken for their enhancement.

4.9 Garden Walls, Fences and Other Means of Enclosure

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

4.9.2 Boundary treatments in the conservation area are a mixture of stone and brick walls, hedges, and some use of picket fencing and decorative iron railings and gates.

4.9.3 Important walls within the conservation area include the coursed stone walls to the front of the church, the red brick walls extending around the churchyard, the high brick and rendered walls around Greenwood, and the extensive brick wall in front of Frant Court. In addition, the conservation area contains listed walls, gates and gate piers. These comprise the stone gate piers and ornamental cast iron gates to the carriage drive of Ely Grange, and the stone gate piers and wall to Shernfold Park.

4.9.4 Iron railings can be seen in front of some of the properties on the High Street and the green. The railings to Manor Cottage on the High Street are listed, as are the railings in front of Stone Cottage on the green.

⁸⁴ 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

4.9.5 There is some use of white picket fences in front of properties along the High Street, such as Virginia Cottage and 19 High Street.

4.9.6 Other properties, predominantly on the High Street, do not have a front boundary treatment and are instead open to the street, such as the former school, 18-32 High Street, and Ensor.

4.9.7 Hedges are a common boundary treatment throughout the conservation area.

4.9.8 The majority of properties have retained an historic method of defining the boundary using hedgerows, walls, railings and some use of traditional picket fencing. There is little use of close boarded type fencing, which can be an alien feature, detracting from the historic character of the area, and any further incursion of this feature should be discouraged.

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5 Trees, Open Spaces and Views

5.1 Introduction

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

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

5.2 Key Characteristics

Key Characteristics

- Trees are an important feature of the conservation area and its wider setting.
- The relatively rural location of Frant within the High Weald means that there is open countryside and areas of woodland surrounding the conservation area and trees form an important backdrop to the village.
- Particularly prominent trees and groups of trees include the many individual prominent trees and groups of trees in larger gardens within the village; those marking garden boundaries; prominent trees on the village green; trees in the churchyard.
- Trees are also very visible from the conservation area within the grounds of Shernfold Park and Eridge Park.
- Hedgerows are the predominant boundary feature and help to reinforce the rural location of the village within the High Weald.
- Key open spaces include: the village green and the churchyard.
- Eridge Park, immediately adjacent to the conservation area, is an important historic parkland that forms part of the setting of the historic village.
- The open landscape makes an important contribution to the traditional open setting of the conservation area, with open countryside and woodland surrounding the conservation area.
- Key views include: the abundant views across the green; views along the roads extending through the village, especially the High Street and the A267 Frant Green Road; views north at the rear of the churchyard across the High Weald; long views to the High Weald to the west and south west over Eridge Park; views to the south east of the High Weald from the elevated ground on the green near

the Victoria Well; and far reaching views from the conservation area to the west across Eridge Park and to the High Weald beyond.

- Many views within the conservation area are terminated by buildings, with many distinctive buildings drawing the eye across the green or along the roads.
- Views of the village are important within the wider landscape, with strong inter-visibility between historic buildings within the conservation area (situated on a ridge) and adjacent areas.
- The views both into and out of the village reinforce the strong strength of place of Frant within its landscape setting.

5.3 Trees and Hedgerows

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

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

5.3.3 The relatively rural location of Frant within the High Weald means that there is open countryside and areas of woodland surrounding the conservation area. Trees form an important backdrop to the village, with large areas of woodland around the village and trees lining stream corridors. Field boundaries and lanes are also lined with trees and hedges in this High Weald landscape.

5.3.4 Particularly prominent trees and groups of trees within the conservation area include the many individual prominent trees and groups of trees in larger gardens within the village, such as Frant Grange, Frant Court, Whitehill House, Greenwood, The Limes, and Shernfold Lodge; those marking garden boundaries; prominent trees on the village green; trees in the churchyard. Trees are also very visible from the conservation area within the grounds of Shernfold Park and Eridge Park.

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

5.3.6 Hedgerows can be easily lost through disease or replacement by modern, less sympathetically designed boundary treatments, such as close boarded fencing. Hedgerows

also form a very important habitat for birds and small mammals and often contain many species of plants.

5.4 Open Spaces

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

5.4.2 Within the conservation area, the village green is an important large open space. It is highly valued for its amenity value and performs an important social and cultural function within the village as a place for walking, gathering, and both formal and informal recreation, including its role as the village cricket ground. It is also important historically as the common pasture within the village from the medieval period.

5.4.3 The churchyard is another important open space as well as the village burial ground. It also provides links to the countryside beyond along the public footpaths that extend through the churchyard. The churchyard affords panoramic views of the surrounding countryside to the north as far as Tunbridge Wells.

5.4.4 Eridge Park, immediately adjacent to the conservation area, is an important historic parkland that forms part of the setting of the historic village.

5.4.5 The open landscape makes an important contribution to the traditional open setting of the conservation area. The rural location means that there is open countryside and woodland surrounding the conservation area, which is characteristic of the High Weald landscape within which Frant sits.

