

Draft Conservation Area Character Appraisal

Hailsham



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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	3
1	Background	5
2	Context	7
	2.1 Introduction to the Conservation Area	7
	2.2 Setting	7
	2.3 Topography and Landscape Setting	8
	2.4 Geology and Building Materials	12
	2.5 History of the Settlement	13
	2.6 Historical Maps	30
	2.7 Areas of Archaeological Potential	32
3	Character Appraisal	35
	3.1 Introduction	35
	3.2 Key Characteristics of the Conservation Area	35
	3.3 Character Area A - Church and vicarage	36
	3.4 Character Area B - High Street and Market Square	40
	3.5 Character Area C - Cortlandts	48
	3.6 Character Area D - Market Street	53
	3.7 Character Area E - High Street north	57
	3.8 Character Area F - Recreation ground	63
4	Architectural Form, Detail, Materials, Textures and Colours	67
	4.1 Introduction	67
	4.2 Key Characteristics	67
	4.3 Architectural Form and Layout of Built Form	68
	4.4 Walls	69
	4.5 Roofs	72
	4.6 Windows	73
	4.7 Doors	74
	4.8 Shopfronts	75
	4.9 Garden Walls, Fences and Other Means of Enclosure	76
5	Trees, Open Spaces and Views	77
	5.1 Introduction	77
	5.2 Key Characteristics	77
	5.3 Trees and Hedgerows	77
	5.4 Open Spaces	78
	5.5 Important views - within, into and out of the Conservation Area	78

6	Considerations for change in conservation areas	79
	6.1 Introduction	79
	6.2 Guiding principles for changes in conservation areas	80
	6.3 Key issues impacting on the character and appearance of the Conservation Area	80
1	Maps	81
	1.1 Designated Conservation Area	81
	1.2 Character Areas	82
	1.3 Visual Appraisal	83
	1.4 Views	85
2	Glossary of Terms	87
3	References	93

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 Hailsham 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 Hailsham 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 Hailsham conservation area was originally designated in 1970. The conservation area was re-designated with an enlarged boundary in March 2017. The reasons for amendment of the previously designated boundary of the conservation area are explained in the Background Paper accompanying the Autumn 2016 Consultation on the Wealden Local Plan. To view the document, along with further information on the process and how community involvement and public consultation was undertaken; how the input from the community was evaluated; and how it influenced the recommendations for designation of areas, please see the Conservation Area Background Paper 2018 and the Heritage pages on the Council's website.

1.0.2 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 Hailsham is the largest settlement in the southern half of Wealden District and sits on the gently sloping land of the Low Weald, overlooking the open low lying Pevensey Levels. It lies approximately 6 miles north west of Pevensey, 8 miles north of Eastbourne, and 12 miles east of the County town of Lewes.

2.1.2 The settlements lie within the Parish of Hailsham, which covers approximately 8 square miles and had an overall population of 20,436 in 2011 ⁽¹⁾. The economy of the area is closely linked to the market, with trade and industry being important in the towns continuing growth.

2.1.3 The town of Hailsham has undergone much change and development over the centuries, evolving from its medieval core focused around the church and market square, to expansion that has been especially marked in the 19th century with the growth of the market, retail, trade and industry in the town and arrival of the railway in the 19th century, which provided an extra impetus for growth and development. Despite subsequent growth and development throughout the 20th century and up to the present day, the historic core of the town still retains its character and significance as a large market town.

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

1 Source: 2011 Census, Office for National Statistics

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

and guidance should be referred to when considering development that may affect the setting of a conservation area, or any other designated heritage asset within or adjacent to its boundary.

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

2.3 Topography and Landscape Setting

2.3.1 Hailsham is situated approximately three miles to the north of Polegate, in the central southern part of Wealden District. It is the largest settlement in the southern half of the District and is situated between the middle reaches of the River Cuckmere to the west and the Pevensey Levels to the east. The town is located within the Low Weald.

2.3.2 The Low Weald forms the eroded outer edges of the High Weald, largely coinciding with the outcrop of Weald Clay but also with narrow bands of Gault Clay and the Lower and Upper Greensands, which outcrop close to the scarp face of the South Downs. Below the irregular escarpment of the Greensands belt and the chalk lies a broad vale, rarely exceeding more than 40 m above sea level, with many areas as low as 15 m. The resulting landscape is gently undulating with occasional steep-sided stream valleys, ridges and plateau, becoming hillier to the south as it reaches the South Downs.

2.3.3 Water is a dominant feature, owing to the topography and impervious clay, particularly ponds and many meandering streams. Land use is still predominantly agricultural, and largely pastoral owing to the heavy clay soils with either grazed grassland or forage, including hay meadows.

2.3.4 Fields are generally small and irregular in shape, many formed by woodland clearance or 'assarting' in the medieval period and often bounded by shaws, or formed from cleared land along woodland edges. Many of the species-rich hedgerows in this area may be remnants of larger woodland and often follow the pattern of medieval banks or ditches. Wherever there are lighter soils on slightly higher ground, more mixed farming is found. Fields in these areas tend to be larger and more regular in shape with fewer hedgerows.

2.3.5 The Low Weald is densely wooded in places, characterised by numerous and extensive blocks of ancient, semi-natural coppiced woodland and important wood pasture sites. Oak is the principal tree and, despite centuries of clearances for settlement, transport and agriculture, significant areas of Ancient Woodland survive.

2.3.6 Isolated farmsteads, often occupying ancient sites (some moated), form the predominant settlement pattern, intermixed with small villages, often with 'Street' or 'Green'

names suggesting secondary settlement. These farmsteads are associated with a landscape of small and irregular shaped fields, created by assarting from woodland in the medieval period, or medium-sized and more regular shaped fields created between the 15th and 18th centuries by enclosure through agreement of former arable strips. The latter are more common in the eastern parts of the area. Many small towns and typical Wealden villages, on the heavier clay soils in the western part, are scattered among a patchwork quilt landscape of woodland, permanent grassland, hedgerows and wetlands. Traditional buildings are often made of brick, with local colour variations, and some flint towards the South Downs. Pre-18th-century buildings were predominantly timber framed and even later buildings are often weather-boarded⁽⁴⁾.

Low Weald Landscape

The history of the landscape is most evident in the:

- Broad, low-lying, gently undulating clay vales with outcrops of limestone or sandstone providing local variation;
- The underlying geology has provided materials for industries including iron working, brick and glass making, leaving pits, lime kilns and quarries. Many of the resulting exposures are critical to our understanding of the Wealden environment;
- A generally pastoral landscape with arable farming associated with lighter soils on higher ground. Land use is predominantly agricultural;
- Field boundaries of hedgerows and shaws (remnant strips of cleared woodland) enclosing small, irregular fields and linking into small and scattered linear settlements along roadsides or centred on greens or commons;
- Rural lanes and tracks with wide grass verges and ditches;
- Small towns and villages are scattered among areas of woodland, permanent grassland and hedgerows on the heavy clay soils where larger 20th-century villages have grown around major transport routes.
- Frequent north–south route ways and lanes, many originating as drove roads, along which livestock were moved to downland grazing or to forests to feed on acorns.
- Intricate mix of woodlands, much of it ancient, including extensive broadleaved oak over hazel and hornbeam coppice, shaws, small field copses and tree groups, and lines of riparian trees along watercourses. Veteran trees are a feature of hedgerows and in fields.
- Many small rivers, streams and watercourses with associated water meadows and wet woodland.
- Abundance of ponds, some from brick making and quarrying, and hammer and furnace ponds, legacies of the Wealden iron industry.

- Traditional rural vernacular of local brick, weatherboard and tile-hung buildings plus local use of distinctive Horsham slabs as a roofing material.
- Weatherboard barns are a feature. Oast houses occur in the east and use of flint is notable in the south towards the South Downs.

Hailsham

2.3.7 The historic settlement setting of Hailsham is created by:

- gently sloping landscape overlooking open low lying levels;
- a patchwork of small-scale historic fields surrounding the settlement lined with a network of hedgerows;
- large blocks of Ancient Woodland interspersed with fields at the south western edge of the town;
- unwooded ancient landscapes to the north, east and west of the settlement comprising ancient field patterns of cohesive and aggregate assarts to the west, regular and irregular piecemeal enclosure to the north, and regular piecemeal enclosure and consolidated strip fields to the east;
- landscape of brooks innings and saltmarsh innings further to the east and south east (within the levels landscape).

2.3.8 Landscape characteristics include:

- the historic core around the market square and St. Mary's church;
- shops concentrated in the town centre;
- views along the High Street and from the surrounding countryside to St. Mary's Church, which is a prominent feature;
- large areas of recreational open space within the town at the recreation ground and Common pond;
- treed, sensitive edges and woodland on the urban edges of the town, with a few pockets of exposed or prominent urban edges along the northern edges of the town, often associated with new development sites;
- the valley of the River Cuckmere is a key landscape feature, running to the north and west of the town;
- the vast expanse of Pevensey Levels, with its associated drainage ditches is a key feature to the east of the settlement;
- key views southwards from the town are dominated by the backdrop of Wilmington Wood;

- culturally important landmarks in the wider landscape include Horselunges Manor complex to the north and Michelham Priory to the west;
- a good network of footpaths and bridleways linking the town to the wider landscape⁽⁵⁾.

2.3.9 The landscape surrounding Hailsham falls within three County Landscape Character Area; the 'south slopes of the High Weald', the 'eastern Low Weald', and the Pevensey Levels. The landscape setting areas are identified below.

Hailsham Landscape Setting Areas

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

- A small-scale patchwork of arable and pastoral, ancient fields which are interspersed with small patches of woodland (much of which is ancient);
- A strong landscape structure, resulting from the network of mature hedgerows and trees (often lining road corridors).

To the north east, the area is characterised as:

- A small-scale patchwork of arable and pastoral fields which are often lined with mature hedgerows;
- Open views eastwards across the Open Levels contribute to recognisable sense of place;
- West-east orientated stream corridors that feed the Levels to the east.

To the east, the area is characterised as:

- A small scale patchwork of predominantly pastoral fields, with stronger historic continuity in terms of field pattern in the north than in the south;
- Open views eastwards across the Open Levels contribute to recognisable sense of place.

To the south east, the area is characterised as:

- West-east stream corridor, which is lined in places by mature trees and vegetation;
- Open views southwards across the Open Levels contribute to recognisable sense of place;
- A caravan park in the east, which is considered to be a landscape detractor.

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

- Several isolated farmsteads and houses;
- A patchwork of predominantly pastoral fields with an ancient field pattern;
- Open views southwards across the Open Levels contribute to recognisable sense of place.

To the south, the area is characterised as:

- Small to medium-scale pockets of ancient and more recent, predominantly pastoral fields;
- Several narrow rural road corridors.

To the south west, the area is characterised as:

- Strong sense of enclosure as a result of the several large areas of woodland;
- Numerous stream corridors run through the woodland.

To the west, the area is characterised as:

- A small-scale, ancient landscape of arable and pastoral fields which are lined with a mature network of hedgerows. In the northwest of the area, ancient strip fields are a feature;
- The Knockhatch adventure farm and several other farmsteads are dotted across the landscape.

To the north west, the area is characterised as:

- Gently meandering corridor of the River Cuckmere, which is lined with a patchwork of predominantly pastoral, ancient fields;
- A22 road corridor crosses the northern part of the area, introducing a source of noise and movement ⁽⁶⁾.

2.3.10 The topography in the area has influenced the layout and development of the settlement. Hailsham is located on a spur of higher ground to the west of the Pevensey Levels, on the edge of what would historically have been marsh and inlets. Historic development is concentrated along the principal historic route of the High Street, Market Square and Market Street, which follows the historic ridge of the spur, rising gently from 25m AOD on Market Street at the southern edge of the Conservation Area to 30m AOD at the north end of the High Street.

2.4 Geology and Building Materials

2.4.1 Along with the whole of Sussex, the rocks of the Hailsham area are sedimentary. Descending the Downs and crossing the Low Weald, where Hailsham is located, the rocks get progressively older. 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 around Hailsham. The historic town itself lies over the mudstones (commonly clays) of the Weald Clay Formation, although the southern and northern extremities of the modern suburbs lie on the interbedded siltstones, mudstones and sandstones of the older Tunbridge Wells Sand Formation ⁽⁷⁾.

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

2.4.3 Chapter 5 of this appraisal provides location specific information on traditional materials and building techniques within Hailsham 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 Hailsham is not fully understood, although there is evidence of early activity in the area.

2.5.2 Prehistoric features and finds in the area comprise a Mesolithic tranche axe to the west side of the London-Eastbourne road, c.1.5 km west of Hailsham [HER ref: TQ 50 NE21 – MES5175] and Mesolithic flints at Saltmarsh Farm, c.1.3 km south of the town some medieval pottery [HER ref: TQ 50 NE10 – MES5159].

2.5.3 Recent archaeological investigation in the area has revealed that the area was utilised by hunter-gatherer communities in the earlier prehistoric period, and that colonisation of the land was starting in the Bronze Age, with significant clearance and scattered occupation taking place in the late Iron Age and Roman periods.

Roman and Saxon

2.5.4 Roman occupation of the wider area commenced in A.D.43, after the Roman conquest. The Roman fort of Anderida lies approximately 6 miles to the south of Hailsham at Pevensey, with the Roman road from the fort extending westwards from Pevensey to Lewes. Roman pottery was reportedly found in the town when railway line was extended in 1879 (Salzman 1901). Romano-British finds and features have recently been found through controlled excavation in the area. A likely rural Roman farm, containing a house, barn and industrial building, all contained within a well-defined ditch enclosure and set within a large field system, have been excavated to the north of the town at Hellingly Park. Further evidence of Roman activity has also been found during excavations at Ersham Farm to the south of the town. Whilst these sites are outside the conservation area, they

do demonstrate Roman activity and occupation in the area and increase the likelihood of further evidence of Roman activity being uncovered through future development within the town.

2.5.5 The Anglo-Saxons invaded Sussex in the year 477 AD and, according to the Anglo-Saxon Chronicle, took the Roman fort of Anderida in 491 AD, approximately 6 miles to the south east of Hailsham at Pevensey, forming the small kingdom of the South Saxons, or Sussex. Hailsham sits within the Low Weald, overlooking the low lying Levels. The Saxons used the drove routes and woodland clearings of the Weald for the grazing and movement of animals. In Roman and Saxon times, the lowland marsh area between Pevensey and the site of Hailsham, today known as the Pevensey Levels, is presumed to have been un-reclaimed, so that much of the levels would have been a saltmarsh and a lagoon at high tide. The link between Hailsham and the levels is preserved in the name of the access routes such as Marshfoot Lane and Saltmarsh Lane.

2.5.6 The Manor of Hailsham was in existence before the Norman Conquest and was held in 1066 by Alnoth, a Kent noble who also held several surrounding Manors, including Wilmington, Wartling and Alfriston. The name Hailsham, whilst first recorded in Domesday, is a Saxon place name and it seems the place name predates any nucleated settlement. The name is recorded in 1086 in the Domesday Book as Hamelesham. The name is thought to derive from a personal name, Haegel, and ham(m), from the Old English 'hamm', referring to an area higher ground or clearing next to marsh or wet land, rather than ham (settlement)⁽⁸⁾. This is consistent with the topography at the time, with Hailsham located on higher ground almost at the waters edge in the Saxon period.

Place name, Domesday and early manors

2.5.7 The Domesday Book entry for the manor of Hailsham indicates that it include four smallholders and land for four ploughs, although it did contain 13 salthouses. This shows that Hailsham was smaller than most surrounding hamlets or villages at the time, with larger settlements at Pevensey, Hooe, Wartling and Herstmonceux, each on small headlands jutting out into the waters (later to become Pevensey Marsh) so that boats could be sailed into these villages around the edge of the inland water at high tide.

2.5.8 The Domesday Book records that Hailsham was held after the Norman Conquest by William, son of Boselin, was Lord of the Manor and that Count Robert of Mortain (half-brother of William the Conqueror) was tenant-in-chief. As noted above, the Manor of Hailsham was only sparsely populated that this time and does not appear to have been a significant nucleated settlement, with Hailsham appearing to have been established as a small town in the second half of the 13th century.

2.5.9 The name of the Manor has had a number of derivations, including Hamelesham, Haylesham, Heylisham, Heilsham, Heilesham, Aylesham, Yersham, Earsham and Ersham, The first reference to Hailsham is whilst in the ownership of Gregory Lord Dacre in the later 16th century.

2.5.10 The Manor appears to have been held by Gilbert de Aquila in the early 13th century and was held by Peter of Savoy in 1251, when the market charter was granted. Peter of Savoy also held Pevensey Castle and was the uncle of Eleanor of Provence, wife of Henry III. Queen Eleanor of Provence gave Edmund, her son, the manor of Savoy in London in 1284, which became part of the Duchy of Lancaster. It is possible that the Manor of Hailsham also became part of the Duchy of Lancaster as part of this bequest, but was held by others as Lord of the Manor.

2.5.11 The Manor descended through marriage to Sir John Fiennes, of Herstmonceux Castle, and passed to Gregory Fiennes (Lord Dacre). Sir John Gage, of Firle Place, purchased the Manor in the 16th century and it was held by the Gages until around 1640. Sir John Gage was Chancellor of the Duchy of Lancaster in the mid 16th century and may have held the Manor through this connection. The Manor was sold by Gage in 1640 and the descent of the Manor then becomes less certain. It is known from a document of 1650 that the Duchy of Lancaster owned buildings along the High Street backing onto the church at this time, as they were assessed by the Commonwealth as part of the holdings of King Charles I during the Civil War.

2.5.12 Following the execution of Charles I in 1649, parliament passed an act abolishing kings and disabling the king's issue from the Crown and its possessions, including the Duchy of Lancaster. The Restoration of the monarchy in May 1660 included the return of the Crown's succession to the Duchy and much of the land was recovered.

2.5.13 The Manor is thought it passed through a sequence of owners in the 17th-19th centuries with names associated with the Manor including Sir Thomas Dyke, Sawbridge, Garland, Medley, Willard, Wood and Ingram 1625. Books from the 1830s⁽⁹⁾ and 1840⁽¹⁰⁾ and the 1861 Kelly's Directory states that the town was still part of the Duchy of Lancaster, suggesting that the town remained part of the Crown's private estate into the 19th century despite being held by others as Lords of the Manor.

2.5.14 In the 1850s it was decided that the estate was inefficient because it was spread across so many areas and the Duchy of Lancaster Lands Act of 1855 permitted the disposal of land not deemed convenient to be held with other possessions.

2.5.15 Other significant landowners in Hailsham as cited in the 1882 Kelly's Trade Directory, included the Duke of Devonshire, the Earl of Chichester, Carew Davies Gilbert and the trustees of the late Sir James Duke.

Navigable waterways

2.5.16 Navigable water extended well into the Pevensey Levels (at least until inking of the marshland, which had begun by 1180, prevented this) so that at least as late as the 12th and 13th centuries navigable channels probably extended close to the town. The close relationship of Hailsham with the levels is reflected in the fact that part of the parish was within the Lowey, or Liberty, of Pevensey (Otham Quarter) and, thus, from 1207

9 Bell, J. 1836 A new and comprehensive gazetteer of England and Wales
10 Lewis, S. 1840 A topographical dictionary of England

enjoying certain privileges and exemptions in return for services rendered with the Navy of the Cinque Ports⁽¹¹⁾.

