

Draft Conservation Area Character Appraisal

Hellingly



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



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Overview

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

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

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

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

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

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

This character appraisal considers:

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

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

The character appraisals have been prepared in conjunction with both national and local policies concerning the historic environment, including the Hellingly Neighbourhood Plan, which is due to be put to a local referendum, on 6 May 2021. The conservation area character appraisal documents will assist in planning decisions and will be used alongside the Council's 'Development 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 Hellingly 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 Hellingly conservation area was originally designated in 1977. 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 Hellingly is a small village situated approximately two miles to the north of Hailsham town centre, to the east of the A267 road.

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⁾.

2.1.3 The historic core of the village is centred around the church of St. Peter and St. Paul, with some dispersed settlement in the surrounding landscape. Development around the church and in the landscape is located on the slightly elevated ground that is surrounded by the flood plains of the Cuckmere river and its tributaries. Little modern development and change has taken place within the historic core.

2.2 Setting

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

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

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

2.2.4 This character appraisal considers the landscape setting of the conservation area, including important views into and out of the defined area; and the historical association

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

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 Hellingly is situated approximately two miles to the north of Hailsham, in the central southern part of Wealden District. It is a small village is situated on the slightly elevated ground that is surrounded by the flood plains of the Cuckmere river and its tributaries. The village 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 weatherboarded⁽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.

Hellingly

2.3.7 The historic settlement setting of Hellingly is created by:

- the valley of the River Cuckmere, within which the village sits;
- the River Cuckmere and its tributary, the Bull;
- large-scale fields surrounding the settlement;
- sensitive, vegetated edges surrounding the village.

2.3.8 Landscape characteristics include:

- the raised ground on which the church sits making the church an important landmark in the surrounding area;
- a tight historic core around the church of St. Peter and St. Paul;
- development on the slightly elevated ground surrounding the village;
- Horselunges Manor moated site to the south east of the village forming a culturally important landmark;
- the river Cuckmere flowing north-south to the east of the village and the Bull river flowing to the west, which join together just south of the village;
- areas of regular piecemeal enclosure, and irregular piecemeal enclosure, associated with the watercourses, around the settlement;
- trees extending along the river corridors and marking some field boundaries, with an area of woodland to the east;

- views southwards and westwards to the South Down;
- a good network of footpaths linking the village to the wider landscape, including the Cuckoo Trail and the Wealdway ⁽⁵⁾.

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

Hellingly Landscape Setting Areas

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

- modern, large-scale fields;
- several farmsteads and narrow stream corridors.

To the south, the area is characterised as:

- the north-south corridor of the river Cuckmere and its tributaries;
- the cuckoo trail footpath/bridleway;
- views to the South Downs.

To the east, the area is characterised as:

- modern, large-scale fields;
- several nurseries and associated glasshouses ⁽⁶⁾.

2.3.10 The topography in the area has influenced the layout and development of the settlement. Hellingly is located on a small rise of higher ground within the valley of the river Cuckmere. Historic development is concentrated around the church on the slightly higher ground at 22m AOD, with further development on the slight elevations in ground level within the floodplain surrounding the village. The surrounding floodplain drops to 16m AOD in places.

2.3.11 There is strong inter-visibility with historic buildings in the historic core and a strong strength of place as a result of views to the South Downs to the south of the village. The north-south corridor of the river Cuckmere and its tributaries provide a strong

⁵ Wealden Landscape & Settlement Character Assessment, Chris Blandford Associates, November 2014

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

landscape structure to the edge of the settlement. The landscape setting in the immediate areas surrounding the village and extending to the south of the village make a major contribution to the landscape setting of the settlement and has very strong sense of place and high landscape sensitivity⁽⁷⁾.

2.4 Geology and Building Materials

2.4.1 Along with the whole of Sussex, the rocks of the Hellingly area are sedimentary. Descending the Downs and crossing the Low Weald, where Hellingly 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 Hellingly. The village itself lies over the siltstones, mudstones and sandstones of the Tunbridge Wells Sand Formation.

2.4.2 The use of the local materials available to builders in the past throughout the District, including: brick, timber, stone, weather boarding, tile hanging, clay tiles and thatch, 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 Hellingly 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 Hellingly is not fully understood, although there is evidence of early activity in the area.

2.5.2 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. Within the conservation area itself, Mesolithic flints have been found near the church⁽⁸⁾.

Roman and Saxon

2.5.3 Roman occupation of the wider area commenced in A.D.43, after the Roman conquest. The Roman fort of Anderida lies approximately 8 miles to the south east at Pevensey, with the Roman road from the fort extending westwards from Pevensey to Lewes. 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

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

⁸ ESHR MES25671, MES25868

building, all contained within a well-defined ditch enclosure and set within a large field system, have been excavated at Hellingly Park.