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

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

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

5.5.3 Within the conservation area, the key views are across the green and along the roads extending through the village, especially the High Street and the A267 Frant Green Road. Many views within the conservation area are terminated by buildings, with many distinctive buildings drawing the eye across the green or along the roads

5.5.4 Views include those along the High Street, terminated by the church at the northern end of the High Street and the Victoria well and village green to the south. There are views north at the rear of the churchyard, where it is possible to observe long views across the countryside to Tunbridge Wells and across the High Weald.

5.5.5 Views across the green are abundant and include views across the green to the large detached properties that face onto it; views to the buildings on the west side of the A267, especially Frant Court; views to and from the Victoria Well; and long views to the High Weald to the west and south west over Eridge Park. There are also views to the south east of the High Weald from the elevated ground near the Victoria Well and between the buildings on the south east side of the green. It is possible to glimpse Shernfold Park house through the trees from the north side of the green as the land rises.

5.5.6 There are also important and far reaching views from the conservation area to west across Eridge Park and to the High Weald beyond.

5.5.7 Views of the village are important within the wider landscape, with strong inter-visibility between historic buildings within the conservation area (situated on a ridge) and adjacent areas. The views both into and out of the village reinforce the strong strength of place of Frant within its landscape setting.

6 Considerations for change in conservation area

6.1 Introduction

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

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

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

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

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

6.2 Guiding principles for change in conservation areas

Guiding principles for changes in conservation areas

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

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

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

- Erosion of architectural detail.
- Inappropriately detailed window and door replacement.
- Inappropriate shop fronts and/or shop signage.
- 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.

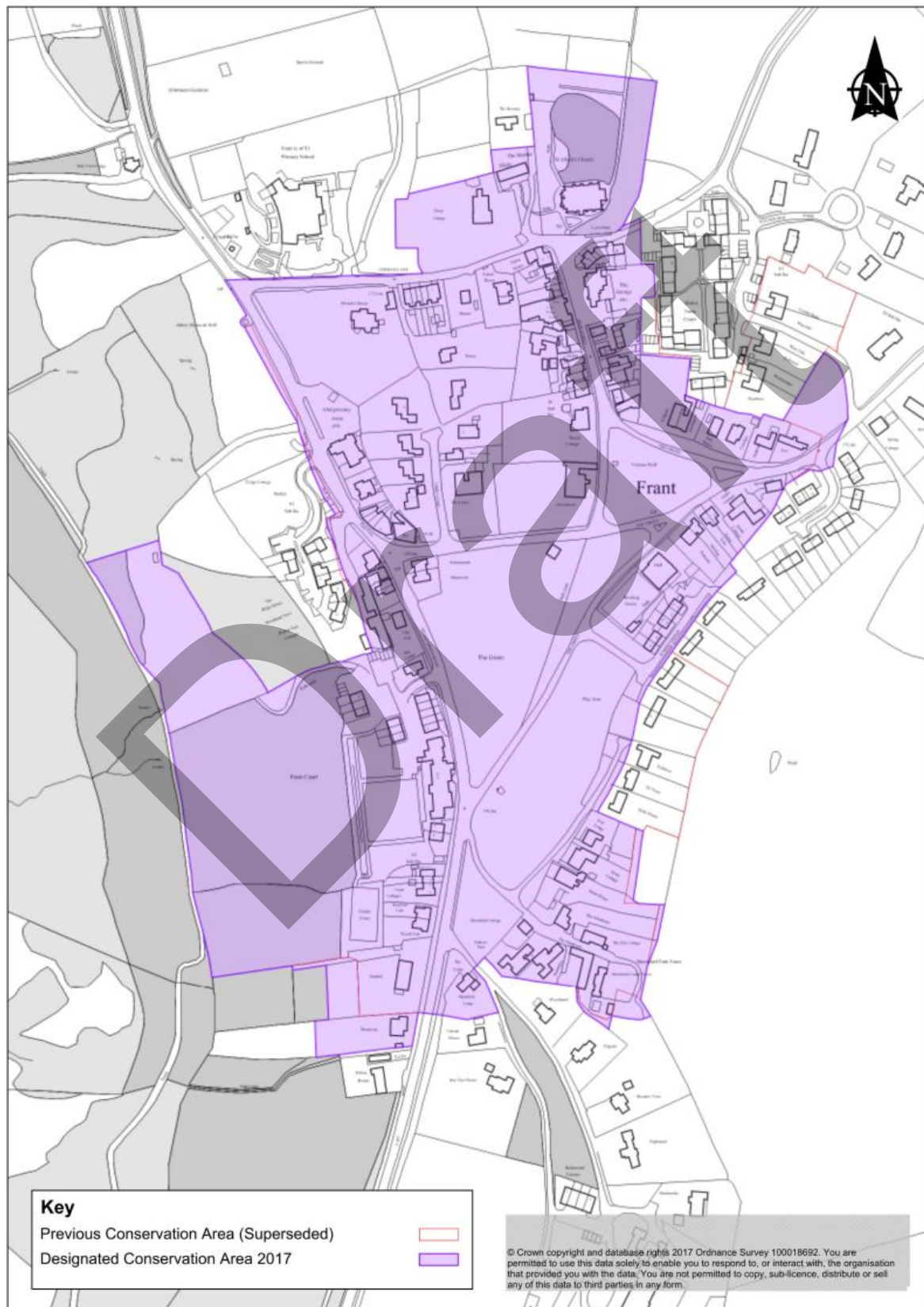
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6 Considerations for change in conservation area