Church

2.5.17 The church of St. Mary's stands in a slightly elevated position overlooking the Pevensey Levels, with the church tower visible throughout the town and for many miles around. The earliest reference to a church is in 1229, when Gilbert de Aquila of Pevensey Castle granted the advowson⁽¹²⁾ of the church to his newly founded Michelham Priory. Later in the 13th century the advowson was the subject of a long running dispute between Michelham Priory and Bayham Abbey, which, after nearly 20 years of suits and claims, was settled in 1296 in favour of Bayham Abbey. Salzman suggests that the origins of Hailsham church lie in its foundation as a dependent chapel in the 1190s, immediately following the foundation of Hellingly church. A vicarage had evidently been ordained by 1286, and a vicar's house is recorded in 1352.

2.5.18 Although there was probably a parish church on the present site of St Mary's by circa 1200 and certainly by 1229, the earliest visible fabric of the church is later. It has been stated that the Church was rebuilt in circa 1390, replacing an earlier Norman and perhaps Saxon church, although more recent accounts date the church to the early-mid 15th century⁽¹³⁾.

2.5.19 Except possibly for a portion of the north wall, nothing remains of the early 13th century church. The present building is of the Perpendicular style and probably dates from 1425-50, but has been altered considerably over the years. The tower is square and according to the church website is approximately 70 feet (21 metres) in height, built in blocks of sandstone alternating with squares of knapped flints. The tower has a crenellated parapet and a pinnacle at each corner, surmounted by weather vanes.

2.5.20 It is thought that the churchyard was originally larger than its current form, but that houses and shops fronting onto the High Street encroached upon the churchyard. However, it is also possible that the buildings encroached upon what was a wider High Street/market place rather than the churchyard. To the north of the church, the land known as Vicarage Fields was part of the glebe lands owned by the church and is referred to as Vicarage Croft (plot 289) on the Tithe map.

Medieval markets and fairs

2.5.21 A weekly Wednesday market was granted in 1252 at Hailsham to Peter of Savoy. A charter from the late 13th century granted the men of Haylesham freedom from work services⁽¹⁴⁾ and heriot⁽¹⁵⁾, evidently to stimulate growth of the emerging town. Other documentary evidence suggests that Hailsham in the late 13th century was flourishing and attracting trade to the town. However, Hailsham was still a modest settlement in the late 13th century, with the 1296 lay subsidy roll for the Villata de Heyllesham listing 26

11 a confederation with privileges in exchange for ship-service to the king

12 the right to present a clergyman to a church living

13 Salzman 1901

14 labour services rendered to the Lord of the Manor

15 a tribute paid to a lord out of the belongings of a tenant who died

taxpayers, suggesting a population of perhaps around 130. In 1327 this had risen to 41 taxpayers, but in 1332 there were only 33 taxpayers. The economy of the emerging town was based on trade and the records of local occupations are typically Wealden. In 1296 taxpayers included two smiths, tanners and a glover. Simon the merchant is recorded in 1274, 1278 and 1287, trading in wine and cloths; cobblers are recorded in 1278 and 1306; tanners are recorded in 1296 and 1322; a glover in 1327; and two tailors in 1327. By 1306 there was also a tavern.

2.5.22 Despite its small size, Hailsham was evidently a recognised market town in the late 13th-early 14th century and, along with Pevensey and East Grinstead, Hailsham was chosen as the location of a special assize court⁽¹⁶⁾ in 1352. The market became important and large number of cattle made Hailsham a centre for the tanning trade due to abundance of hides and availability of tannin from oak trees. The surrounding area would have been used for cattle farming and dairy farms are likely to have existed on the outskirts of the town.

2.5.23 The market was held at the market square, at the southern end of the current High Street. Like many other settlements the market place would have been surrounded by stalls that were replaced with permanent buildings. In 1381-3, John Jamette, or Jenette, built a shop in the market place, representing the development of the town as a trading settlement built around the market. The market square contained a market cross used to mark the marketplace in towns, where a market had been granted by the monarch. Market crosses symbolised fairness with dealings in the market, as business was being conducted under the 'eye of God' represented by the cross. The cross was also used for preaching and to make public announcements.

2.5.24 A fair is not recorded in Hailsham from this time, but a list of fairs from 1784 states that the Hailsham fair was held on the 5 April and 3 June⁽¹⁷⁾. There are later references to a fair being held on Hailsham Common, but it is not clear if the fair was always held on the Common (ref). Most common land dates back to the medieval period and was waste land held by the Lord of the Manor, who allowed tenants to use the land for grazing livestock (and sometime growing crops, gathering straw, wood, acorns, fishing etc). The Common in Hailsham was not enclosed until 1855 and can be seen on the 1842 Tithe map as an open area of land to the south west of the town, including the large common pond. Many were surrounded by a boundary to keep livestock in, such as a bank and ditch and/or a hedge. In 1263 it is recorded that 'Gilbert son of Gilbert Godseb while bathing in the pond of Haylesham was drowned', which is the earliest known reference to the Common Pond⁽¹⁸⁾.

Medieval

2.5.25 The record of Hailsham men involved in Cade's rebellion in 1450 gives an indication of local trades in the town in the 15th century. The Hailsham names included William Hokeby, Thomas Wunnemere, Richard Turner, Stephen Maynard, John Sander,

16 periodic court where a visiting judge would preside over trial by jury of capital crimes and settle civil disputes in the principal towns of each county

17 An accurate list of the fairs in this county, 1784

18 Salzman 1901

Thomas Busty (gentleman), John Sherman corveser⁽¹⁹⁾, Robert Bystrete tanner, Thomas Dobbys tailor, Michael Haryot corveser, John Knyght laborer, Andrew Page yeoman, John Grent tanner, Robert Gilderygge yeoman, William Osbern butcher, Walter Osbern yeoman, John Osbern butcher, John Toby tanner, and others of Haylesham. The presence of three tanners and two corvesers suggests a considerable leather trade, probably due to the large cattle market, which is also evidenced by the two butchers. These trades are especially notable as very few other leatherworkers appear amongst the 400 other Sussex names recorded⁽²⁰⁾ and suggests a significant leather industry at Hailsham in the 15th century.

2.5.26 The Market Square was the centre of the medieval town, and had four roads converging on it (High Street, Market Street, George Street and Vicarage Road); five including Stony lane, which led from the common to the market square. As the market town for the surrounding area, Hailsham had a series of droveways/roads running into it from all directions, some of which are still in use e.g. Ersham Road, and some partly abandoned e.g. Robin Post Lane. There were also a series of early roads running down onto the Pevensey Levels. These early routes were used for bringing livestock in from the surrounding area on market days and, in the case of Stony Lane, for bringing livestock up from the Common.

2.5.27 There has been little archaeological excavation in the town to inform the understanding of medieval development in Hailsham and so the pattern of development is unclear. Topographical evidence has been used to try and interpret the early development of the town and suggests that narrow medieval burgage-type plots (a house on a long and narrow plot of land, with a narrow street frontage) may have extended from the western side of the High Street all the way back to North Street, in the area between George Street and Carrier's Path, but that the area to the north, south and west of this was Common. To the east of the High Street development was restricted to small roadside plots because of the churchyard and glebe lands to the east of the High Street. It is not clear when these buildings encroached upon either a wider High Street/market place or churchyard, but they are certainly buildings here by the 17th century (see under post medieval development below). To the east of the northern part of Market Street, near the market square, there is evidence of further medieval burgage-type plots, also attested by a pit containing artifacts from the 14th and 15th centuries, consistent with rear of plot usage of a plot fronting Market Street, found during an evaluation in Vicarage Road in 2001. There may also be historic plots to the south of the churchyard, although it is not clear if these or medieval or later⁽²¹⁾.

2.5.28 Other than the church (already described), there are few surviving medieval buildings identified within Hailsham, although future historic building analysis may reveal further medieval cores to later or refronted buildings. The L-shaped building at 25-7 High Street has been identified as 15th century, but the exposed close-studding of the side (northern) elevation suggests that that it may in fact be a continuous jetty of the early 16th century. Other early timber-framed buildings would have been constructed as the stalls

19 shoemaker

20 Salzman 1901

21 Hailsham Historic Character Assessment Report 2008

of the market place were replaced by permanent houses and shops. The Homely Maid, on the corner of the market square, may originate from the late 15th century, although it is not clear if any of the 15th century building remains due to later alterations and it may have been rebuilt in the 17th century. In 1484 John at Mill is recorded as living in a cottage near the churchyard, which was later used as a tavern called the Jolly Sailor then The Good Intent. More recently the building has been used as a baker's shop/restaurant called the Jolly Maid, and now the Homely Maid⁽²²⁾.

2.5.29 In the 15th century Edward VI decreed every Parish must have land set aside for archery practice. In Hailsham archery practice was carried out on the Common. This is reflected in the place names of Butts Estate and Archery Walk, and a terrace in Station Road near the Common Pond, originally called Buttsfield Place.

2.5.30 By the end of the medieval period the population was broadly similar to that in the early 14th century: in 1524, it was around 220.

Post medieval development

2.5.31 A lack of excavations in the town means that below-ground archaeology has yet to contribute to the understanding of post-medieval Hailsham. Given the uncertainties surrounding the extent of the medieval street pattern, the degree of change in this period is not entirely clear. It is evident, however, that the built-up area remain focused on the linear main street (High Street, Market Square and Market Street) and, to a lesser degree, the roads which cross it at the Market Square (George Street and Vicarage Road). It is likely that the town expanded westwards on to the eastern edge of Hailsham Common in this period. As such, plots near the centre of the town (such as the George Inn, George Street) may represent 16th-century encroachment, while spacious plots to the west (most notably Cortlandt, George Street), which almost certainly represent building on previously undeveloped land to the rear of the built-up area, may represent encroachment of the 18th century⁽²³⁾.

2.5.32 It is known from historic photos that a number of timber-framed building were demolished in the 20th century, with the NatWest bank on the corner of the market square and the buildings on the High Street between the arch leading to the churchyard and Vicarage Road replacement earlier buildings. Salzman (1901) states that the building next to the Homely Maid, on the corner of Vicarage Road, 'is a nice old house of brick', and that 'its present owner tells me that during certain repairs the date 1583 was found carved on the woodwork of the interior'. This was the house of Albert Burtenshaw (St. Mary's), demolished in 1937. Photos show that the building replaced by the NatWest bank on the corner of High Street and Market Street was a 15th-16th century jettied timber-framed building.

2.5.33 The gable ended building facing Market Square, now used as the Hailsham Town Council offices, is thought to be mid-16th century and has exposed timber-framing. It was previously the Fleur-de-Lys Inn and in the 18th century was used as a workhouse.

22 Robertson 2005

23 Hailsham Historic Character Assessment Report 2008

The L-shaped building at 25-7 High Street, although possibly originally dating from the 15th century, may date from the early 16th century based on the visible exterior framing. The George, George Street, is an early 16th century two-storey timber-framed building, modified in the early to mid-17th century and then extended at either end in the 18th century. Most of the early work is concealed behind a late 19th-century rendered brick facade. The Rookery on Market Street is also a 17th century timber-framed building with 19th century alterations and additions.

2.5.34 Number 16 High Street has been listed due to the survival of an early 17th century wall painting on a first floor timber-framed partition. The evidence, whilst far from conclusive, suggests that this row of buildings, at least in part, dates to the late 16th- early 17th century or earlier. This is further attested by the mention of the buildings in a survey of 1650.

2.5.35 Following the Civil War, commissioners of the Commonwealth surveyed and valued the lands there which were to be seized by the government from the Crown. The late King Charles himself, as of the Duchy of Lancaster, had owned the row of houses on the east of the High Street from the market square to the Vicarage field, and also all that portion of Hailsham within the manor or Liberty of Pevensey. The Parliamentary Survey, circa 1650, gives details of the property as messuage and four shops with five chambers above, a stable, garden and yard; messuage in the market place in which two poor people live, put in by the parish; three shops with two chambers over; messuage; tenement and smith's shop with little chamber; tenement consisting of one shop and two chambers; tenement with a garden abutting the Parsonage field north ⁽²⁴⁾

2.5.36 From combining the documentary evidence and remaining buildings archaeology, it is clear that the area around the market square and along the High Street, extending to the north of Market Street and the east end of George Street, was developed with permanent buildings, as opposed to stallage, by at least the 16th century.

2.5.37 Few buildings have been attributed to the 17th century, which perhaps reflects a lull in the town's fortunes in this period, as the market also ceased trading in the later 17th-early 18th century and there were recorded outbreaks of smallpox at this time. A survey of inns and alehouses of 1686 records that Hailsham had modest provision of stabling and accommodation, (20 stablings and 10 guest beds) at this time. The building from this period suggest small-scale piecemeal developed, with limited expansion, replacement and infill. Vicarage Cottage, Vicarage Road is a 17th-century timber framed building re-fronted in brick and clad in weatherboarding and tile-hanging. The Homely Maid (mentioned above), whilst traced back to the 15th century, may have been rebuilt in the 17th century.

2.5.38 Brick became the dominant building material in the 18th century. Buildings of this period include substantial houses, such as the former vicarage now known as The Grange, Vicarage Road; the Old Manor House, Market Street; Sheriff's Place, George Street; and Cortlandt, George Street. The Grange was built 1701-1705 for the Reverend Thomas Hooper as a vicarage for the adjacent church. It is a substantial red brick house

with corner pilasters, a mansard roof and a central pedimented doorway with Ionic pilasters. A high wall extends around the property, which is a rare example of rat-trap bond in Hailsham. The Old Manor House is a large house on Market Street, now used as offices, that was built circa 1740, but possibly incorporating earlier fabric .

2.5.39 The property called Sheriff's Place in George Street, on the edge of the market place, is another 18th century brick building in the town core. It was built as a house in 1722 and occupied by the Under-Sheriff of Sussex. The building has since been used for office/shop premises and has a small 19th century shop front in the north elevation. Cortlandt was built in 1793 further along George Street, probably on previous common land, with stables and a coachhouse to the rear accessed from North Street. It was called Newhouse when first built and was purchased in 1804 by Captain (later Colonel) Philip Cortlandt, Barrack Master of Hailsham barracks. The house was purchased in 1881 by William Strickland, a successful corn merchant, who extended the house and renamed it 'Cortlandt'. He also bought the fields opposite the house and turned part of it into a deer park with a central clockhouse.

2.5.40 The population for the parish was recorded as around 220 in 1524, with the Hearth Tax Assessments of 1662 suggests a population of around 315. The population seems to have dropped to around 235 based on the diocesan survey of 1724, which may reflect the downturn in the fortunes of the town, although different methods and areas of survey may also contribute to a difference in numbers. Thereafter population grew rapidly, reaching 897 by 1801. The use of parish, rather than town, statistics and the diverse source of these figures, mean that they should be taken as indicative of general trends only.

Post medieval trade and industry

2.5.41 Hailsham market was revived in the later 18th century (1786) and evolved into a leading cattle and livestock market, becoming the largest in the county by the middle of the nineteenth century. The market cross was removed around 1800 as it hindered the turning of carts in the marketplace and early photos and descriptions attest to the business of the town on market days, with people and livestock filling the market square and adjoining streets.

2.5.42 There has been no study of the development of inns in Hailsham, but the Fleur-de-Lys, Market Street, had been established by 1540. The earliest surviving fabric at the George Hotel dates from the early 16th century, but it is unclear when it was first used as an inn. The Crown was in existence by 1632 and appears to have been located at 4-6 George Street, closing around 1770 and partly demolished in 1974 during extension of the National Westminster Bank: fireplaces exposed at this time have been dated to the 16th century ⁽²⁵⁾. The later Crown Hotel (latterly the Corn Exchange) in the High Street dates from the 18th century. The Grenadier Inn was built on the edge of barrack area at the northern end of the High Street in 1803.

2.5.43 Hailsham was one of the thirteen post towns in Sussex established in the 1670s, linked to Rye and later to London via Tunbridge Wells.

Religion

2.5.44 St.Mary's church felt the impact of Protestant Reformation and counter-Reformation in the 16th century, with the incumbent, Thomas Buckland, replaced by a new vicar in 1554 with a return to Catholicism under Queen Mary. A riotous attack is recorded on the church in 1559, suggesting strong Protestation sympathies in the town. A parsonage house is recorded in 1560, but the surviving vicarage (The Grange) dates from around 1705.

2.5.45 The church registers are an important source of information about life in Hailsham, especially for the lower classes, for which little information was recorded. For example, the registers show that in the three months of winter 1699⁽²⁶⁾ there were ten recorded deaths from smallpox and two further burials recorded without affidavits that were probably also from smallpox, as a footnote in the church record states 'All those that Dyed of the Smal Poxe had no affidavits tho I suppose they were buried in Woollen.'⁽²⁷⁾

2.5.46 The Churchwardens' books of Hailsham also contains a series of accounts relating to the relief of the poor from 1749. The entries record sickness and the recurrence of small pox in the town, with notices of food bought for the invalids. By the end of the century a doctor was employed at a regular salary to attend to the paupers⁽²⁸⁾

2.5.47 The church saw extensive alterations in 1870, 1876-8 and 1889, with the current south aisle, clerestory and north and south chapels all added or replaced at this time and the 15th-century chancel restored. Some of these works were captured in old photographs, including the raising of the roof for the clerestory and the installation of the weather vanes on the church tower.

2.5.48 The loss of Austin and Sons gunshop to fire in 1894 created a wide opening in the High Street to the churchyard and was purchased by the parish in 1898, who erected the Queen Victoria memorial gates on the site. The rising population in Victorian England put considerable pressure on churchyards and, along with concerns about disease, sanitation and parliamentary reforms in burial practice, many towns opened cemeteries outside built-up urban areas. As a result, the Sandbanks cemetery in Ersham Road was opened in 1872.

2.5.49 In the 1950s the 18th-century vicarage (The Grange) was sold and the kitchen garden and orchard separated from house to build new vicarage. The large stable block has also been sold and is used as a children's day nursery. A church hall was added to the church in 1985.

26 mid-December to mid-March

27 The 1678 'Act for burying in woollen', introduced to encourage the struggling wool trade in England, decreed that all persons must be buried in 'woollen only' and an affidavit to that effect given to the parson.

28 Salzman 1901

2.5.50 Non-conformism was present in the town in the 18th century, with Chapel Barn, close to the church and market, used as an Independent Baptist mission in the late 18th century. The building was later used as an abattoir and now a Mower Centre. By the end of 18th century a weatherboarded meeting house had been built in a field adjoining Market Street, but burnt down. In 1829, it had a congregation of 240, 180 of whom were from Hailsham parish. The chapel was rebuilt circa 1830 and enlarged with a classroom for boys and in 1909 it was substantially enlarged and altered into the current chapel.

2.5.51 Wesleyan Methodism was brought to Hailsham from Eastbourne, where the impetus came from Methodists amongst the soldiers flooding the coastal town in 1803. In Hailsham the Methodists used temporary rooms, including a room at the Grenadier, until a chapel was built at the north end of the High Street, opposite the Grenadier, in 1868. A Congregational church (now Hailsham Free Church) was built in 1905 at the junction of South Road and Western Road. A building in Carrier's Path, on the corner of the High Street, was used as an Evangelical hall in the late 19th century, and moved to Hailsham Gospel Hall, Gordon Road, (now Gordon Road Evangelical Church) in 1936. St. Wilfrid's Roman Catholic church, South Road, was built circa 1920 and has been used as the church hall since the new church was built adjacent in 1955.