2.5.4 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 8 miles to the south east of Hellingly at Pevensey, forming the small kingdom of the South Saxons, or Sussex. The Saxons used the drove routes and woodland clearings of the Weald for the grazing and movement of animals. In Roman and Saxon times, the lowland marsh area of the Pevensey Levels to the south is presumed to have been un-reclaimed, so that much of the levels would have been a saltmarsh and a lagoon at high tide.

2.5.5 The circular mound on which the church stands is believed to be an earlier burial site that predates the church, although there has as yet been no archaeological evidence to verify this. These circular churchyards are associated with Saxon churches and may indicate Saxon origins to the church on the site of a possible earlier pagan and/or Christian site. It is not known whether this utilises a natural feature in the landscape or is man-made, possibly a combination of both. A raised circular mound would allow for the dry inhumation of bodies in the flood plain and also provide a visible landmark in the flat valley near the rivers. The church at Alfriston sits on a similar raised circular churchyard, also on the Cuckmere, as is also believed to indicate a pre-Norman site.

2.5.6 Archaeological evidence suggests that the 12th century church sits on the site of an earlier Saxon church or chapel⁽⁹⁾. Sussex was converted to Christianity between 681 and 686AD by the Northumbrian prelate, St. Wilfrid, and it is thought that many of the Norman churches in the District may have replaced earlier Saxon churches.

2.5.7 The possible Saxon circular burial ground, and likely remains of a Saxon church or chapel within it, indicates a Saxon foundation for Hellingly, although whether this earliest church was serving a nucleated settlement or the wider dispersed community is unclear. Apart from the possible church site, the only evidence of Saxon activity around the village is the find of an Anglo-Saxon coin in the fields to the south of village core⁽¹⁰⁾.

Place name, Domesday and early manors

2.5.8 The name Hellingly is thought to have derived from the Old English *Elā-inga-leah*, meaning the wooded clearing of the family of *Elā*⁽¹¹⁾. Others have interpreted it as the family/followers of *Hiele*, or the hill dwellers⁽¹²⁾.

2.5.9 Various derivations of the place name are recorded in the medieval period, including *Helling*, *Hellingel*, *Hellinge*, and *Hellingeleghe*.

2.5.10 Hellingly is not mentioned in the Domesday book. Surrounding manors were held by the Count Robert of Mortain (half-brother of William the Conqueror), who was tenant-in-chief the manor of Hailsham and many others. The other major landholder in

9 <https://sussexparishchurches.org/church/hellingly-st-peter-and-st-paul/>

10 ESHER MES4368

11 Lower, M.A. 1870

12 Mills, A.D. 2011 A Dictionary of British Place Names

the area was Robert, Count of Eu, owning Laughton, Berwick, and Willingdon. Battle Abbey also owned land nearby, holding the manor of Alciston.

2.5.11 The manors of Laughton, Berwick, Alciston and Willingdon historically extended up to Hellingly parish, and the manors of Horselunges (moated manor to south east of village) and Warlington (house at the Broad) lay within it.

2.5.12 Following the foundation of the Abbey of Otham in 1180 and Michelham Priory in 1229, land appears to have also been held in Hellingly by these religious houses. The Abbey of Otham was closely linked to Hellingly. One of the main benefactors of the Abbey of Otham was the family of 'Brade' or 'Helling' who lived at 'the Broad' in Hellingly. They offered a site to the canons in Hellingly to relocate the Abbey when Otham was found lacking, but this was rejected in favour of the site at Bayham.

2.5.13 Otham Abbey was founded by Ralph de Dene for Premonstratensian Canons in about 1180, but the position of the Abbey was soon found to be very inconvenient, situated out in the marshes, and so proposals were made to remove the seat of the Abbey. The first site offered was Hellingly, but Sir Robert de Turnham determined to found an abbey at Bayham and he obtained the leave of Ela De Sackville,⁽¹³⁾ the patron of Otham and daughter of its founder, Ralph de Dene, to remove the Abbey to Bayham in around 1208.⁽¹⁴⁾

2.5.14 Hellingly thus became linked to Bayham Abbey, with the church at Hellingly having been gifted to Otham Abbey and subsequently passing to Bayham Abbey when it relocated⁽¹⁵⁾ (see below).

Church

2.5.15 As already noted, the circular churchyard may be indicative of an early, likely Saxon, burial site predating the 12th century church. This could have Pagan and/or Christian origins.

2.5.16 Foundations of a building found in 1999 during the building of an extension at the north west corner of the church were interpreted as possibly 11th century and from an earlier church⁽¹⁶⁾.