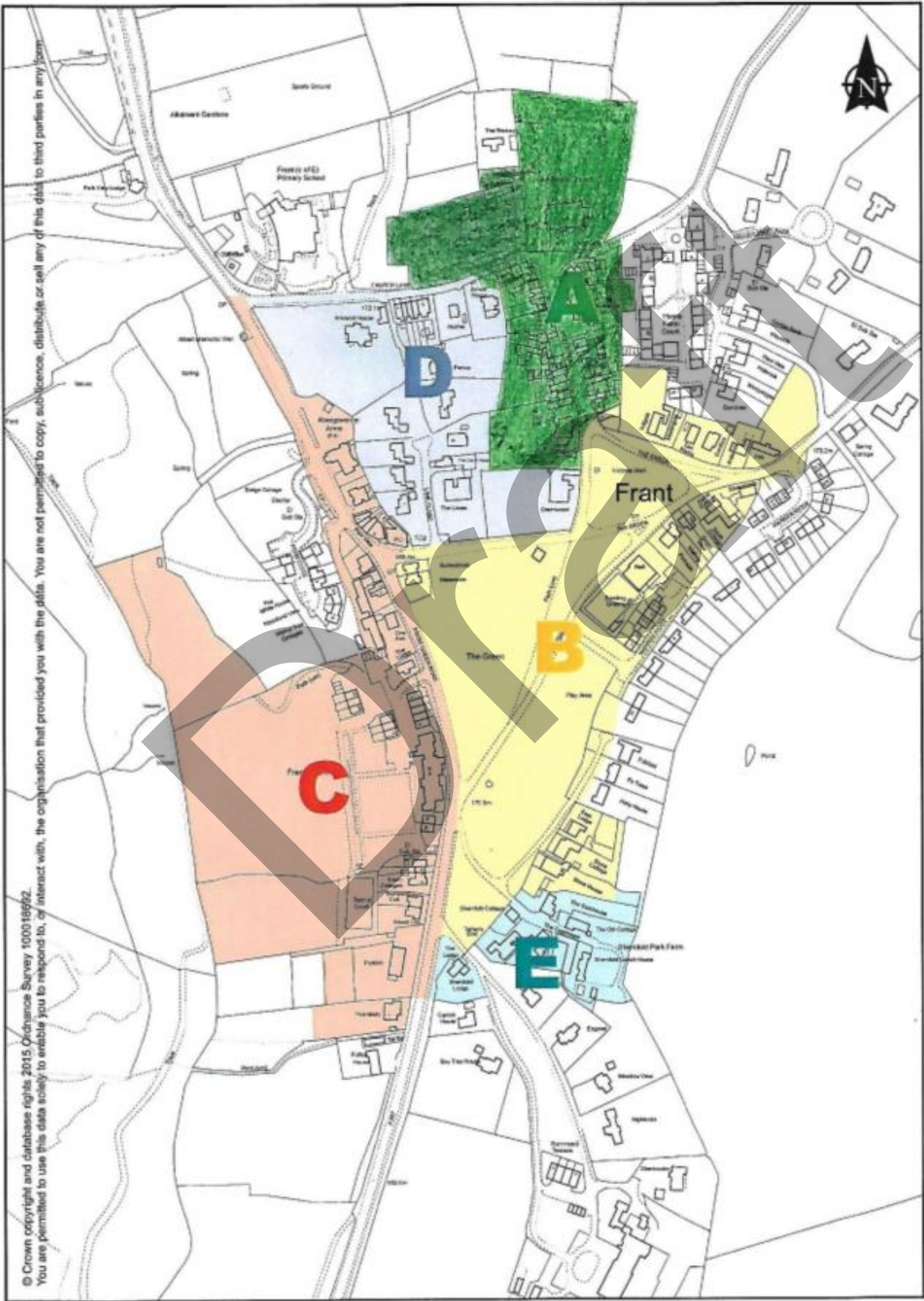
Appendix 1: Maps

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1.1 Designated Conservation Area



1.2 Character Areas



1.3 Visual Appraisal

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1.4 Views

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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.

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

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

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

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

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

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

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

Fenestration: The arrangement of windows in a building.

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

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

Hand thrown brick: A brick which has been made by 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.

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 comes: 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 comes 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 planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

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

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

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

Oriel window:

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

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

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 from a heritage asset's physical presence, but also from its setting.

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

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

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

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

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

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

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

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 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.

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- Wealden Iron Research Group: www.wealdeniron.org.uk/
- Wealden Iron Research Group database: <http://www.wirgdata.org/>
- Old Sussex Mapped (Yeakell and Gardner's Sussex 1778-1783): http://www.envf.port.ac.uk/geo/research/historical/webmap/sussexmap/Yeakell_36.htm
- British History Online www.british-history.ac.uk/inquis-post-mortem
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- The Workhouse: <http://www.workhouses.org.uk/>
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