Institutions

2.5.52 As already mentioned, the parish acquired the Fleur-de-Lys Inn, on the corner of the Market Square, in 1762 for use as a workhouse. There appears to have been no real workhouse before this time, the poor being lodged in houses throughout the Parish, such as the property in mentioned earlier in the Parliamentary Survey of 1650. However, Knatchbull's Workhouse Test Act of 1723 gave Parishes the authority to establish workhouse as a means of housing the poor and earning money from their labour. The poor were employed in spinning flax, with the parish buying land on which to grow flax for spinning in 1803 and 1808. At a Vestry held in 1803 it was agreed to have the workhouse properly repaired, to have proper conveniences for the 'manufactory', and to have a well in the yard. It is also recorded that male inmates took hand carts down to the coast to collect stones from the beach to build walls in Hailsham. Inmates built the flint pebble wall in Stoney Lane leading from Market Square, which was part of the original workhouse property.

2.5.53 Besides the workhouse, the parish owned and gradually acquired a number of cottages; in 1808 Samuel Lambert's house was bought for the use of the poor, and in 1810 John Wood requested the parish to convert his stable, situate on Hailsham Common, into a cottage. As recorded elsewhere in the District, in an attempt to address the plight of the poor in Hailsham the parish paid for families to be sent to America in 1832 ⁽²⁹⁾.

2.5.54 Following the 1834 Poor Law Amendment Act, the new Hailsham Poor Law Union built a large workhouse to the north of Hailsham ⁽³⁰⁾. The old parish work house in the market square also continued to be used until it was closed in 1854. The building later became the post office, but was damaged by fire in 1889. Part of the building was rebuilt

29 Robertson 2005

30 subsequently closed in 1932 and demolished

as a fire station and served as such until the present fire station was built in Victoria Road in the 1960s. As already noted, the repaired part of the building became the meeting room for Hailsham Town Council.

2.5.55 Hailsham's increasing size was reflected in the request in 1846 for a police presence in the town. The letter, sent from the Parish Vestry, gives an insight into Hailsham at the time. It states that 'Hailsham every alternate week holds one of the largest Markets in this county, that an extensive manufactory of rope, cordage, &c., is carried on in the town giving employment to between 90 and 100 hands, likewise operative trades of other descriptions creating labour for many persons, it being well situated for general business with a prospect of increase by the intended Line of Railway about to be made to it, and having two Beer Shops just established as well as a lodging house for travellers, which cause the congregating of many disorderly persons, which is frequently a great annoyance to the inhabitants and often requiring the presence of a Police Officer'. Policing for the town was provided in 1848, although the Police Court (police house and court house), at the north end of the High Street, was not built until 1861. In 1967 the sub-divisional headquarters of the Sussex Police opened in George Street.

2.5.56 Hailsham fire brigade got its first (horse drawn) engine in the later 19th century. The fire station was located in Market Square after the Fleur-de-Lys building, which was being used as a shop, post office and carriage works in the late 19th century, suffered a fire in carriage works. The building was repaired and the carriage works made into Hailsham's fire station. In 1943 a bomb fell near the church, destroying the Fire Station with the loss of one life, but it was not until 1956 that a new fire station was built.

Education

2.5.57 A charity school was established in the church vestry in 1814. The record office notes show that in 1819 Mrs Elizabeth Hooper (wife of the Rev. Hooper) made a bequest for the purpose of establishing a National School in Hailsham. The National School was built on the common in 1827-8 (on the site now occupied by the car park at the northern end of South Road), shown on the 1842 Tithe map. A separate National School for infants was built at the junction of High Street and North Street in 1862 (now Prezzo). The infants' school was expanded in 1880 with proceeds from the sale of the land to the London, Brighton and South Coast Railway Company (see below).

2.5.58 Construction of the new railway line from Hailsham to Eridge (opened 1880) required demolition of the National School for the older children. The pupils from the closed school moved to the new Board School on Battle Road, opened in 1878 under the provisions of the 1870 Education Act (Hailsham School Board had been established in 1875). The school also widened the provision of elementary education in the town, through the legislation of compulsory school attendance for children aged five to 13. The Board School came under county council control in 1903, following Balfour's Education Act (1902). In 1934 the school became a Hailsham Senior Mixed School, with juniors going to the new Hailsham County Junior School in Grovelands Road. White House Infants (now County Primary) School, North Street, opened in 1964, presumably replacing the 1862 National School for infants.

2.5.59 The Burfield factory school was set up to provide part-time education in Carriers Path in the 19th century. The building became the Hailsham Gospel Hall later in the century.

Sport and recreation

2.5.60 There is a long history of sport and recreation in Hailsham, with football recorded in 1625 and cricket in 1788 or earlier. From the outset cricket appears to have been played on Hailsham Common and it is likely that other games also took place on the Common until it was enclosed, as well as fairs. In 1805 John Gully, pugilist and afterwards Member of Parliament, fought his first prize fight on Hailsham Common and was defeated.

2.5.61 Hailsham Common was enclosed in 1855 under the Enclosure Act and as a result the recreation ground was laid out on land previously forming part of the Common. The recreation ground is shown on the 1st edition OS map, although apparently the ground was not formally given to the town until 1885. The Hailsham Cricket Club was founded at the recreation ground in 1884 and a pavilion built in 1909. Hailsham Football Club was started in 1885 and also used the recreation ground, whilst Hailsham Lawn Tennis Club was established at the recreation ground by 1901. A stone drinking fountain in the recreation ground was erected to commemorate the silver jubilee of King George V in 1935.

2.5.62 After WWI the parish attempted to purchase South View Villa (previously Wellington House Girl's School in Western Road opposite recreation ground for conversion into an institute. James and Charles Green (partners in Green Brothers) purchased the building and presented it to the Parish in memory of their brother Ewart Victor Green, of Melbourne Villa, Hailsham, who was killed in action in 1917. The house was converted into a library with reading room and a memorial institute for recreation with a games room and billiards table ⁽³¹⁾.

2.5.63 The British Legion comrade's club was erected to the west of the War Memorial in the 1920s, but was demolished in the 1960s when the Vicarage Fields shopping precinct was built.

Military

2.5.64 The Revolutionary and Napoleonic Wars against France saw an influx of troops to the south coast, where invasion was feared from France. Barracks for 1,000 men were built on Hailsham Common in 1803, between London Road and Summerhill Road. The barrack area was lined along each side by wooden huts with a central parade ground and the large number of troops brought a limited period of prosperity to the town, more than doubling the population. The Grenadier Inn was built the same year as the barracks to supply beer to the soldiers, although its current appearance is later, having been refaced in 1910.

2.5.65 The Barrack Master was Major Phillip Van Cortlandt, an American Royalist officer in the War of Independence, who resided at Courtlandts (at the time Newhouse). The sergeants' mess survives in Eastwell Place, now a bungalow called Wellington Lodge. Following victory at the battle of Waterloo, the barracks were closed in 1815.

2.5.66 Writing in 1901, Salzman states 'one relic of this time remains in a small mound at the north-east corner of the recreation ground; this spot was at that time a crossways on the Common and beneath the mound was buried a soldier who had committed suicide and no doubt a stake was driven through his body in accordance with the custom of those days'. The historic OS maps show the path across the recreation ground, where the park is still entered from Western Road adjacent to Southdown Villas.

2.5.67 This was not the first time that the Common had been utilised by the military. As already stated, the Common appears to have been used for archery practice from the 15th century, and it is recorded that in 1625 troops from the Rapes of Pevensey and Hastings were gathered at Hailsham Common (Salzman 1901).

19th century expansion

2.5.68 Development began to take place on the Common in this period, with the former barracks site being partly developed. The new railway line and terminus station (1849) was built on the Common in the 1840s and the rest of Hailsham Common was enclosed in 1855. Station Road was already in existence, but other new roads were set out on the western side of the town as a result of the station and related expansion of the town.

2.5.69 The area between the station and the town was developed with housing throughout the later 19th century. Station Road, Garfield Road and Bell Banks Road were developed, mainly with terraces of housing for workers, and a public house had also been built (the Railway Inn). To the north of the station larger, detached villas were built at the east end of Western Road and, increasingly, on both sides of North Street.

2.5.70 In the town itself, the largely undeveloped east side of the High Street from the north of the churchyard to the junction with Battle Road and beyond, was developed with a mix of terraced houses (such as Alexandra Terrace, 46-64 High Street), shops, and the new police and court house. On the west side of the High Street, buildings were constructed in much of the roadside waste north of Carrier's Path and extended to the north of the Grenadier Inn.

2.5.71 The railway, which was also extended northwards from Hailsham to Eridge in 1880, attracting further development to the west of the town. New roads such as Victoria Road and Summerheath Road and development around South Road, saw the 19th century expansion of the town. New housing east of the station and south of George Street predominantly comprised terraced and small semi-detached houses for workers, with development to the north of the station consisting of larger villas, albeit with some terraces too (such as the stuccoed terrace at 30-6 North Street). New terraces and semi-detached housing just west of the station at the eastern end of South Road and on Gordon Road were modest in size.

19th century trade and retail

2.5.72 Despite the closure of the barracks, the newly revived market flourished and by the middle of the 19th century had become the most important cattle market in Sussex. Around 1870 it was moved from the Market Square and High Street into its purpose built walled market in Market Street. The market was enclosed by an impressively large and ornate brick wall and included brick paved pens and a central auctioneers' building (now the cafe). On the opposite side of Market Street, next to Hailsham Baptist Chapel, was The Market House public house, refronted in the 19th century, with a slaughter house, bicycle shop and greengrocers adjacent. In 1871, 18,016 animals were sold at the market, rising to 24,950 animals in 1892 and 27,083 in 1962.

2.5.73 Hailsham had a brewery in 1827 on Brewery Road (Battle Road), which was used by a succession of brewers and was expanded in 1887. Another brewery in the same road closed around 1883. There were a number of public houses in the town in the 19th century, including The Crown Hotel, The George Hotel, The Grenadier Inn, The Railway Inn, The Terminus Hotel and The Market House.

2.5.74 A corn exchange hall was built to the rear of the Crown Inn (now itself called the Corn Exchange), High Street, in the 1860s, presumably so that merchants could also trade corn and grain. The halls were often used as a concert venue and meeting space, as well as for business, and writing in 1901, Salzman states that it was 'the scene of most of our concerts, entertainments, election meetings and other amusements'.

2.5.75 Rope-making production was established in Hailsham by 1807. It was introduced to the town by Thomas Burfield, a saddler and collar maker with premises in the High Street. Initially located at the rear of their High Street shop, the Burfield family's business expanded to include spinning walks around the town and by 1830 there was a substantial rope making factory in South Road. At this date George Green left the Burfield business to establish a second works, near Summerheath Road.

2.5.76 By the mid-19th century Hailsham's rope industry was highly diversified, with products including bell-ropes, bags and sacks (including nosebags for horses, coal sacks, flour bags and hop sacks), coir matting and twines and even hangman's ropes. In 1846 the rope and cordage industry employed around 100 workers and historic maps show rope walks around the town, including the rear of The Crown, Stoney Lane, Mill Road, Bell Banks (Archery Walk), Common Road, Summerheath Road, to the north of Hailsham Baptist Chapel in Market Street, and to the rear of South Street. The Crimean War (1853-6) stimulated the industry through its demand for cavalry-related items. In 1871 there were over 100 people living in the town directly involved in rope making, and numerous others in clerical and other related jobs. Cheap imports from the Netherlands damaged the industry by 1905, but Hailsham's industry survived and was revived by the outbreak of war in 1914. The two rope-making companies merged in 1953, when rope-making in Hailsham was taken over by the Hawkins & Tipson Group. Ropes continue to be made at Hailsham under the Marlow brand, producing man-made fibre ropes for sailing, industrial and defence uses.

2.5.77 The enclosure of Hailsham Common in 1855 was also of importance to the economic development of the town. Within close proximity of the town and railway, the Common was utilised and developed for rope-walks, brick fields, and nurseries, as well as the aforementioned housing.

2.5.78 By the late 18th- early 19th century, Hailsham had a printing works. The row of rendered houses on the east side of the High Street, to the north of Vicarage Field, began to be converted to shops at the end of the 19th century and a circa 1900 photo shows that the printing works was located at 44 High Street with a shop front replacing the front door and sash window that were still evident in the neighbouring properties.

2.5.79 21 High Street was the premises of Edwin Isaac Baker. Around 1870 Baker took over the bookstore and stationers and set up a photographic studio in the first floor rooms. He was a prolific photographer and took a large amount of photographs of Hailsham and the local area. His photographic record is a valuable resource in understanding the significance of the historic environment in this area. Charles Hollamby, a boot and shoemaker, also set up a photographic portrait studio in his shop on the High Street.

2.5.80 The Post Office started in the town in 1854 on George Street, before moving to the Fleur-de-Lys around 1870 and then to Market Street in 1889, when it occupied the building on the corner of Vicarage Road with its unusual mathematical tile facade (one of only two examples in Hailsham). In 1909 the post office moved again, this time to North Street, and its former premises became the Midland (later HSBC) Bank.

2.5.81 By the late 19th century the town was an urban centre, with the 1882 Kelly's Directory listing a wide range of trades and services in Hailsham, including gunmaker; butcher; bookseller; shopkeeper; cutler; corn, coal, ale and potato merchant; saddler and harness maker; surgeon and medical officer; printer; manufacturer of rope etc; wine and spirit merchant; watch and clock maker; boot and shoe maker; carriage maker; cigar and tobacco dealer; chemist and druggist; stationery and fancy repository; musical instrument dealer; bricklayer; hairdresser; blacksmith and ironmonger; linen draper; and upholster and paper hanger.

Transport

2.5.82 The 18th and 19th centuries saw improvements in first the road and later the rail network in the area, which opened up trade with London. The main road through the town formed part of the Eastbourne to Tunbridge Wells road before the A22 bypass was constructed. Wealden roads had long been notoriously bad so were ripe for improvement by turnpike trusts. The road from Horsebridge through Hailsham (along North Street, not the High Street) and Stone Cross to Langney, was turnpiked in 1754. The road from Swines Hill (Polegate) to Hailsham Common was turnpiked in 1792.

2.5.83 In 1849 the London Brighton and South Coast Railway (LBSCR) opened a single-track branch line from Polegate (which was on the Lewes-St Leonards line of 1846, and also of the Polegate-Eastbourne line of 1849) to Hailsham. Hailsham remained a terminus until 1880 (hence the surviving Terminus Hotel building, built between 1858 and 1867), when the line was extended to Eridge (and from there on to London).

2.5.84 Plans for the line were promoted by the Duke of Devonshire to improve the rail service to growing Eastbourne, in which he was heavily invested. The railway ceased carrying passengers in 1965, and closed for goods in 1968. The railway buildings were demolished, probably in 1972, with the site becoming a housing estate in 1980. However, the associated Railway Inn and station master's house still survive in the locality of the station. North of the station the track bed has been re-used for the Cuckoo Trail cycle route and footpath.

20th century

2.5.85 The late 19th-century economic basis of Hailsham continued in the 20th century, although the importance of the rope-making industry declined. This comprised a combination of manufacturing, combined with service industries and retailing serving the town and surrounding area. The Market Square and the streets leading off it continued to be the retail centre of the town in the late 19th and the 20th century. From the mid-20th century retail space in the town was remodelled, most significantly with the Vicarage Fields shopping area built on the vicarage fields, to north of the church, in the 1960s; the Quintins shopping centre built on the west side of the High Street in the 1980s; a large Tesco supermarket built in 2008 on North Street; and a Waitrose supermarket to the rear of the Vicarage Fields shopping area. Outside the town centre, industrial estates have been developed at Diplocks Way and Station Road.

2.5.86 Edwardian expansion saw more building of terraced and small semi-detached houses south and west of the station, such as Sackville Road and Windsor Road, with more substantial semi-detached villas, interspersed with fields, nurseries and rope walks, further from the centre of the town on Ersham Road and Summerheath Road.

2.5.87 The inter-war period saw development mainly within the pre-1914 extent of the town, with the important exception of ribbon development (mostly comprising detached housing) on the north-western side of the town along Western Road and London Road.

2.5.88 An ornate Neo-Classical Pavilion Cinema was built on George Street in 1921 and the National Westminster Bank replaced a timber-framed, possibly 15th century building, in Market Square in 1930. Road widening schemes also took place in this period, with the advent of the motor car, including Western Road and Vicarage Road at its junction with Market Square, which involving demolition of the 16th century St Mary's House.

2.5.89 In 1920 a library and the Memorial Institute were opened in Western Road, where they are still located with new buildings to the rear. In 1921 the war memorial in the High Street was erected and, to the rear of it, a British Legion comrade's club. The club relocated nearer to the churchyard in 1968, during the building of the Vicarage Fields shopping area and is now known as Hailsham Club (see under Sports and recreation).

2.5.90 In 1932 the 18th-century house now known as Cortlandt, George Street became offices for Hailsham Rural District Council and, from 1974 until 1982, its successor, Wealden District Council.

2.5.91 Post-1945 expansion of Hailsham has been considerable, extending the town in all directions from its pre-Second World War extent. Although these large-scale housing, civic and commercial developments have been concentrated outside the conservation area, they have still impacted upon the historic core, especially where this formerly abutted open country. For example, the 1950s housing off Bell Banks Road was built over fields that extended to the common pond; and the east side of the town saw the development of shopping centres, civic buildings and schools in the Vicarage Lane area immediately to the rear of the shallow High Street plots and abutting the north side of the churchyard.

2.5.92 Within the historic core itself there has been considerable change too since 1945. Infill residential development has taken place in the rear of previously more open plots as, for example, with the creation of Southerden Close, to the east of Market Street; and Timbers Court, opposite the 18th-century vicarage. The closure of the railway in 1968 was followed, in 1980, by clearance of the station and goods-yard, and the construction of Lindfield Drive housing estate, although to the north of the station site the old track bed has been retained for cyclists and walkers, as part of the Cuckoo Trail. Whilst the shopping centre on the east side of the High Street was built in 1965 on open land, retail developments on the west side of the street have had a greater impact on the historic environment. The construction of Quintins shopping centre in the 1980s, Asda and Iceland, as well as the nearby retail development of St Mary's Walk has resulted in the loss of historic buildings and plots on both High Street and North Street ⁽³²⁾.

Population

2.5.93 The population of the Parish had reached 897 by 1801, increasing to 1,825 by 1851, then growing rapidly to 2,964 in 1881, 4,604 in 1911, and 5,420 in 1931. These parish statistics include the new town of Polegate, however, which began to emerge around the railway junction in the late 19th century. In 1939 Polegate became a civil parish of its own, and this accounts for the apparent drop in the Hailsham population figures to 4,788 in 1951. Population continued to grow even faster thereafter, reaching 10,294 in 1971, 19,658 in 2001 and 20,476 by 2011 ⁽³³⁾.

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

32 Hailsham Historic Character Assessment Report 2008

33 2011 Census; Office for National Statistics (ONS)

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 Yeakell and Gardner's map of Sussex (1778-1883) shown Hailsham as relatively large settlement compared to the surrounding villages and hamlets, well connected to its surrounding hinterlands by a series of roads radiating out in all directions. The market square is clearly identifiable as the central core of the town, with High Street, Market Street, Vicarage Road and George Street, as well as Stoney Lane, all converging on the market and development shown in a relatively tight core along these roads. Hailsham Common is shown as a large open piece of land to the south and west of the town with routes leading across it, and the common pond is clearly shown.

2.6.6 The 1800 draft Ordnance Survey (OS) map, produced by Thomas Budgen, indicates little change within the town, although development does appear to extended further north and south along the High Street and Market Street. Most significantly, the map shows Hailsham Barracks, which had been laid out on the north triangular shaped portion of the Common. There are also further routes shown traversing the Common and the track that was to become South Road is shown as a more established route.

2.6.7 The 1842 Tithe map demonstrates shows the town in more detail and gives a very useful insight into the ownership and tenancy of the buildings and land, as well as their uses. The market square can be seen flanked with buildings, with the roads widening where the join the marketplace. The buildings vary in size from the large church and vicarage (now The Grange) to the small row of buildings along the High Street that back onto the churchyard. The vicarage field can be seen as a large piece of open land with a pond in the approximate location of the current War Memorial. A largely uninterrupted band of development extends along both sides of the High Street from the market to the vicarage field. Development continues on the west side of the High Street to Carrier's Path and shows a yard/square, known as Carrier's Square, adjacent to Carrier's Path with a forge and chapel to the rear (both still surviving) and a carriage builder's workshop, which has since been demolished. The barracks have disappeared from the Common, having closed in 1815, with the land divided up into smaller fields and some development along the road front and extending down North Street. Further development is shown along George Street and Market Street, with development also proceeding along Bell Banks Road towards the Common Pond.

2.6.8 The 1st edition 1875 OS map shows further development and expansion of the town, with buildings extending on both sides of the High Street at its northern extent and the area between High Street, North Street and Carrier's Path infilled with buildings; the entire length of North Street developed; housing beginning to appear to the north of the Grenadier Inn on both sides of London Road; the dividing up and some development on the Common following the Enclosure Act; the creation of the recreation ground on the Common; infill development between George Street and Bell Banks Road; development along South Road and on the Common, including brickworks, nurseries and rope walks;

the start of development along Western Road; several rope walks around the town; the railway station; and the new market on Market Street.

2.6.9 The 2nd edition 1899 and 3rd edition 1910 continue to illustrate how the town developed and expanded throughout the later 19th-earlier 20th centuries. The expansion of the railway is shown and the associated expansion of the town around the railway to the west on land that had been part of the Common, with new roads and housing shown on previously undeveloped land.

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 ⁽³⁴⁾. This will also be helpful in assessing the likelihood of the presence of archaeological remains in the area and help with interpretation of a particular site and its setting.

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

2.7.6 It is misleading to assume complete destruction of buried 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 ⁽³⁵⁾.

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

35 National Planning Policy Framework

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

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3 Character Appraisal

3.1 Introduction

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

- A. Church and vicarage;
- B. High Street and Market Square;
- C. Cortlands;
- D. Market Street;
- E. High Street north; and
- F. Recreation ground.

3.1.2 The six character areas relate to distinct areas of development that have specific characters and history. The character areas may relate to different periods in the historic settlements, but also take into account the impact of topography and landscape, and the impact of different uses.

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

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

3.2 Key Characteristics of the Conservation Area

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

Key Characteristics of the Conservation Area

- Medieval core to the town focused around the church and market square.
- Survival of 16th-17th century or earlier buildings in the market square and the roads leading to it, many of which have been refronted in the 18th-19th centuries.
- Large scale 19th century expansion and development on the periphery of the historic core.

- Limited modern infill development, with more recent development concentrated outside of the conservation area.
- Built form within the urban centre is predominantly sited to directly on the street frontage, with some setbacks to residential properties.
- Mix of uses within the conservation area, including retail, office and residential uses.
- Approximately 40 Grade II listed building or structures; two Grade II* and the Grade I listed St. Mary's Church.
- Many buildings identified as being of local, vernacular or cultural interest.
- Older buildings within the core of the village are timber-framed, but have either been refaced with brickwork, which has been painted or rendered in some instances; or first floor areas have been tile hung, with brickwork facing to the ground floor.
- Most buildings are two storey in height, predominantly of brick or stucco (render), with clay tile roofs and some slate roofs.
- Some historic shop fronts survive, whole or in part.
- Boundaries to plots that are not hard against the road, are generally formed by brick, flint or rendered walls. There are also some limited examples of railings, fences and hedges.
- Key buildings: St Mary's Church, The Grange, the Old Manor House, Cortlandts, the Fleur-de-Lys, 25-27 High Street.
- Key open spaces: Churchyard, recreation ground, Vicarage Fields precinct.

3.3 Character Area A - Church and vicarage

Introduction to the character area

3.3.1 Character Area A (church and vicarage) is formed principally of the church and surrounding churchyard with the historic vicarage (now The Grange) adjacent. It also includes the historic buildings opposite the vicarage on Vicarage Road. Development within the character area is from a mix of periods and represents a mix of architectural styles. The area is a mixture of residential properties, as well as the church and a childcare nursery in the former stable block adjacent to the vicarage.

3.3.2 This area is bordered by Character Area B (High Street and market square) to the south west; modern development off Vicarage Lane and Vicarage Fields shopping area to the north east; and more recent housing and office development to the north east and south east.

3.3.3 St. Mary's church is an important landmark in the town and wider area and the historic vicarage adjacent (now The Grange) continues to be one of the principal residences in the town. Vicarage Road leads to the market place at its western end and turns into Marshfoot Lane to the east, where it soon becomes a more rural lane and continues towards the Pevensey marshes and the routes to Herstmonceux and Horseye through to Pevensey.

3.3.4 The settlement of Hailsham seems to have emerged around the market and church in the 13th century, with Hailsham granted a weekly market in 1252. The location of the early vicarage has not been established, but by the beginning of the 18th century the Reverend Thomas Hooper has built an impressive vicarage for the adjacent church with a high wall extending around the property.

3.3.5 It is a substantial red brick house with corner pilasters, a mansard roof and a central pedimented doorway with Ionic pilasters. A high wall extends around the property, which is a rare example of rat-trap bond in Hailsham.

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. The historic buildings that back onto the churchyard give a sense of the urban character of the town, whilst the relatively low form of the buildings surrounding the character area afford views back to the church from within the town and the wider area. The churchyard provides an important area of publicly accessible open space within the town and the gardens of the historic vicarage (and the modern vicarage within the original garden) provide important, albeit private, space around the church.

3.3.7 Trees are also important within the character area and give some relief to the surrounding urban form. These mainly comprise the trees within the churchyard and within the walled garden that represents the garden to the historic vicarage, but also includes street trees along Vicarage Road. There are some important tree specimens within the character area and these are noted on the visual appraisal map in Appendix 1, along with the identification of important hedgerows. Particularly noteworthy specimens include those within the churchyard, including the line of holly trees that flanks the path to the church from the High Street, and the lime trees in front of the historic vicarage wall along Vicarage Lane.

3.3.8 Views through the character area generally to the church. Views to the open countryside from the top of Marshfoot Lane out of the conservation area are also important, and the historic vicarage and the red brick wall surrounding the former gardens are also dominant features within views throughout the character area.

Local built form

3.3.9 The church is the oldest building in the character area, dating to the 13th century. Buildings within the character area, listed and unlisted, have not 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. Apart from the church, buildings in the character area date to the 17th-19th centuries or earlier, with some re-fronted in the 18th-19th centuries.

3.3.10 The buildings in the character area have varying frontages and plot sizes. The church sits back from the road within the churchyard, with the former vicarage and The Stone also sitting back from the road within large gardens. However, the former stable block sits on the road frontage at right angles, addressing a courtyard. The modern vicarage, built within the garden of the former vicarage, also sits back from the road within a large garden. Vicarage Cottage was historically set back and at right angles to Vicarage Road, but now addresses the more modern street frontage of Timbers Court. Numbers 1 and 2 Chapel Barn were on the site of a small complex of farm buildings used for the animals driven to market and sit close to but at right angles to Vicarage Road, with a lane running to the north east of the properties.

3.3.11 The mix of periods of building can be identified, to some extent, by the uses of building materials, although some of the buildings thought to be of earlier timber framing have been refronted in brick and tile. The buildings are in a mixture of materials, including red brickwork, some with grey brick header chequered decoration, tile-hanging, weatherboarding, stone and flint. Roofs are predominantly covered with clay plain tiles, with some use of slate. Where there is use of weatherboarding, it is limited to the rear of buildings and/or less prominent elevations, providing evidence that the buildings are timber framed with only a brick front facade, or is seen on the former barns.

3.3.12 The character area contains a mixture of boundary treatments, including the chequered brick wall of the vicarage, some flint walls, and hedges. Fences and railings are not a common feature of the character area and are only seen as part of the churchyard boundary.

Listed buildings

3.3.13 There are three designated Grade II listed buildings within the character area, as well as the Grade I listed church, the Grade II* former vicarage and the Grade II listed vicarage wall and the Grade II listed Queen Victoria memorial gates. The buildings are listed as ranging in date from the 13th century to the 19th century, however some of the buildings in the character area are likely to be older than stated. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.3.14 The oldest building in the character area is the church. A church is recorded at Hailsham from the early 13th century, although except possibly for a portion of the north wall, nothing remains of the early 13th century church. The present building is of the

Perpendicular style and probably dates from 1425-50, but has been altered considerably over the years. The tower is square and according to the church website is approximately 70 feet (21 metres) in height, built in blocks of sandstone alternating with squares of knapped flints. The tower has a crenellated parapet and a pinnacle at each corner, surmounted by weather vanes. The south aisle and porch were rebuilt in 1870, and the north and south chapels rebuilt in 1876-8 by the Architect H E Rumble. The churchyard is reached from Vicarage Road through a kissing gate, with two entrances on the High Street; one beneath a red brick arch and another through the Victoria memorial gates. The churchyard can also be accessed from Vicarage Fields, which seems to be a more modern entrance into the churchyard, with historic maps showing rear gardens adjacent to the churchyard and no footpath. A stone wall retains the churchyard where it backs onto the Waitrose car park.

3.3.15 The former Vicarage sits to the north east of the church and was built by the Reverend Thomas Hooper in the early 1700s. It is a substantial chequered red and grey brick house comprising two storeys with an attic storey within a mansarded slate roof. Decorative elements include corner pilasters surmounted with ball finials; a central pedimented doorway with Ionic pilasters and arched window on the first floor above; large sash windows surrounded by red brick architraves and brick voussoirs; three dormer windows with decorative white painted panels and corbels below; and a modillion eaves cornice extending below a brick parapet on the front facade. The house is set back from the road within attractive gardens.

3.3.16 The high wall around the property, which extends around the original extent of the garden along Vicarage Road and Vicarage Lane, is separately listed and is a rare example of rat-trap bond in Hailsham.

3.3.17 The former stable is also separately listed and thought to be a 19th century addition. It is a two-storey building constructed of red brick in Flemish bond with a hipped red tile roof and sash windows. It is currently used as a childcare nursery.

3.3.18 Vicarage Cottage sits on the opposite side of Vicarage Road and is now divided into two properties. The list description describes it as an L-shaped building with a south-east wing probably dating to the 17th century, but refronted with red brick; a north-east wing added in the 18th century and faced with red brick on ground floor and weather-boarding above; with a tiled roof and casement windows throughout.

3.3.19 The Stone sits back from the road at the top of Marshfoot Lane and is only glimpsed from the road behind high hedges and a red brick wall. The list description describes it as a 17th century or earlier L-shaped timber-framed building with plaster infilling; north wing faced with red brick on the ground floor and tile-hung above; with a hipped tiled roof and casement windows.

3.3.20 The Queen Victoria memorial gate provides access to the churchyard from the High Street. The site was formerly occupied by Austin and Sons gun shop, but after this burnt down in 1894 the site remained in ruins. It was purchased by the parish in 1898 and the gates were erected to commemorate the death of Queen Victoria following her death in 1901 and consist of a large central carriage gate and two pedestrian side gates.

Other features of the character area

3.3.21 There are other notable features within the character area which add to the visual, historical and cultural interest. These include the historic kissing gate to the churchyard from Vicarage Road; the flint wall that extends around 1 and 2 Chapel Barn; the light post within the churchyard; the red brick pavier path in the churchyard lined with holly trees; the red brick arch that leads from Market Square into the churchyard; and some of the unusual gravestones within the churchyard, including a chest tomb with a 19th century Harmer terracotta plaque attached and some iron graveslabs.

3.3.22 There are a number of benches within the churchyard, providing opportunities for people to sit in the churchyard, which is an important open space within the town.

3.3.23 Sounds, smells and general activity also contribute to the historic character of conservation areas. Vicarage Road is a busy road forming part of the Hailsham ring road. However, the churchyard is relatively quiet and peaceful, due to its sheltered position behind the buildings facing onto the High Street and Vicarage Road, and as such provides quiet relief within the town centre.

Detractors

3.3.24 The main detractors within the character area are traffic, road signage and the wirescape extending between telegraph poles and houses.

Summary

3.3.25 In conclusion, this area is formed principally of the church and surrounding churchyard with the historic vicarage (now The Grange) adjacent. It also includes the historic buildings opposite the vicarage on Vicarage Road. The area has developed from at least the 13th century with St. Mary's church an important landmark in the town and wider area. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. The main detractor in the character area is traffic and the visual intrusion of road signage and the wirescape along the road.

3.4 Character Area B - High Street and Market Square

Introduction to the character area

3.4.1 Character Area B (High Street and Market Square) is formed of the historic Market Square and High Street, incorporating the east end of George Street and north end of Market Street, as well as the northern extent of Stoney Lane. This represents the historic commercial core of the town. Development within the character area is from a mix of periods and represents a mix of architectural styles. The land use is primarily commercial and retail, with some flats above shops.

3.4.2 This area is bordered by Character Area A (Church and vicarage) to the east, Character Area C (High Street north) to the north, Character Area D (Cortlandts), to the west, and Character Area F (Market Street) to the south.

3.4.3 Hailsham was granted a weekly market in 1252, which was held in the market square next to the church. Permanent buildings replaced stalls around the market place, with buildings mentioned in the 14th century. The Market Square was the centre of the medieval town, and had four roads converging on it (High Street, Market Street, George Street and Vicarage Road); five including Stoney Lane, which led from the common to the market square. These early routes were used for bringing livestock in from the surrounding area on market days and, in the case of Stoney Lane, for bringing livestock up from the Common.

Landscape setting

3.4.4 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. The rows of historic buildings that front onto the roads and frame the former market square give a sense of the urban character of the town, whilst the relatively low form of the buildings in and around the character area afford views back to the church from within the town and the wider area. The public space around the War Memorial and entrance into Vicarage Fields shopping precinct and the adjoining churchyard provides an important area of publicly accessible open space within the town and gives some relief to the urban form so that views remain open to the church and some space around the church and churchyard is maintained where the former open vicarage fields once lay.

3.4.5 There are very few trees within the character area, but a notable example is the large tree adjacent to the War Memorial that is a survival from the open vicarage fields that once occupied the site. Trees in the adjoining character areas, most notably in the churchyard, give some relief to the surrounding urban form. Important tree specimens within the character area are noted on the visual appraisal map in Appendix 1.

3.4.6 Views through the character area generally to the church and along the roads leading to and from the market place. The buildings surrounding the market place also terminate views along the roads where they converge on the market place.

Local built form

3.4.7 Buildings within the character area, listed and unlisted, have not 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 to the 16th-20th centuries or earlier, with some re-fronted in the 18th-19th centuries.

3.4.8 The buildings in the character area have varying frontages and plot sizes. Many buildings sit directly on the road frontage with no rear gardens and any former rear yards encroached upon by later buildings. The buildings framing the market square do have a modest setback, reflecting the previously larger extent of the market place. The buildings along Market Street also have a modest setback where they traditionally had a residential use and are further from the commercial core.

3.4.9 The mix of periods of building can be identified, to some extent, by the uses of building materials, although some of the buildings thought to be of earlier timber framing have been refronted in brick and tile. The buildings are in a mixture of materials, including red brickwork, some with grey brick header chequered decoration, painted brick, stucco (render), tile-hanging and two examples of mathematical tiles. Roofs are covered with clay plain tiles or slate.

3.4.10 The character area contains few visible boundary treatments as many buildings sit directly on the street frontage. Where boundary treatments are present they are a mixture of railings and low walls on the frontages and brick and flint walls on side and rear boundaries. Fences and hedges are not a common feature of the character area and are mostly limited to Stoney Lane.

Listed buildings

3.4.11 There are approximately 30 designated Grade II listed buildings within the character area (some attached and/or subdivided), as well as the Grade II* Old Manor House. The buildings are listed as ranging in date from the 16th century to the early 20th century, however some of the buildings in the character area may be older than stated. 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.

3.4.12 The oldest building in the character are timber-framed and date, at least in part, to the 16th-17th century or earlier. These represent the survival of buildings within the historic core and confirm that development at this time spread along the High Street, around the Market Square, the east end of George Street, and the north end of Market Street. The surviving buildings include 25-27 High Street, parts of 16 High Street, and The Homely Maid, which extend along both sides of the High Street; the Hailsham Town Council offices (formerly the Fleur-de-Lys Inn, workhouse and then Inglenook Cafe) on Market Street near the marketplace; and parts of The George Hotel and Hempstead House (no.10), located on both sides of George Street.

3.4.13 Whilst some of these buildings have exposed timber framing, such as 25-27 High Street and the Hailsham Town Council offices, others have been altered and refaced in later centuries. The Homely Maid has been rendered, whilst 16 High Street has been significantly altered and refronted in brick. The George Hotel has been altered and extended, especially in the 18th century, and has a Georgian stuccoed facade. Other buildings in the historic core, both listed and unlisted, may also date to this period, but with later 18th-19th alterations and refacing concealing earlier fabric.

3.4.14 25-7 High Street is listed as 15th century, but the exposed close-studding of the side (northern) elevation is indicative of the early 16th century. The building has exposed timber-framing with close-studding visible on the first floor of the rear wing and underbuilt in brick below. The front range has been refaced with brick on the first floor, which is painted. Hipped roof. It contains two shop fronts, one of which is Art Deco in style. The

front range contains 4x3 pane sash windows on the first floor, with leaded casements in the rear range. Both the front and rear range have hipped tiled roofs.

3.4.15 The Homely Maid, on the corner of the market square, may originate from the late 15th century, based on documentary evidence, although it is not clear if any of the 15th century building remains due to later alterations and it may have been rebuilt in the 17th century. Previously used as a tavern called the Jolly Sailor then The Good Intent, it has more recently been used as a baker's shop/restaurant called the Jolly Maid, and now the Homely Maid. It has roughcast rendering, concealing any earlier fabric, with an historic shop front, sash windows to the first floor, and a tiled roof.

3.4.16 The gable ended building facing Market Square, now used as the Hailsham Town Council offices, is thought to be mid-16th century and has exposed timber-framing. It was previously the Fleur-de-Lys Inn and in the 18th century was used as a workhouse. It is timber-framed with plaster infilling on the first floor and gable end, with plastered and exposed brick end on the ground floor. It contains casement windows and has a projecting shop front. The north gable end oversails on brackets and would have fronted directly onto the former market square. The south end of the building was lost to fire in the late 19th century and rebuilt as the fire station.

3.4.17 Number 10 George Street (listed as Hempstead House) was formerly the Golden Boot shoemakers. It contains a shop front, door and window on the ground floor and a dormer window in the tiled roof. The road frontage is painted brick, with tile hanging on the gable ends. The list description states that the building is 17th century or earlier with its back to the street. It is two-storeys on the north front, which has been refaced and tile-hung on the first floor, with the single-storey elevation seen on George Street actually being the rear catslide.

3.4.18 There are a number of 18th century buildings in the character area, when brick became the dominant building material. Buildings of this period include substantial houses in the town, some within the character area, such as the Old Manor House, Market Street; Town House, Market Street; and Sheriff's Place, George Street. The Old Manor House is a large II* listed house on Market Street, now used as offices, that was built circa 1740, but possibly incorporating earlier fabric. It comprises two storeys and an attic storey with dormer windows partly concealed behind a brick parapet. The brickwork is decorative, with grey headers on the ground floor and grey headers with red and grey chequered brickwork panels on the first floor and parapet, as well as red brick architraves and voussoirs to the windows. A central eight panelled doorway has a flat hood over on carved brackets and is flanked by narrow sash windows. There are four 3x4 pane sash windows on the ground floor and five on the first floor, with casements in the dormer windows. The north wall has a rainwater head dated 1740 and there is a chimney breast at each gable end.

3.4.19 The property called Sheriff's Place on the corner of the former market place and George Street, is another 18th century brick building in the town core. It was built as a house in 1722 and occupied by the Under-Sheriff of Sussex. The building has since been used for office/shop premises. It comprises two storeys and an attic storey with dormer windows, with white painted brickwork. There is a panelled door with semi-circular

fanlight above and a two-storey bay window adjacent facing onto the market place, with an altered single-storey shopfront adjacent, which was added in the late 19th-early 20th century to replace an earlier shop window. The George Street elevation contains two 19th century shop fronts and matching doorway, but the glazing bars and glazing have been replaced in one.

3.4.20 Town House on Market Street is a symmetrical fronted house with stuccoed facade and a half-hipped tiled roof. It contains a rendered central pedimented porch with four 3x4 pane sash windows on the ground floor and the same on the first floor, with a blind window above the central porch.

3.4.21 There are also a number of commercial and/or smaller residential properties in the character area that date from the 18th century or where extensively extended and altered at this time. These include 4-6 High Street on the east side of the road; 11, 13, 13A & 13B; 21, 21A & 21B; and The Crown Hotel (latterly the Corn Exchange) on the west side of the High Street; Southerden on Market Street; 2 Market Square; 6, 8 & 8A George St; 12 George Street; The George Hotel on George Street; and the stables of The George Hotel.

3.4.22 Numbers 4-6 High Street have tile hanging and sash windows on the first floor and shop fronts on the ground floor, of which the shop front to number 6 is historic with barley twist glazing bars. Numbers 11, 13, 13A & 13B; 21, 21A & 21B; and The Crown Hotel (latterly the Corn Exchange) on the west side of the High Street are all brick built with hipped tiled roofs, sash windows to the first floor and shop fronts (or pub frontage) to the ground floor.

3.4.23 Southerden on Market Street is brick built with hipped tiled roof. It has sash windows, one bay shop window and a central doorway with flat hood above. Number 2 Market Square is also brick built with a hipped tiled roof and has sash windows on the first floor and a large projecting shop front facing onto Market Square on the ground floor.

3.4.24 Numbers 6, 8 & 8A George St used to be a house (Roseneath), with shop fronts added in the 20th century. It has a stuccoed facade and has a recessed doorway with columns and hood over the ground floor and three shop windows. The first floor contains three 4x4 sash window and a projecting bay window and the tiled roof, contains three dormers.

3.4.25 Number 12 George Street is listed as 18th century, but timber framing visible in the rear elevation suggests an earlier timber-framed building within. The frontage is painted brick with 4x3 pane sash windows to the first floor and a projecting shop window on the ground floor. The east gable end is weatherboarded. The roof is hipped and tiled and its continuation to the west indicates that numbers 14a and b adjacent incorporate some of the earlier building.

3.4.26 The George Hotel contains earlier fabric, with a 16th century core and 17th century additions, but much of what is visible today can be attributed to the 18th century, including the Georgian stuccoed facade. The frontage has a long east range with a slate roof that contains six 4x4 pane sash windows with moulded architraves on the first floor

and corresponding windows on the ground floor with a projecting ground floor porch entrance. The west section has lower eaves and a half-hipped tiled roof. It contains three 2x2 pane sash windows on the first floor and a 2x2 pane sash window with projecting porch entrance on the ground floor. The 18th century stables to the rear are separately listed and comprise a two-storey central range with single-storey wings. The ground floor is constructed of red brick and contains lunette windows, with tile-hanging and round cartwheel windows on the upper floor, all with a slate roof.

3.4.27 There are no listed buildings in the character area dating to the 19th century, although buildings have been altered and shop fronts added during this period. The Pavilion on George Street is an early 20th century grade II listed building, which replaced an earlier building on the site. It was opened as a cinema in 1921 and replaced an old picture palace in the Corn Exchange, to the rear of the Crown Hotel. The classical facade is very elaborate for a small provincial cinema and is stuccoed with a modillion cornice, parapet and curved pediment over the centre window bay. It contains a central doorway with engaged columns; windows flanked by Ionic pilasters, with rusticated quoins on the outside; and round windows in moulded architrave surrounds on the first floor, the central one flanked by plaster figures of children bearing caskets of flowers.

3.4.28 The War Memorial on the High Street is grade II listed. It was erected in 1920, with an additional plaque added 1949. The Hailsham cross was commissioned by the Parish Council as the second part of a two part scheme to commemorate those who lost their lives in the First World War. The first part of the scheme was the conversion of a building to a Memorial Institute, with reading room and library. The Institute was opened in December 1919 and the memorial unveiled in November 1920. The Roll of Honour initially comprised 77 names, but an additional 11 names were added at a later date. The land behind the memorial was let by the council to the 'Comrades of the Great War' who built a wooden memorial hut. The hut was removed in the 1960s when the Vicarage Fields shops were built; the Hailsham Club being built close-by to replace it.

Key unlisted buildings or structures

3.4.29 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 Hailsham conservation area, and contribute to its wider historical value⁽³⁶⁾. 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.

3.4.30 Key unlisted buildings or structures have been identified in the character area, dating from the 19th-20th centuries 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.

3.4.31 The continuous range of buildings on the east side of the High Street backing onto the churchyard all have ground floor shop fronts and rendered or painted brick on the first floors. Number 22-24 has mathematical tiles on the first floor and sash windows and has a historic shop front on the ground floor with barley twist glazing bars. Other historic shop fronts, albeit 20th century replacements of earlier shop fronts or earlier frontages, contribute to the character of the High Street and include 14 High Street. Historic photos show that some of the large glass shop fronts replaced earlier smaller shop windows or even domestic windows and doors. Some of the historic windows on the first floors survive, as well as clay tile and slate roofs and chimneys. Numbers 8-10 High Street, now with a tall classically detailed 20th century facade with sash windows and parapet, was previously the Railway Arms public house, later the Brewer's Arms. Many of the buildings have 18th-19th century frontages, with some later alterations, but historic records and internal fabric in attached buildings suggests that at least some of the buildings may be earlier, with 16 High Street containing an early 17th century wall painting on a first floor timber-framed partition. and buildings mentioned in this location in documents from the late 16th and 17th century.

3.4.32 Similarly, on the west side of the High Street, a range of buildings extends from the corner of George Street and sits between listed buildings. The shop fronts have been altered in the 20th century, but contain sash windows at first floor and are likely to date to the 18th-19th century. The unusual ornate timber shop front that extends along the facade was added in the earlier 20th century as the shop front to Kerridges furniture and antique store.

3.4.33 Further down the High Street, around the junction with Vicarage Road, brick buildings that replaced earlier timber-framed buildings in the early-mid 20th century make a positive contribution to the character area. These represent the historic evolution of the area around the market square as the use and character changed with the removal of the market to the purpose built facilities on Market Street in the later 19th century. Many of these buildings were financial institutions, including the NatWest bank; the former London, County and Westminster bank; the former Midland bank (later HSBC); and Barclays bank. The Midland Bank building is earlier (likely 19th century) and was used as the Post Office in the later 19th century, with photos showing a pair of doors and windows in the frontage before the fenestration was altered in the earlier 20th century. The used of mathematical tiles on the facade is unusual in Hailsham.

3.4.34 Along George Street, at the western edge of the character area, numbers 14a and 14b George Street have been added to the west of number 12, already described above as a listed building. The buildings are likely to incorporate an older historic core as the roof line of number 12 continues into the building. The west end gable is in chequered

brickwork of likely 19th century date, whilst the facade is in later bricks in stretcher bond, more indicative of the early 20th century, representing different phases of alteration. Later 19th century photographs of Hailsham show it had a rendered front and central door flanked by a sash window and shop window prior to the current facade.

3.4.35 Stoney Lane is the historic route leading from the Common to the Market Square and this narrow pedestrian route is far quieter despite its town centre location, mainly due to lack of traffic and the hedges and trees along the lane. Candle Cottages sit near the top of the land and appear to be shown on the 1842 Tithe map. They are constructed of red brick with some grey headers and incorporate part of a flint cobble wall that extends along the lane.

Other features of the character area

3.4.36 There are little notable features within the character area which add to the visual, historical and cultural interest, partly due to the urban character of the area, but also due to subsequent replacement of historic features over time with modern lighting, street furniture and signage.

3.4.37 The flint pebble wall extending along Stoney Lane was built by inmates of the workhouse when the wall formed part of the boundary wall of the original workhouse property at the Fleur-de-Lys Inn on the corner of the Market Square in the later 18th-earlier 19th century. Further along the lane are parts of another flint wall that may be part of the rear boundary of The Old Vicarage on Market Street (Character Area D).

3.4.38 There are also a number of other historic brick and stone walls to the rear of the buildings along High Street, George Street and Market Street, representing earlier plot boundaries or buildings that have since been removed.

3.4.39 There is a George VI postbox by the bottom of High Street and Market Square and heritage style lamp posts along Stoney Lane.

3.4.40 Sounds, smells and general activity also contribute to the historic character of conservation areas. Vicarage Road, Market Square and George Street are busy roads forming part of the Hailsham ring road. Market Street and High Street are also quite busy vehicular routes.

Detractors

3.4.41 The main detractors within the character area are traffic, road signage, traffic lights and general clutter from the volume of street furniture, especially along the High Street and around Market Square. Unsympathetic modern shop signage and the replacement of historic windows with uPVC glazing is also beginning to erode the character of the area.

Summary

3.4.42 In conclusion, this area is comprised of the historic Market Square and the roads that converge upon it. The Market Square was the centre of the medieval town, with a

weekly market granted in the 13th century. The area has developed around the market and the roads converging on it from the medieval period, with these early routes used for bringing livestock in from the surrounding area and buildings, both designated and non-designated, developed around the market and along the routes. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. The main detractors in the character area are traffic and the visual intrusion of road signage, traffic lights and general clutter from the volume of street furniture along the roads and Market Square, as well as unsympathetic shop signage and uPVC windows.

3.5 Character Area C - Cortlandts

Introduction to the character area

3.5.1 Character Area C (Cortlandts) is formed of the western end of George Street, including where it meets with North Street and Station Road. This represents the westward progression of the town from the historic core in the late 18th and 19th centuries. Development within the character area is from a mix of periods and represents a mix of architectural styles. The land use is predominantly commercial and retail, with previous homes converted for business use.

3.5.2 This area is bordered by Character Area B (High Street and Market Square) to the east, and urban development on all sides. To the west, the Cuckoo Trail follows the disused railway line.

3.5.3 Cortlandts is a distinctive historic building within the character area and together with Downsford, its gardens provide some green relief within the urban character area.

3.5.4 The Market Square and the roads converging on it formed the core of medieval town Hailsham and appears to have continued to be the focus for development into the 17th and 18th century. The opening of the barracks in the early 19th century, the introduction of the railway in 1849 (extended in 1880), and the growth of rope making in the town provided an impetus for the westward expansion of the town towards the railway and Common, which was enclosed in 1855. As such, many of the buildings in the character area date to the 19th century.

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. The rows of historic buildings that front onto the road on the corner of George Street and Station Road, along with the former Terminus Hotel opposite, give a sense of the Victorian growth of the town following the arrival of the railway. In contrast, the detached houses of Cortlandts and Downford House set within their own large gardens give some reference back to when this area of the town, including North Street, was a desirable residential area.

3.5.6 There are very few trees within the character area, but notable examples can be seen in the gardens of Cortlandts and Downsford. Trees adjoining the character area,

most notably along the Cuckoo Trail, in the recreation ground, and around the Station Road car park, give some relief to the surrounding urban form. Important tree specimens within the character area are noted on the visual appraisal map in Appendix 1.

3.5.7 Many of the views within the character area are terminated by buildings, such as those sitting around the junction of George Street, North Street, Station Road and South Road, Cortlands and St. Mary's church, which is an important landmark in the town and can be seen from within the character area.

Local built form

3.5.8 Buildings within the character area, date to the 18th-20th centuries.

3.5.9 The buildings in the character area have varying frontages and plot sizes. Many buildings sit directly on the road frontage with rear yards. The detached houses of Cortlands and Downford House have large front setbacks and are on within large garden plots.

3.5.10 The periods of building are characterised, to some extent, by the uses of building materials. Many of the buildings are red brick, some with grey or yellow brick detailing, or stuccoed (rendered). There is limited use of tile hanging. Roofs are predominantly covered with clay plain tiles or slate.

3.5.11 The character area contains few boundary treatments as many buildings sit directly on the street frontage. Where boundary treatments are present they comprise flint cobble and red brick walls.

Listed buildings

3.5.12 There are two designated Grade II listed buildings within the character area. The buildings date from the 18th century to the 19th century. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.5.13 Cortlands was originally called Newhouse and was built in 1793 for Mr John Bristow. With the forming of the military barracks on Hailsham Common in 1803, it became the home of the Barrack Master, Major Phillip Van Cortlandt. A rear wing was added to the house in 1875, which bears this date. It was later occupied by William Strickland in the later 19th and earlier 20th centuries, who extended the house with the two bay widow wings. Strickland also erected a jubilee clock in the property's deer paddock on the opposite side of George Street (where the police station now stands). From 1932 to 1982 it was the offices of Hailsham Rural District Council, before being sold and continuing to be used as offices. The central range is 18th century and constructed of grey header bricks with red brick quoins and a red tiled roof. It has three bay windows on the first floor with corresponding windows on the ground floor below and a central doorway with side lights, rectangular fanlight and six-panel door. Tile hanging extends between the first floor and ground floor windows and door. The range is surmounted by a modillion cornice and

pediment over containing a Venetian window which lights the attic. The end wings were added in the late 19th-early 20th century in a similar style and have large bay windows. The building is set back from the road with a front garden, slightly elevated above the street behind a red brick garden wall.

3.5.14 Downford House was built to the east of Cortlands in the first half of the 19th century as a detached villa. It was once the home of Louis Francis Salzman, a noted Sussex historian who researched and wrote about Hailsham. The building has a white painted stuccoed facade with symmetrical frontage containing three sash windows on the first floor and corresponding windows on the ground floor with a central porch. It has a hipped slate roof and is set back from the road with a front garden, slightly elevated above the street behind a flint and red brick garden wall.

Key unlisted buildings or structures

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 Hailsham conservation area, and contribute to its wider historical value. Conservation Principles, Policies and Guidance, Historic England, April 2008. 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.

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

3.5.16 The continuous range of buildings on the south side of George Street and continuing in a curve around the corner into Station Road are part of the 19th century expansion of the town following the introduction of the railway to this side of the town and providing an impetus for development. The building on the corner of George Street was built in the later 19th century. It has ground floor shop fronts and red brick on the first and second floors, making this one of the tallest building in the character area. Although many of the windows have been replaced with double glazing, the decorative window architraves remain, along with the moulded cornice and pilasters at the corners. The ground floor shop front of number 11 survives relatively well, even with some later alterations to the shop window and a deeper signage board than shown in historic photos of the shop, when it was M. Vine, butchers. The shop to the east is a modern addition in similar style, whilst

number 13, adjoining to the west, has undergone unsympathetic alterations, but all still retains its decorative corbels, which framed the original shop signs.

3.5.17 Continuing around the corner into Station Road, a row of two-storey shops adjoins those described above. These shops were also built in the later 19th century and are stuccoed with a slate roof. The sash windows survive at first floor, but the shop fronts have undergone varying degrees of change, some of which have not been sympathetic. However, number 3 has been recently replaced with a heritage style shop window. Two corbels still survive, which framed the original shop signs.

3.5.18 Continuing around the corner, numbers 5-7 Station Road complete this row of late 19th century buildings. Again, whilst the windows have been replaced with double glazing, the decorative window architraves remain, along with a decorative shaped cornice and pilasters at the corners. The ground floor shops have undergone later alterations to the shop windows and deeper signage boards than indicated by the surviving decorative corbels, which framed the original shop signs. Historic photos show that this building had exposed brickwork and detailing to match those on the opposite side of Deer Paddock Lane (described below) and that the buildings were all part of T. Davis Carriage Builders.

3.5.19 Further south along Station Road, a row of late 19th century buildings extend between Deer Paddock Lane and Garfield Road. The buildings are two-storeys and constructed of red brick, with the same original detailing as the buildings to the north. Many of the windows have been replaced with double glazing, but the decorative window architraves remain and other architectural details, such as the first floor signage plaques and pilasters. The ground floor shop front of number 9 has been replaced, which was part of the former carriage works, but the fascia proportions and corbels remain. The ground floor shop fronts of numbers 11 and 13 survive relatively well and the current signage board still respect the proportions of the original fascias extending between decorative corbels. The shops were previously F. Head Tobacconist, Stationer and Confectioner (number 11) and a hardware store (number 13).

3.5.20 On the corner of the junction of North Street and the South Road sits a large two-storey building that addresses the corner towards Station Road. This building was constructed in the mid-19th century as the Terminus Hotel to serve those using the railway station in Station Road, opened in 1849. The building has been re-roofed, but still retains many of its ground and first floor sash windows and central doorway.

3.5.21 By the late 19th century the Drill Hall had been added to the west of the Terminus Hotel. From the middle of the 19th century, Drill Halls were constructed in town as purpose-built meeting places where Britain's volunteer forces met to practice military drill. They also served as administrative centres and armouries for the units, and also acted as important social centres for their members. The architectural finish of many Drill Halls reflects the local pride in these forces ⁽³⁷⁾. The Drill Hall is single storey with a corrugated iron roof and is constructed of yellow stock bricks with red brick detailing. The facade has a large central door with a large arch-headed over-light above. This is flanked either side

by red brick pilasters and a set of three narrow windows. Additions have been made to the west of the building in more recent years.

3.5.22 On the west side of North Street are three attached stuccoed buildings, built at a time when North Street was a desirable residential street characterised by 19th century villas, many of which have been subsequently lost to 20th century development. Number 1-3 North Street is a two-storey stuccoed building, lined out to look like stone, and rising to a slate roof with projecting eaves on decorative console brackets. It has sash windows and a central doorway with decorative pilasters and archway, containing a glazed and panelled door with over-light above. The building continues to the north with a carriageway with sash windows above and adjacent and a similar but simplified doorway. The building was used as commercial premises in the earlier 20th century, including being the premises of the Hailsham Mineral Water Works.

3.5.23 The building attached to the north is contemporary and of a similar style, but rises to three storeys and has decorative window architraves, a projecting porch and more elaborate stucco decoration.

3.5.24 Continuing along North Street, an earlier 20th century building contains two shops. Constructed of red brick, it has a roughcast rendered gable with mock timber framing and the southern most shopfront still retains its historic glazing bars and glazed tiles below.

3.5.25 On the opposite side of North Street, a red brick wall extending along the street frontage denotes the earlier extent of the garden of Cortlandts. The red brick buildings with tiled roofs in the car park, were outbuildings to the rear of the gardens.

Other features of the character area

3.5.26 There are little notable features within the character area which add to the visual, historical and cultural interest, partly due to the urban character of the area, but also due to subsequent replacement of historic features over time with modern lighting, street furniture and signage.

3.5.27 There are a number of historic brick and flint walls to the rear of the buildings along High Street, George Street and Market Street, representing earlier plot boundaries or buildings that have since been removed.

3.5.28 There are some brick pavers extending in front of the 1-3 and 7-9 North Street and blue engineering bricks extending into the carriageway that leads to the rear.

3.5.29 Sounds, smells and general activity also contribute to the historic character of conservation areas. George Street, South Road, North Street and Station Road are all busy roads, with a busy junction linking the roads.

Detractors

3.5.30 The main detractors within the character area are traffic and the road signage, traffic lights and general clutter of street furniture around the road junction. Unsympathetic

modern shop signage and the replacement of historic windows with uPVC glazing is also beginning to erode the character of the area.

Summary

3.5.31 In conclusion, this area comprises the western end of George Street, including where it meets with North Street and Station Road, and contains building, both designated and undesignated, that represent the westward progression of the town from the historic core in the late 18th and 19th centuries. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. The main detractors in the character area are traffic and the visual intrusion of the road signage, traffic lights and general clutter of street furniture around the road junction, as well as unsympathetic shop signage and uPVC windows.

3.6 Character Area D - Market Street

Introduction to the character area

3.6.1 Character Area D (Market Street) is formed of the section of Market Street that includes the 19th century market and surviving historic buildings that adjoined the historic core of the town up to the junction with Bell Banks Road. This area represents the progression of the town from the historic core in the 19th centuries when the new market was developed, but also includes some earlier buildings that, prior to this 19th century extension of the town, would have likely been scattered individual buildings on the route into the town sitting on historic plots on the edge of the Common. Development within the character area is from a mix of periods and represents a mix of architectural styles. The land use is a mixture of predominantly commercial and residential.

3.6.2 This area is bordered by Character Area B (High Street and Market Square) to the north, and urban development on all sides.

3.6.3 The 19th century market and wall that encloses it along Market Street is an important landmark in the character area. The Baptist Chapel is also a distinctive historic building within the character area.

3.6.4 Market Street is one of the historic routes leading to the core of the medieval town. The route was historically known as Horseye Road as it lead from Hailsham to Horseye, a historic name for one of the marshland islands in the Pevensey Levels. The route would no doubt have been used for moving animals up from the marshes to market and perhaps grazing on the higher woodland in the summer months. Much of the development in the character area is 19th century and relates to the extension of the town along Market Street and establishment of the 19th century market. However, some buildings survive from the earlier, more dispersed settlement, along this route.

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. Despite the interspersed of some

modern houses, the historic buildings scattered along the road with their mix of plot sizes and setbacks, given the sense of the more ad-hoc and low scale development of this area of the town away from the urban core. The walled market, with its decorative high brick wall extending along the road frontage, gives an indication of the importance of the market throughout the 19th and 20th century, which still continues as a livestock market to the present time. The relatively low form of the buildings in and around the character area and open market afford views back to the church from within the character area.

3.6.6 There are very few trees within the character area, but examples can be seen in the gardens of the houses along Market Street. Important tree specimens within the character area are noted on the visual appraisal map in Appendix 1.

3.6.7 Views through the character area generally along Market Street, with views of the church tower visible along the road. The market wall also dominates views due to its imposing length and ornate design along the street frontage.

Local built form

3.6.8 Buildings within the character area, listed and unlisted, have not 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 to the 17th-20th centuries or earlier, with some re-fronted in the 18th-19th centuries.

3.6.9 The buildings in the character area have varying frontages and plot sizes. Some of the buildings sit directly on the road frontage, whilst others have front setbacks. Most have some rear garden, although more recent housing development to the rear of the historic plots have encroached upon larger plots, some of which extended back to Stoney Lane.

3.6.10 The mix of periods of building can be identified, to some extent, by the uses of building materials, although some of the buildings thought to be of earlier timber framing have been refronted in brick and tile. The buildings are in a mixture of materials, including red brickwork, some with grey brick header chequered decoration and tile-hanging. The use of weatherboarding is limited and predominantly on ancillary buildings. Roofs are predominantly covered with clay plain tiles, with very limited use of slate.

3.6.11 The character area contains a mix of boundary treatments, including the decorative brick wall of the market, brick and flint walls, fences and hedges.

Listed buildings

3.6.12 There is one designated Grade II listed building within the character area. The building dates from the 17th century with 19th century additions. 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.

3.6.13 The Rookery is a 17th century house, set back from the road within its own grounds. A map of 1828-9 notes an associated building fronting the road, possibly used as a butcher's premises, which could have served the nearby cattle market in Market Square. By the 1840s Tithe map the associated building was no longer present and a large cross-wing had been added to The Rookery. The earlier part of the building is timber-framed, but has been largely refaced in red brick. It contains casement windows and has a hipped tiled roof with rear catslide. Evidence suggests that the dwelling was enlarged and remodelled in the early 19th century with the addition of a smart new cross-wing constructed of red bricks with grey headers in English bond and tiled roof. The cross-wing has sash windows and a central door with canopy above.

Key unlisted buildings or structures

3.6.14 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 Hailsham conservation area, and contribute to its wider historical value⁽³⁸⁾. 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.

3.6.15 Key unlisted buildings or structures have been identified in the character area, dating from the 18th-20th centuries 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.

3.6.16 The 1842 Tithe map shows a number of existing buildings along Market Street, formerly Horseye Road. The Baptist Chapel, on the west side of the road, was first constructed in the late 18th century as a weatherboarded meeting house in a field, but burnt down. The chapel was rebuilt circa 1830 and enlarged with a classroom for boys. In 1909 the chapel was substantially enlarged and altered into the current chapel. The building is red brick with a slate roof and large lancet windows. It has been suggested that the tile-hung rear section of the building is an earlier house that the chapel was attached to. A burial ground with gravestones in-situ extends in front of the chapel.

3.6.17 Continuing to the north, The Old Vicarage (number 24), is a detached house that appears to be of two phases. The main range has a red and grey chequered brick facade with a tiled roof, hipped on the north. It contains casement windows on the first floor and sash windows with a central doorway on the ground floor. The north side elevation

is tile-hung, suggesting there may be timber-framing beneath and that the brick facade is an 18th century refacing of an earlier timber-framed building. The south section of the house sits at a lower level and may be earlier, or represent the original height of the building before the rest was raised and refaced in the 18th century. This section has been refaced with red bricks and also has tile-hanging on the side elevation and a hipped roof that abuts the taller range to the north. It contains small casement windows, again indicative of an earlier timber-frame within. The Tithe map shows that the house sat on a large plot extending south to the Baptist chapel, north to 20 Market Street and west to Stoney Lane. It was owned by the Reverend George Luxford on the 1842 Tithe map, but it has not been corroborated whether it was ever the old vicarage as the name suggests.

3.6.18 A group of buildings (16-20) sit directly on the street frontage to the north of The Old Vicarage, some of which are shown on the 1842 Tithe map. The north-most building is a two-storey house with red and grey chequered brickwork, sash windows, a four-panel door and hipped tiled roof. This is shown on the tithe map and appears to be 18th-19th century. Attached to the south is an ancillary building, also shown on the Tithe map. This has a red and grey brick wall in Flemish Garden Wall bond with a large door and windows and weatherboarding above extending up to a weatherboarded gable and tiled roof. A similar building at the southern end of the row appears to have replaced an earlier building on the site in the early 20th century. Between the two a large warehouse-type building has been constructed between the 1910 and 1932 OS map and is in a similar style, but with a shallow pitch corrugated iron roof.

3.6.19 On the opposite side of Market Street stands a building shown on the Tithe map. Market Cottages sits perpendicular to the road to the south of the market. It is constructed of red and grey bricks on the ground floor, painted on the street frontage, with tile hanging and weatherboarding above and a hipped tiled roof. A small red brick outbuilding with tiled roof, also shown on the Tithe map, sits adjacent along the road frontage. The garden is enclosed by a coursed flint pebble wall that sits directly on the road frontage, the south-most portion of which appears to be the end of a further single-storey outbuilding shown on the Tithe map, which sits perpendicular to the road.

3.6.20 The market was moved from Market Square to a purpose built site in Market Street around 1870. Prior to this the road was called Horseye Road in reference to the route it follows from Hailsham to Horseye. The market was built on land leased from the Duke of Devonshire. The market is set behind a tall ornate brick wall with decorative recessed panels, dogstooth course below shaped coping bricks and a curved entrance. The market contains the original auctioneers' building (now a cafe), which is still preserved in close to its original form, as well as brick pavers on the floor delineating the location of the old cattle pens. The cattle market was the largest in Sussex, with 18,016 animals sold in 1871 and 24,950 in 1892. The market is still active at the time of writing.

Other features of the character area

3.6.21 There are little notable features within the character area which add to the visual, historical and cultural interest, partly due to the urban character of the area, but also due to subsequent replacement of historic features over time with modern lighting, street furniture and signage.

3.6.22 There are a number of historic brick and flint walls, representing earlier plot boundaries or buildings, some of which have already been mentioned. A small stone ordnance survey benchmark sits against the market wall close to the entrance to the market.

3.6.23 Sounds, smells and general activity also contribute to the historic character of conservation areas. Market Street is a relatively busy road, busy still quieter than the town centre, giving the sense of having left the busier retail core. Cows and the market bell can still be heard on market days.

Detractors

3.6.24 The main detractor within the character area is traffic and parked cars along the road, along with the telegraph poles and wirescape of wires extending between the poles and buildings.

Summary

3.6.25 In conclusion, the character area comprises the 19th century market and surviving historic buildings that adjoined the historic core of the town. It contains the 19th century market and Baptist Chapel, as well as some earlier buildings that, prior to the 19th century extension of the town, would have likely been scattered individual buildings on the route into the town. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. The main detractor in the character area is the visual intrusion of the wirescape along the road.

3.7 Character Area E - High Street north

Introduction to the character area

3.7.1 Character Area E (High Street north) is formed of the northern end of High Street up to the former railway line, including Carrier's Path and Eastwell Place. This represents the northward progression of the town from the historic core in the 19th century. Development within the character area is mainly from the 19th century with a mix of architectural styles. The land use is a mixture of commercial, retail and residential, with previous homes close to the town centre core converted for business use.

3.7.2 This area is bordered by Character Area B (High Street and Market Square) to the south, and urban development on all sides. To the west, the Cuckoo Trail follows the disused railway line.

3.7.3 St. Mary's church is an important landmark in the town and wider area and can be seen from within the character area from the junction with Battle Road and all the way into the town due to the linear form of the High Street. The Grenadier Hotel and the former school on the corner of the High Street and North Street are both distinctive historic buildings within the character area.

3.7.4 The growing wealth and prosperity of the town following the revival of the market in the later 18th century, the opening of the barracks in the early 19th century, the

introduction of the railway in 1849, and the growth of the rope making industry, saw the expansion of the town and as such many of the buildings in the character area date to the 19th century.

Landscape setting

3.7.5 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. The row of historic buildings that fronts onto the High Street up to the junction with North Street give a sense of the urban character of this part of town, which becomes more varied further to the north as the urban core starts to change to a more mixed use and residential character. The buildings to the northern end of North Street again seem more residential in character despite having now been converted to commercial and office use. The relatively low form of the buildings in and around the character area afford views back to the church. Front gardens to the residential properties beyond the Grenadier Hotel gives some relief to the urban form and a more residential feel to this part of the character area.

3.7.6 There are very few trees within the character area, but notable examples can be seen along Eastwell Place and in some rear gardens. Trees adjoining the character area along the Cuckoo Trail give some relief to the surrounding urban form. Important tree specimens within the character area are noted on the visual appraisal map in Appendix 1.

3.7.7 Views through the character area generally to the church along the High Street. There are also far reaching views of the South Downs along North Street.

Local built form

3.7.8 Buildings within the character area, listed and unlisted, have not 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 to the 19th-20th centuries, with some re-fronting and alteration in the 20th century.

3.7.9 The buildings in the character area have varying frontages and plot sizes. Many buildings closer to the urban core sit directly on the road frontage, with some front gardens to the houses a little further out of the town centre.

3.7.10 The buildings are in a mixture of red brickwork, some with grey brick header decoration, tile-hanging, and render. Roofs are covered with clay plain tiles or slate.

3.7.11 The character area contains few visible boundary treatments as many buildings sit directly on the street frontage. Where boundary treatments are present they are a mixture of railings and/or low walls on the frontages. Fences and hedges are not a common feature of the character area and are mostly limited to Eastwell Place.

Listed buildings

3.7.12 There is one designated Grade II listed building within the character area, date from the 19th century. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.7.13 The former National School for Infants sits at the junction of the High Street and North Street. It was erected in 1862 and enlarged around 1880, all in Gothic Revival style. The building is single storey with red bricks and diaper pattern in grey headers, rising to a slate roof surmounted by a small cupola on one roof and a larger cupola with clock on the other. It has decorative stone architraves around the windows and doors, lancet style casement windows, and a gabled porch on the west with Tudor style stone archway. A decorative brick wall with brick piers surmounted with stone ball finials and railings extending between sits along the front boundary of the building. It is recorded that the clock is a later addition, added to the larger cupola from the Jubilee clock that stood in the deer paddock on George Street.

Key unlisted buildings or structures

3.7.14 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 Hailsham conservation area, and contribute to its wider historical value Conservation Principles, Policies and Guidance, Historic England, April 2008. 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.

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

3.7.16 The buildings that sit on the east side of the High Street from the 1960s Vicarage Fields complex to the corner of Vicarage Lane form a continuous range of buildings sitting directly on the street frontage. The buildings vary slightly in height and form, which adds to the character and interest of the buildings, but have continuity in general appearance as the buildings were all built in the mid-later 19th century. With the exception of number 34, which extends into the roof with a raised frontage, the buildings are all two-storeys with

relatively shallow pitched roofs. Early photographs show that the buildings were almost exclusively residential when first built, with stuccoed fronts, sash windows, panelled doors and slate roofs surmounted by chimney stacks. Number 32 had a flat roof, with the current pitched roof added later. Three smaller cottages stood on part of the site of the current 1960s buildings adjacent (numbers 28-30), beyond which were the former vicarage fields. The ground floor windows and doors of the buildings have been gradually replaced with shop fronts throughout the 20th century, including a 19th century print works in one of the slightly taller buildings in the row (number 44), which still retains parts of its shop front. Some of the slate roof tiles have also been replaced during later re-roofing with modern slates and tiles and chimney stacks have been removed.

3.7.17 The former row of houses (numbers 46-62) that formed one continuous block adjoining those above have also been converted to shops. The row has been re-roofed and the chimneys replaced, but they still retain their dentilated cornice, string course above the ground floor shop frontages, quoins at the corners, and first floor window apertures, albeit with later windows and blind windows replacing the sash windows.

3.7.18 The final building in the row addresses the corner of High Street and Vicarage Lane and was built as a house. A building is shown on the site in the 1875 OS map, but doesn't take its present form until the 1899 when the current building replaced or significantly enlarged an earlier one. The building is constructed of red bricks, with sash windows and a slate roof. Two doorways with arched heads, one containing a panelled door, survive on the north elevation, whilst the west elevation along the High Street contains a bay window and two later shop fronts that have replaced the adjacent bay windows.

3.7.19 On the opposite side of the High Street, numbers 41-47 is a substantial 19th century building that was the premises of The Shamrock Tea Rooms in the early 20th century, with rooms for dancing above. The building is three-storeys and stuccoed, with pilasters between the window architraves and deep eaves below a hipped slate roof. The arched windows and central doorway on the ground floor have been replaced with shop fronts and the sash windows above. Attached to the north is a smaller earlier addition, much altered to the south, but still retaining elements of its historic shop front, including pilasters and corbels either side of the fascia signage.

3.7.20 On the north side of Carrier's Path, the two-storey stuccoed building with slate roof and three dormers was Martin and Martin's Calico, Flannel and Blanket Warehouse. The basic form of the shop window survives, but with later re-glazing and replacement of first floor windows. Adjacent to the north, are two further 19th century buildings of similar style, again with later window replacement and shop frontages. Number 53 retains its first floor sash windows and number 59 contains an attractive 20th century pair of bow windows.

3.7.21 Extending between the buildings above, Carrier's Path is an historic route through to North Street that predates the 19th century buildings described above. The eastern end of the path opened up into a large square, which formed the western side of the High Street. The 1842 Tithe map shows that there were buildings to the rear of the square, of which the old forge still survives. The red and grey chequered brickwork has been rendered and alterations made to the facade, but the flint wall to the rear half of the building is still

visible. Some additional buildings adjacent have subsequently been demolished. To the north is a two-storey red brick building, used as the Burfield factory school to provide part-time education in the 19th century and subsequently used as the Hailsham Evangelical Gospel Hall in the late 19th-early 20th centuries. The open square still survives to some extent behind the High Street buildings that partly encroached upon it.

3.7.22 The row of attached houses extending along Carrier's Path were constructed from the mid-late 19th century. The buildings front directly onto the narrow path and are a mixture of red brick, painted brick and render with slate and tile roofs. Emerging onto North Street, the 19th century building that extends around the corner is constructed of white painted bricks with a slate roof. The current shop window glazing and doors are later replacements, but within the original apertures.

3.7.23 Continuing along North Street between Carrier's Path and the former school is a row of four attached 19th century villas, now used as offices. Representative of the 19th century expansion of North Street into a desirable neighbourhood at this time, the building is stuccoed with large two-storey window bays with large sash windows, now replaced with later glazing, panelled doors with flat roofed porches over and a slate roof contains five chimneys. A low wall extends in front of the building and a single-storey range with garden adjacent extends to the south next to Carrier's Path.

3.7.24 As the High Street extends beyond the junction with North Street the retail core becomes gradually more residential in character, with greater setbacks the buildings and more rear gardens. The building to the north of Vicarage Lane (72 High Street) was built in the early 20th century as a detached house set within its own garden. It is constructed of red brick and decorative tile-hanging at first floor, with a front gable containing a two-storey window bay and a mixture of sash and casement windows, all of which appear to be original. A plinth wall surmounted by railings extends along the street frontage of the High Street and a brick wall extends along the south garden boundary.

3.7.25 Barracks for 1,000 men were built on Hailsham Common in 1803, between London Road and Summerhill Road. The Grenadier Inn was built the same year to supply beer to the soldiers. The building was refaced in 1910 with little of the original main facade remaining, apart from the first floor sash window apertures. The plain rendered facade was replaced with the current red brick facade with highly decorative detailing, including ornate window architraves, pilasters, cornice and ground floor moulded plaster signs above the windows and doors. The range to the south is plainer and retains its original sash windows and carriageway, with the addition of later embellishments to match the more decorative main range.

3.7.26 On the opposite side of the road is the Methodist Church and former Police Station and Magistrates Court. The Methodist Church was built in 1868 and despite replacement of windows and the replacement of the front porch, retains much of its character, with stuccoed finish, recessed arched window architraves, moulded cornice and slate roof. Adjacent is the Old Court House, which was the former Police Station and Magistrates Court, built in 1861. It is constructed of red brick with a slate roof. The window and door architraves remain, including the barley twist mullions.

3.7.27 The lane that extends down the side of the former police station off Battle Road was a dead end leading to fields beyond, but now provides a pedestrian route through to Battle Crescent. It is fronted by two 19th century buildings, one of which addresses the corner of Battle Road behind a high hedge and is shown on the 1875 1st edition OS map. The house is stucco and painted brick with a slate roof and still retains some of its sash windows. The building adjacent is shown on the 1899 2nd edition OS map and is a small symmetrical fronted cottage constructed of red brick and clad with decorative tile-hanging. It has a plain red tiled roof and retains its 2x2 pane sash windows.

3.7.28 Eastwell Place is a narrow lane running between London Road and the former railway line, adjacent to the Grenadier Hotel. The land was previously open common and then part of the barracks in the early 19th century. Two pairs of semi-detached houses face onto the lane and were constructed in the later 19th century, both in a similar style with Gault brick construction, red brick detailing, slate roof, and sash windows, one of which has been re-glazed. An interesting survivor from the former barracks is Wellington Lodge, which was the sergeants' mess and is now a house. It is single-storey with render and weatherboarding, a plain red tiled roof and casement windows.

3.7.29 During the 19th century house building continued along this part of London Road with small rows of attached houses, such as Alexandra Terrace, built along the south west side of the road, and semi-detached houses constructed on the north east side. The houses on the south west side of the road have front and rear gardens and are constructed of red brick with red colourwash and white tuck pointing, decorative architraves and bay windows, architectural detailing, slate roofs and brick chimney stacks. Whilst there is commonality between each of the terraced due to similar period of construction, they each have subtle differences in architectural detailing, adding to their visual interest. The buildings on the north east side of the road have no front gardens, sitting directly on the road frontage. The buildings are generally plainer, but have decorative brickwork with alternate courses of red and grey bricks, although one pair is painted.

Other features of the character area

3.7.30 There are little notable features within the character area which add to the visual, historical and cultural interest, partly due to the urban character of the area, but also due to subsequent replacement of historic features over time with modern lighting, street furniture and signage.

3.7.31 There are a number of historic brick walls along the front boundaries of the 19th century buildings.

3.7.32 Sounds, smells and general activity also contribute to the historic character of conservation areas. High Street, London Road and North Street are all busy roads, with a busy junction linking the roads. By contrast, Carrier's Path and Eastwell Place are far quieter, with the hedges and trees along Eastwell Place and the Cuckoo Trail making this lane feel quite rural in character.

Detractors

3.7.33 The main detractors within the character area are traffic, road signage and traffic lights. Unsympathetic modern shop signage and the replacement of historic windows with uPVC glazing is also beginning to erode the character of the area.

Summary

3.7.34 In conclusion, this area comprises the northern end of High Street up to the former railway line, including Carrier's Path and Eastwell Place. It contains a mix of uses including houses, institutions, commercial and retail premises developed as part of the 19th century expansion of the town northwards. It also includes land and building linked to the former barracks that occupied this area of the town and extended to the west in the early 19th century. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. The main detractors in the character area are traffic and the visual intrusion of road signage and traffic lights, as well as unsympathetic shop signage and uPVC windows.

3.8 Character Area F - Recreation ground

Introduction to the character area

3.8.1 Character Area F (Recreation ground) is formed of the 19th century recreation ground and includes some of the 19th and early 20th century buildings on its periphery. Development within the character area is from the 19th and 20th centuries and represents a mix of architectural styles. The area is a mixture of public open space, religious and institutional building and residential properties.

3.8.2 This area is bordered by 20th century housing to the west of the town and roads leading into the town.

3.8.3 The recreation ground is an important area of public open space on the edge of the town centre, created in the 19th century when the Hailsham Common was enclosed and there was a desire to provide recreational space for the growing population of workers in the town from the prosperous rope making industry and other industries. With the advent of the railway in the 19th century this area of the town began to be developed on the former Common and some of the buildings on the edge of the recreation ground date to this period of the town's expansion.

Landscape setting

3.8.4 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. The recreation ground provides a green lung within the town and is an important historic reminder of the need to provide 19th century recreational space as the town grew in size and population and the Common was developed.

3.8.5 Trees are also important within the character area and the trees within the recreation ground give relief to the surrounding urban form. There are some important

tree specimens within the character area and these are noted on the visual appraisal map in Appendix 1, along with the identification of important hedgerows. Particularly noteworthy specimens include those that form the boundary to the recreation ground.

3.8.6 Views through the character area generally across the recreation ground and include the views to key buildings within or on the edge of the recreation ground, such as the Pavilion and South View.

Local built form

3.8.7 Buildings in the character area date to the 19th-early 20th centuries.

3.8.8 The buildings in the character area have varying frontages and plot sizes. The residential properties sit on the road frontage and have rear gardens backing onto the recreation ground. The Hailsham Free Church and South View sit close to the road frontage and have some space to the side, whilst the Pavilion sits within the recreation ground itself.

3.8.9 The mix of periods of building can be identified, to some extent, by the uses of building materials. The buildings are in a mixture of red brickwork, render and, in the case of the Pavilion, weatherboarding. Roofs are predominantly covered with clay plain tiles, with some use of slate.

3.8.10 The character area contains a mixture of boundary treatments, which predominantly comprises the brick wall, railings and hedged and treed boundary of the recreation ground. Fences are not a common feature of the character area.

Listed buildings

3.8.11 There are no listed buildings within the character area.

Key unlisted buildings or structures

3.8.12 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 Hailsham conservation area, and contribute to its wider historical value Conservation Principles, Policies and Guidance, Historic England, April 2008. 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.

3.8.13 Key unlisted buildings or structures have been identified in the character area, dating from the 19th-20th centuries. Whilst key unlisted buildings have been

identified on the visual appraisal map in Appendix 1, this does not exclude other buildings being considered of significance should further information come to light. In addition, omission of description in this character appraisal text does not diminish the significance of any buildings identified on the visual appraisal map.

3.8.14 South View sits on the north side of Western Road opposite the recreation ground. It was built as a detached villa in the mid-later 19th century. It was used as Wellington House Girl's School before being purchased at the end of WWI by two brothers and converted into a Memorial Institute with library and games room in memory of their brother, Ewart Victor Green, who was killed in action in 1917. The building has been extended to the side and rear, but the original stuccoed façade with large two-storey bay windows is still prominent in views across the recreation ground.

3.8.15 The Hailsham Free Church is another distinctive building on the edge of the recreation ground. It was constructed in 1905 at the junction of Western Road and South Road and sits in an elevated position, viewed from the east as the hump in the road over the former railway line is traversed. The church has a red brick façade rising to a Dutch gable, yellow stock bricks on the side elevations, large casement windows, and a large front porch built of red bricks with a central doorway reached up an external staircase.

3.8.16 Either side of the church are late 19th and early 20th century houses, constructed of red brick with plain red tile or slate roofs and still retaining architectural detailing, such as sash windows, tiled recessed porches and suchlike.

3.8.17 The cricket pavilion to the west of the recreation ground was constructed in 1909. It is weatherboarded with a front verandah and pantile roof.

Other features of the character area

3.8.18 There are other notable features within the character area which add to the visual, historical and cultural interest. The recreation ground itself is a significant feature of the character area, as well as the walls and railings around it.

3.8.19 A stone drinking fountain sits within the recreation ground and was erected to commemorate the silver jubilee of George V in 1935.

3.8.20 Sounds, smells and general activity also contribute to the historic character of conservation areas. Although South Road and Western Road are relatively busy, the recreation ground is an important green space on the edge of the town centre, with the sounds, smells and activities typified by those of a large park with people and children resting, socialising, playing, and participating in sport.

Detractors

3.8.21 The main detractors within the character area are traffic, and the wirescape extending between telegraph poles and houses on Western Road. The replacement of historic windows with uPVC glazing is also beginning to erode the character of the historic buildings within the area.

Summary

3.8.22 In conclusion, this area is formed of the 19th century recreation ground and some of the 19th- early 20th century buildings on its periphery. The recreation ground is an important area of public open space on the edge of the town centre. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. The main detractors in the character area are traffic and the visual intrusion of the wirescape, as well as the replacement of historic windows with uPVC glazing.

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

- Most of the older buildings in the area are constructed of materials from local sources.
- The predominant wall construction material is brick.
- Many of the buildings are also stuccoed (rendered).
- There has been little use of local flint on buildings, mainly limited to the church tower and some boundary walls.
- There is some use of tile-hanging, but it is mainly limited to architectural detailing.
- Weatherboarding is not a common historic material in the town.
- Older timber framed buildings have been mainly been refaced in brick, with little exposed timber framing.
- Roofs are mainly gabled, with some hipped, and clay tiles are the main roofing material.
- Slate is also found on some of the 19th century buildings.
- Where historic windows survive they are mainly vertical sliding sash windows with few examples of casement windows.

- The majority of the doors to domestic properties in the conservation area are six panel timber doors.
- Some examples of traditional shop fronts survive.
- Brick and flint boundary walls contribute to the character of the area.
- Hedges, railings and fences are not a common boundary treatment, but become more prevalent towards the periphery of the town centre.

4.3 Architectural Form and Layout of Built Form

4.3.1 The town of Hailsham has developed around the church and market adjacent from the medieval period, with development radiating out from the marketplace along the historical routes that converge upon it. Development has spread from the medieval core over the centuries and earlier buildings were replaced within the core. The opening of the barracks in the early 19th century, the introduction of the railway in 1849 (extended in 1880), and the growth of rope making in the town provided an impetus for the westward expansion of the town towards the railway and Common, which was enclosed in 1855. The town also expanded to the north, along High Street, and to the south, along Market Street, in the 19th century.

4.3.2 The buildings in the town core almost all front onto the roads extending out from the Market Square. Plot sizes are variable and the buildings themselves vary from rows of adjoining shops and terraces of houses that were later converted to shops, to some larger detached houses.

4.3.3 Away from the High Street, some of the terraces of houses with smaller plots sit closer to the road frontage, but still have front gardens, whilst the large properties are located further back on the plots. Where the smaller houses have been converted to retail or office use, the small front gardens are now hard standing and back gardens have in some cases been used for car parking, as on North Street, or developed to the rear, as on Market Street.

4.3.4 The housing nearest the town centre has been converted to retail or office space; a process that began from the turn of the 20th century. This includes both the rows of smaller terraced houses along the High Street and the larger detached houses along George Street and Market Street. Generally, the remaining residential properties are found on the peripheries of the conservation area, principally towards the southern end of Market Street and along London Road. Along Market Street the houses are detached on garden plots that have in some cases been reduced in size by later development around them. These properties are older, likely dating to the 18th century or earlier. The houses along London Road are part of the Victorian expansion of the town and comprise terraces with narrow gardens.

4.3.5 Development within the conservation area is from a mix of periods and represents a mix of architectural styles. There are almost continuous rows of shops around the Market Square and the roads immediately adjoining, which vary in architectural style and period, with earlier phases concealed behind later refronting. Larger detached houses and The George Inn adjoin this core of earlier buildings and generally date from the 18th century. Further away from the medieval core, 19th century shops, terraced houses now converted to shops, and terraces of houses of varying size and status extend along the roads in the conservation area. Some of the older buildings in the historic core have also been replaced in the early-mid 20th century with buildings that make a positive contribution to the character area and represent the historic evolution of the town at this time.

4.3.6 The church tower is the tallest building in the town and as such can be seen within and around the town, including in long views, making this an important landmark in the town and surrounding area. Nearly all of the buildings in the town are two-storey in height, even though some contain an additional attic storey. There are also some smaller single-storey buildings and outbuildings within the conservation area. Generally, the older buildings are more modest in height, even where they have been refronted, and the scale and massing of the Victorian buildings are a little larger. There are very few examples of three-storey buildings in the conservation area, which date from the 19th century, such as the former tea rooms on the High Street and the shops addressing the corner of Station Road and George Street, but these are unusual in the conservation area, related to historic use and/or location and are part of a larger two-storey frontage with vertical articulation and a sense of continuity with the surrounding buildings.

4.4 Walls

4.4.1 The mix of periods of building can be identified, to some extent, by the uses of building materials, although some of the buildings in the town that may be of earlier timber framing have been refronted in brick. The buildings are in a mixture of materials, including red brickwork, some with grey brick header chequered decoration, render and some tile-hanging. Roofs are predominantly covered with clay plain tiles, with some use of slate. There is very limited use of weatherboarding, which is mostly limited to small ancillary buildings.

4.4.2 The predominant building material seen in the town is brick. Up until the 19th century and the coming of the railways, bricks would have been made locally from the abundant clay within the High Weald landscape.

4.4.3 The pre-1894 parish area of Hailsham (as recorded by Molly Beswick⁽³⁹⁾) had 19 recorded brickworks in the parish, although not all were in operation at the same time. The earliest recorded brickworks was between Hailsham and Polegate in the mid-18th century, with evidence for a 16th century tile kiln owned by Michelham Priory in Tilehurst Wood to the west of Hempstead Lane.

4.4.4 Whilst not recorded in Hailsham parish, there were between 2 and 5 limekilns recorded on the 1st edition O.S. map for both the pre-1894 parish areas of Willingdon and

Eastbourne to the south, as well as lime works. Lime would have been used to create lime mortar for building and lime render, which could be applied as an interior or exterior finish to buildings and is a finish found on many 19th century buildings in the town. Lime was also used in agriculture to make the Wealden clay soils easier to work ⁽⁴⁰⁾.

4.4.5 Some of the buildings in the town that survive from the 17th century or earlier and would originally have had externally visible timber frame and render, but many of these structures have undergone later re-facing with brickwork, sometimes in combination with tile-hanging, to create a more 'modern' facade. Other buildings that appear to be later brick buildings may also conceal earlier timber framing, within but have not been the subject of archaeological survey and so dating of the buildings can be uncertain.

4.4.6 The 18th and 19th century brickwork construction is of Flemish bond, where bricks are laid in a chequered pattern, as seen on The Grange. Lower status buildings, or structures requiring less strength like garden walls and single-storey outbuildings, were sometimes constructed in other brick bonds, such as the Flemish Garden Wall bond on the single-storey outbuilding on Market Street. English bond has been used to create alternating rows of grey headers and red stretchers on the 19th century semi-detached houses on London Road.

4.4.7 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 ⁽⁴¹⁾. Cortlandts is a good example of the use of decorative brickwork, where the bricks have been laid in header bond using grey headers and The Old Manor House uses a combination of grey headers and chequered brickwork to create a highly decorative facade. The former National School for Infants is a well executed example of a building decorated with diaper brick patterns.

4.4.8 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. Examples can be seen on the early 20th century bank buildings around Market Square (Barclays and Lloyds).

4.4.9 Photos of brick detailing

4.4.10 Although brickwork remains predominantly uncovered, there are some examples throughout the conservation area of brickwork that has been painted,. Where this has occurred, the paint work appears to be modern, but historically would have been a limewash to provide a sacrificial coat to the brickwork, provide a more uniform colour, and/or mimic stone.

4.4.11 Some buildings have been colourwashed and tuck pointed to give a finer and more uniform appearance to brickwork. A red finish colourwash disguises any irregularity in brick colour and hides wide or irregular mortar joints, with a white tuck pointing applied

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

41 where the entire elevation is laid in headers

later to give the illusion of narrow jointed , regular brick courses. Although weathered, this technique can still be seen on Victorian terraced houses on London Road.

4.4.12 Photo of painted and colourwashed brickwork

4.4.13 In conjunction with the 18th-19th century refacing of earlier timber-framed buildings with brickwork, there is also some use of tile hanging, such as on Vicarage Cottages, although this is not a common feature of the conservation area. There is also some use of tile hanging to the rear of buildings, with the more decorative brick on the front facades, as seen at The Old Manor House.

4.4.14 Where tile hanging is present, it tends to be a decorative feature used on the gables and bay windows of late 19th-early 20th century buildings, such as those on the edge of the recreation ground.

4.4.15 Photo of tile hanging

4.4.16 Mathematical tiles (also called brick tiles) were used in the 18th and 19th century in Kent and Sussex to give the appearance of brickwork. They could be used to conceal earlier timber-framing and modernise a facade like regular tile hanging, but were a more expensive and refined means of doing so. They were also used as a cheap brick substitute to clad later buildings and give the appearance of high quality brickwork. There are two examples of the use of mathematical tiles in the conservation area; one at 22-24 High Street and the other on the former Midland (HSBC) Bank on Market Square.

4.4.17 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. Examples can be seen on Downford House, South View and on the Victorian terraces on North Street.

4.4.18 There is little use of roughcast render in the town, with one example seen on the Homely Maid.

4.4.19 Photo of render

4.4.20 There are few examples of exposed timber framing and render infill panels visible within the conservation area, although the Fleur-de-Lys and 25-27 High Street are good examples.

4.4.21 Photo of timber framing

4.4.22 There is very little use of weatherboarding in the conservation area, reflective of the urban character of the town. There is some limited use along Market Street on ancillary buildings.

4.4.23 photo of weatherboarding

4.4.24 The use of stone and flint is less common in the conservation area and generally limited to the use of flint cobbles on boundary walls. The building within the town that demonstrates a significant use of local stone and flint is St.Mary's Church, with the church tower a particularly fine example of decorative stone and flint panel work.

4.4.25 Photo of flint**4.5 Roofs**

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

Clay tile and slate

4.5.2 The predominant roofing material throughout the conservation area is clay tile. Traditionally, the tiles would have been locally sourced and are a red/orange in colour, which has weathered.

4.5.3 There is also use of slate as a roofing material on 19th century buildings. The use of slate is often found in combination with stucco, typifying the 19th century fashion at the time and the availability of slate at this time with the arrival of the railway.

Other roofing materials

4.5.4 There is isolated use of metal roofing on a small number of non-domestic buildings within the conservation area, such as the single-storey ancillary buildings on Market Street and the Drill Hall.

Roof forms

4.5.5 Roof forms throughout the conservation area are a mix of full hips, half hips and gables, which create an interesting and varied roofscape throughout the town.

4.5.6 The roofs generally run parallel to the road with end gables or hips, reflecting the juxtaposition of the buildings throughout the town to the road frontage. There are a few limited examples of the use of feature gable, often above two-storey bay windows on domestic buildings from the later 19th century. The gables are found on buildings where there is a front setback from the road, such as on some of the houses along London Road, which is why they are not a common feature of the town. Some early 20th shops and commercial buildings also have decorative gables, as seen on North Street and around Market Square.

4.5.7 The roofs to buildings within the conservation area are predominantly uninterrupted by dormers, with examples of small dormers on the shop to the north of Carrier's Path, but otherwise limited to a few domestic examples. The use of rooflights is also restricted.

Decorative ridge tiles

4.5.8 A number of the later 19th-earlier 20th century domestic buildings in the conservation area have decorative ridge tiles, sometimes accompanied by decorative finials. These are a typical feature of buildings from this period and are moulded from terracotta, often as a decorative feature of slate roofs. Examples can be seen on the houses around the recreation ground and on one of the terraces of houses on London Road.

Chimney stacks and pots

4.5.9 Brick chimney stacks survive to many of the domestic buildings in the conservation area and a large number of commercial properties. However, historic photos show that many shops along the upper High Street have lost their chimney stacks. Chimney stacks are an important part of the roofscape and remaining chimney stacks should be retained.

4.5.10 The majority of chimney stacks in the conservation area are quite plain and very in size depending on the use, size and status of the building. The stacks are generally unpainted brick, although some have been rendered or painted depending on the finish of the building.

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

Rainwater goods

4.5.12 Historic rainwater goods are generally common half round cast iron gutters and round cast iron downpipes, of which some remain on buildings throughout the conservation area. Others have been replaced with modern, less robust uPVC guttering and downpipes and any further erosion of this important detail with such materials should be avoided.

Barge boards

4.5.13 There is very little use of decorative barge boards to roofs throughout the conservation area, with many of the buildings along the High Street adjoining others and a number of buildings in the conservation area have hipped rather than gabled roofs. The majority of gable ends have plain barge boards, although some have small mortared verges. Decorative barge boards have been used on very few buildings, such as the building facing the Victoria Memorial Gate entrance to the churchyard on High Street and the Fleur-de-Lys where it faces onto the Market Square.

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 Where traditional windows survive within the conservation area they are found on the first floor of shops and on residential properties. The windows are predominantly timber vertical sliding sash windows, which vary in style depending largely on the period they were installed. The earlier 18th-19th century sash windows have smaller panes between timber glazing bars, whilst the later sash windows could take advantage of the larger panes of plate glass that were produced from the mid-later 19th century.

4.6.3 The use of traditional simple timber side hung casement windows is more unusual within the conservation area and generally limited to timber-framed buildings, such as the Fleur-de-Lys and the side elevation of 25-27 High Street. These can also survive within earlier domestic buildings, where the timber frame has been concealed by brick, tile hanging or weatherboarding, which may be the case at The Old Vicarage on Market Street. There is very little use of leaded windows in the conservation area, with the Fleur-de-Lys containing diamond leadlights in the gable end facing the former market, which also contains the only known mullion window in the conservation area.

4.6.4 Possible earlier buildings, dating from the 17th century or earlier, have double hung sash windows in the front facade, indicating that they were probably refaced in the 18th-19th centuries. The smaller pane sash window is seen on buildings throughout the conservation area that have been built, or possibly refaced, in brick at this time, with 4x4 panes being the most prevalent. There are also a number of later 19th century larger pane sash windows, most typically with 2x2 panes and horns.

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

4.7 Doors

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

4.7.2 The majority of the doors to domestic properties in the conservation area are either traditionally detailed four or six panel timber doors, some with glazing in the upper panels. There are a small number of decorative porches and door cases on some of the

high status properties within the conservation area, including the 18th century pilastered and pedimented door case on The Grange; the doorways of the former villas on North Street and the bracketed door hood above The Old Manor House .

4.7.3 Some domestic doors have been lost when earlier domestic buildings, especially those along the upper High Street, were converted to shops from the early 20th century.

4.7.4 The use of non-traditional materials, such as PVCu, has not yet begun to replace traditionally detailed domestic timber doors within the conservation area to any great extent, although some replacement timber doors are out of character. 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. ⁽⁴²⁾

4.8.3 There are some remaining examples of earlier shopfronts within the town, which are shown on the Visual Appraisal map in Appendix 1. These add individuality, variety and visual interest to the conservation area, whilst also representing the heritage of the town as a centre for retail and trade. Some of the shop fronts have large glazed windows with barley twist mullions, such as 6 High Street, 22-24 High Street, and the George Street shop window to Sheriff's Place. Others have retained pilasters and console brackets between facial board signs, which delineate individual buildings and frame the shop windows, such as those seen on 11-13 Station Road. 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 begun to replace traditional shop fronts within the conservation area. 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

42 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

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 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 Hailsham contains a mixture of boundary treatments, including red brick walls, flint walls and railings. There are few picket fences and hedges within the conservation area, which reflects the urban character of the town. Many buildings in the urban core sit directly on the street frontage and do not have front boundary enclosures. Some have side and rear walls, constructed of red brick or flint. Where front boundaries are present they tend to be associated with residential properties and generally comprise low brick walls. Hedges are not a common feature and where present, are mostly limited to side and rear boundaries on the edges of the conservation area, further from the urban core. Notable boundary treatments include the listed wall extending around the grounds of the former vicarage gardens (now The Grange and buildings within the former garden); the wall in front of Cortlandts; the flint wall extending along Stoney Lane; the red brick wall extending in front of the market; and the railings extending around the recreation ground.

4.9.3 The majority of properties have retained an historic method of defining the boundary. There is only a small use of close boarded type fencing in evidence, which can be an alien feature, detracting from the historic character of the area, and further incursion of this feature should be discouraged.

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 immediate area around the conservation area is predominantly characterised by urban expansion as the town has developed and expanded. Beyond the town the landscape still has a very rural character of fields, hedges and trees, which provides an important backdrop to the settlement. This is discussed further in Chapter 2.

5.2 Key Characteristics

Key Characteristics

- Trees form an important backdrop to the conservation area.
- There are prominent tree specimens within the churchyard and recreation ground.
- Important open spaces include: the churchyard the recreation ground and the Vicarage Fields precinct within the conservation area.
- Long distance views across the Low Weald, including views to the South Downs.
- Views along the roads throughout the conservation area.
- Views of the church from within and outside the conservation area.

5.3 Trees and Hedgerows

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

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

5.3.3 Trees form an important backdrop to the settlement in the wider landscape setting. Particularly prominent trees and groups of trees within the conservation area are those in the churchyard and recreation ground, trees in some of the larger gardens (e.g. The Grange and Cortandts), the large oak tree near the War Memorial and the trees along

some of the quieter lanes around the town. There are also groups of trees on the periphery of the conservation area, such as those along the Cuckoo Trail and trees around the Station Road car park, that are visible within views.

5.3.4 Hedgerows are not a predominant boundary feature within the conservation area due to the urban character of the town. Where hedgerows do form boundary treatments it is generally on the edges of the conservation area, further from the urban core, where they form parts of garden boundaries or extend along quieter lanes.

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

5.4 Open Spaces

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

5.4.2 The open spaces within the currently designated conservation area include the churchyard and the recreation ground. Whilst urban in character, the open space in the Vicarage Fields pedestrian precinct is still an important public open space and also a reference back to the open vicarage field that preceded it.

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

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

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

5.5.3 Within the conservation area, the key views are along the roads and are generally terminated by significant buildings.

5.5.4 There are many key views back to the church from within the conservation area and the wider area.

5.5.5 Views into and out of the conservation area are predominantly from the east, where there are views out over open countryside and long ranging views in to the town, with the church tower an especially significant landmark.

5.5.6 Long distance views are gained across the Low Weald towards Herstmonceux and Wartling to the east and to the South Downs to the south west.

6 Considerations for change in conservation areas

6.1 Introduction

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

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

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

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

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

6.2 Guiding principles for changes in conservation areas

Guiding principles for changes in conservation areas

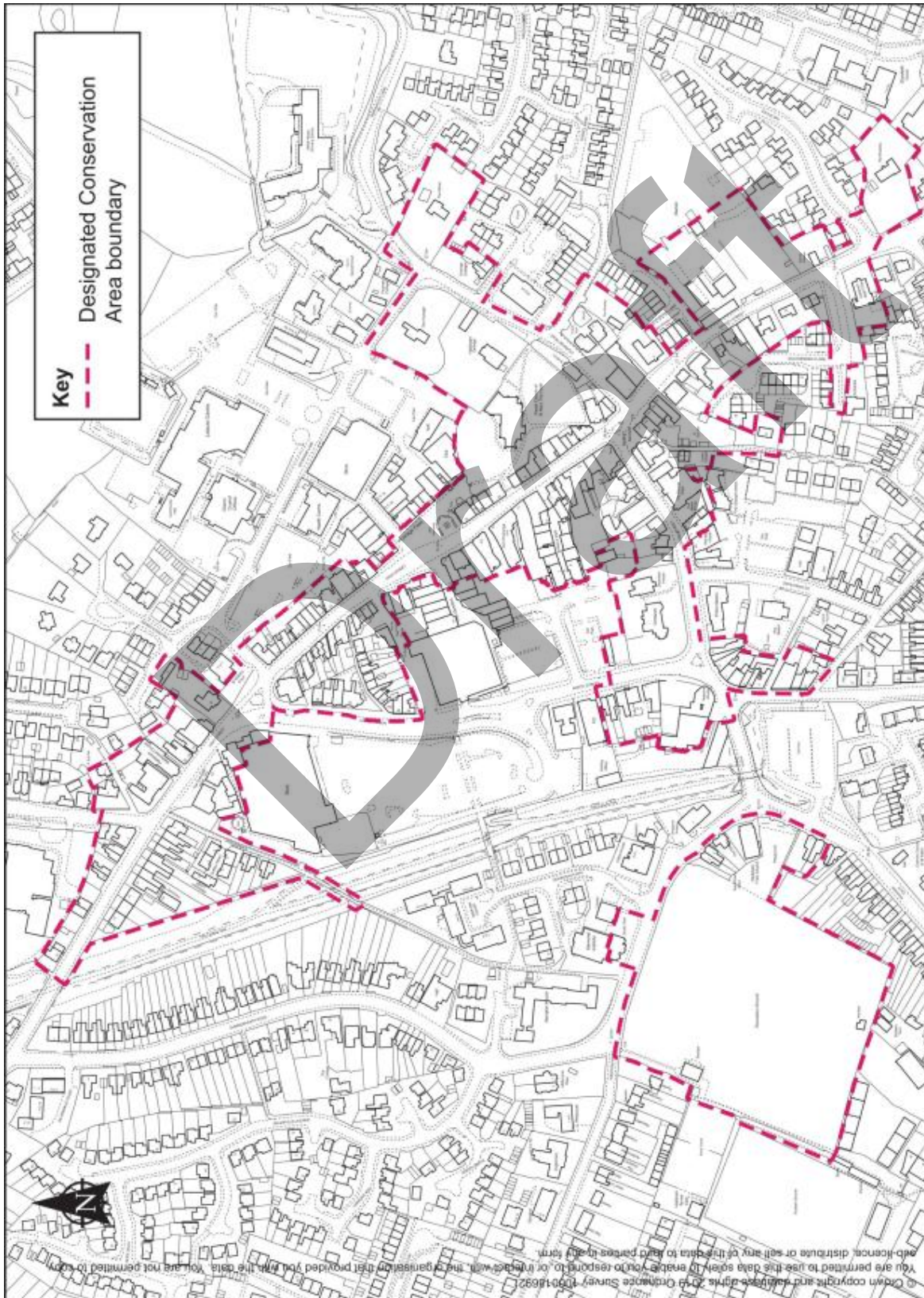
- Preserve and enhance the character and appearance of the conservation area
- Understand and respond to significance
- Respond to historic pattern of development
- Retain historic features that contribute to the character of the conservation area
- Retain architectural detailing
- Ensure consistency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

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

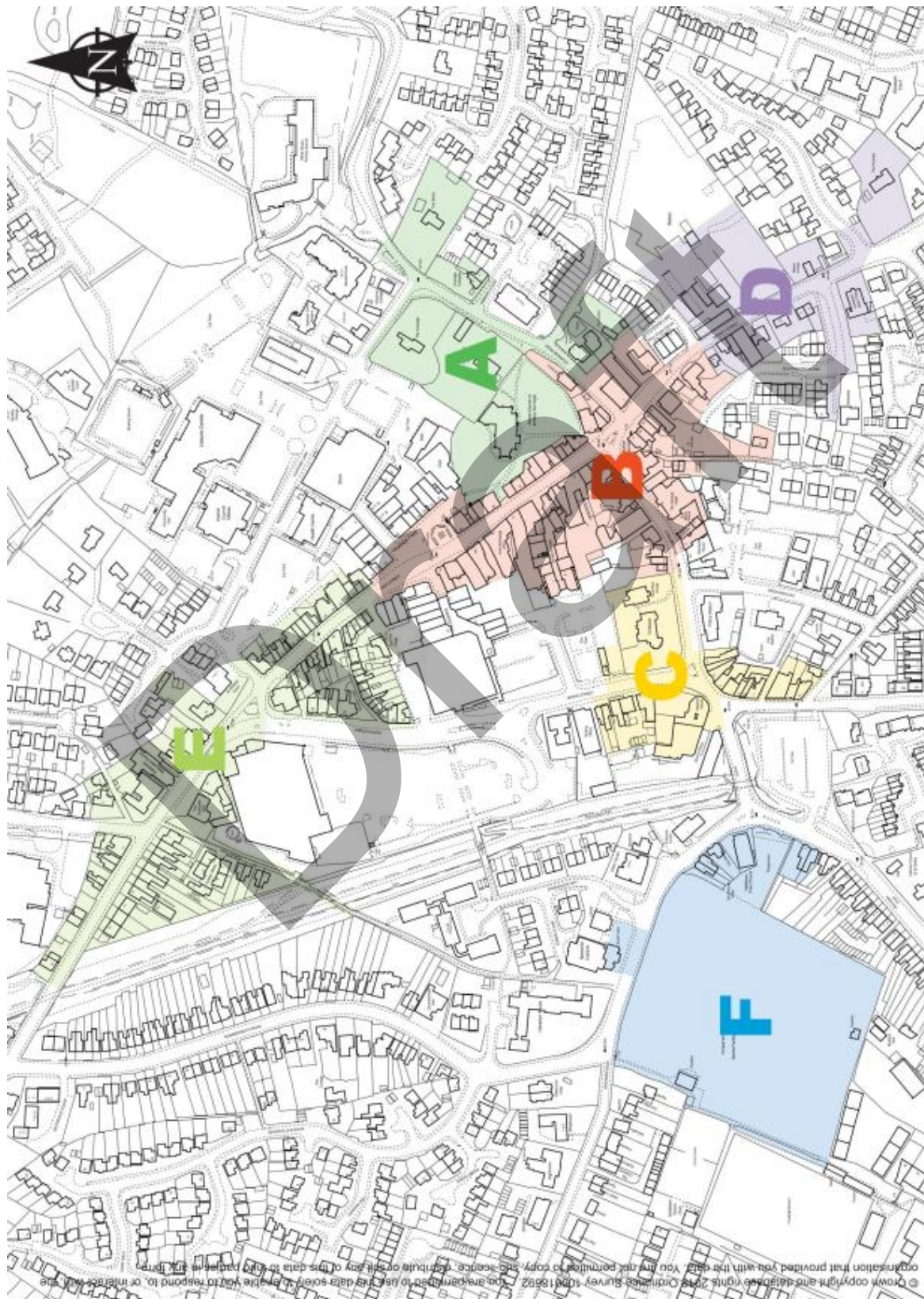
Key issues impacting on the character and appearance of the Hailsham conservation area

- Erosion of architectural detail
- Inappropriately detailed window replacement
- Scale, design and location of new development, including infill development and outbuildings
- Loss of traditional shop fronts and inappropriate shop signage
- Wirescape
- Volume of traffic
- Parking
- Highways works
- Road signage
- Design and siting of street furniture

1.1 Designated Conservation Area



1.2 Character Areas



1.3 Visual Appraisal

See separate map.

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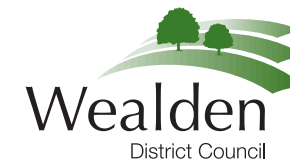
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Visual Appraisal

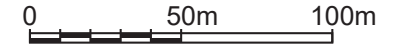
Hailsham

KEY

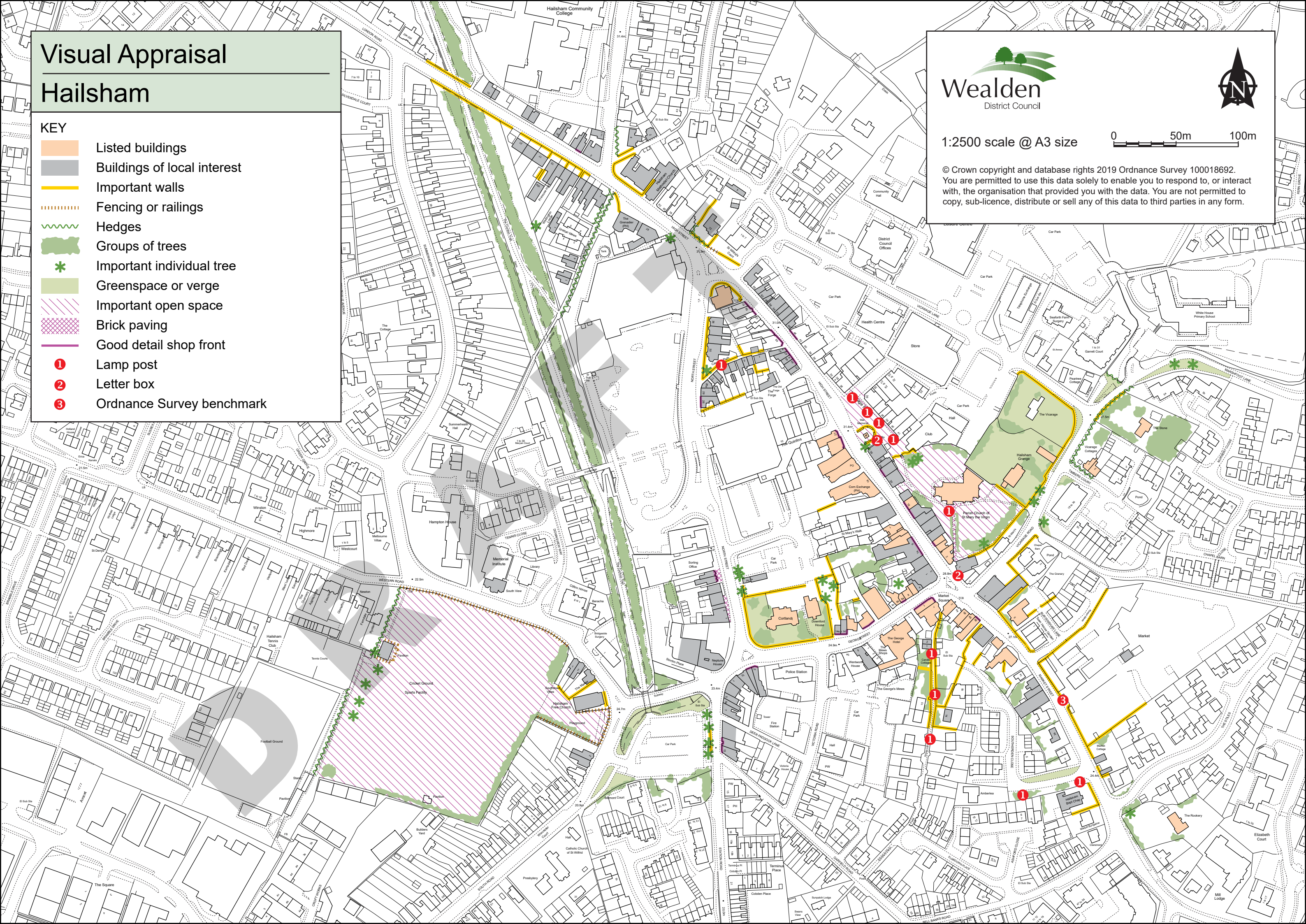
- | | |
|--|-----------------------------|
|  | Listed buildings |
|  | Buildings of local interest |
|  | Important walls |
|  | Fencing or railings |
|  | Hedges |
|  | Groups of trees |
|  | Important individual tree |
|  | Greenspace or verge |
|  | Important open space |
|  | Brick paving |
|  | Good detail shop front |
|  | Lamp post |
|  | Letter box |
|  | Ordnance Survey benchmark |



1:2500 scale @ A3 size



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1.4 Views

See separate map.

Draft

Draft



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Hailsham

Key

-  Short view
-  Long view
-  Long view terminated
-  Building terminating long view
-  Building terminated view
-  Glimpsed view
- Specific view*
-  Church
-  South Downs
-  Ridge

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.

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

Draft

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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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- East Sussex Tithe Maps:
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