2.5.17 The current church of St. Peter and St. Paul at Hellingly was founded around 1190. Nicholas de Brade of the Broad endowed the church with land and his descendants gave a croft near the church and moorland to enlarge the church court. By around 1200 the Brade family and their descendants, the Hellingings, had given the church at Hellingly to the canons of Otham. It was around this time that Hellingly church was offered to Otham Abbey for the relocation of the Abbey, but instead the Abbey was moved to Bayham.

13 Lady Ela de Sackville (Lady Buckhurst), married Sir Jordan de Sackville in 1140, bringing with her the seat of Buckhurst Park, which became synonymous with the Sackvilles

14 Salzmann, L.F. 1901 The History of the Parish of Hailsham

15 Robertson, C.A. 1982 Hailsham and its Environs

16 <https://sussexparishchurches.org/church/hellingly-st-peter-and-st-paul/>

2.5.18 The chancel is late 12th century with a late 13th century north chapel and the nave is 14th century, with remnants of late 12th century work. It has been asserted that the 13th century chapel on the north of the church is 'by the same builder as this part of Michelham Priory, the foliage of the capitals in each case being exactly similar' ⁽¹⁷⁾. There were 15th century alterations to the aisles, and the tower was built in 1836. It is reported that the tower replaced an earlier shingle tower that burnt down ⁽¹⁸⁾.

2.5.19 The chancel floor contains a 15th century brass of an unknown lady, possibly Elizabeth Devenish of Horselunges, who was also the daughter of Lord Thomas Hoo.

2.5.20 There are three terracotta plaques on gravestones in the churchyard that were created by Jonathan Harmer of Heathfield. The churchyard was closed in 1894 (except for re-openings) and the cemetery opened on the edge of the village.

2.5.21 The location of the first vicarage is not known, but the grants made to Otham by the Brade family grants the canons 'the fruits of the same church, saving a reasonable vicarage by which the chaplain who shall minister there by the presentation of the abbot may live decently' ⁽¹⁹⁾. This indicates the provision of a vicarage from the foundation of the church.

2.5.22 The village felt the impact of Protestant Reformation and counter-Reformation in the 16th century. In the mid 16th century it was a centre of Protestantism and John Milles, the minister at Hellingly, was one of those burnt at Lewes in 1557.

2.5.23 The Priest House, next to the church, is thought to contain a 16th century priest hole, used to conceal Catholic priests under Elizabeth I. Priest holes were concealed spots created especially for priests, so they could hide away safely during a time when Catholics were persecuted.

Medieval and post-medieval development

2.5.24 The date of the emergence of a settlement at Hellingly is not known. The current church dates from late 12th century, but may have served a dispersed community.

2.5.25 The Abbey of Otham owned land and property in Hailsham and as it was gifted before they moved to Bayham, must have been held prior to 1208. The land and property gifted by the Brade family and their descendants, the Hellings, in the late 12th and 13th centuries included the church with lands; a croft near the church and moor land to enlarge the church court; the mill at Hellingly and meadow; and several parcels of land, marsh, moor and meadow ⁽²⁰⁾.

2.5.26 By around 1200 there was a mill at Hellingly, with reference to the mill at Hellingel, which was jointly owned by the canons of Otham and Rikeward de Helling.

17 Salzman, L.F. 1901

18 Pitcher, E. 1977

19 Salzman, L.F. 1901

20 Salzman, L.F. 1901

2.5.27 There is no record of a market charter for the village, the closest market located at Hailsham and granted in 1252.

2.5.28 Hellingly was a modest settlement in the late 13th century-early 14th centuries, with the 1296 and 1327 lay subsidy roll for the Villat de Hellyngelegh listing 22 taxpayers, which in 1332 had decreased to only 14 taxpayers⁽²¹⁾.

2.5.29 In the mid-14th century the settlement of Hellingly felt the impact of the Black Death, with reference to 15 dying of the plague in Hellingly in 1349⁽²²⁾.

2.5.30 Bayham Abbey was dissolved in 1524 by Cardinal Wolsey to create funds for new colleges, creating Cardinal College, Oxford. The college leased the lands before they were granted by Elizabeth I to Anthony Browne in 1580. In the 18th century they passed to the Earl of Camden. The Hellingly Tithe map of 1840 shows that many fields were still owned by The Broad, who had endowed the church and gifted much land around it to Otham (subsequently Bayham) Abbey, suggesting these lands in Hellingly passed down with The Broad as part of Warlington manor, rather than the rest of the Bayham Abbey estate (see below).

2.5.31 Michelham Priory owned land in Hellingly and at the time of the Dissolution this seems to have been purchased, with the rest of Michelham Priory, by Herbert Pelham. It is recorded that during the reign of Henry VIII the Pelhams had a deer park that extended into Hellingly. In 1541 it is reported that Lord Dacre of Herstmonceux Castle and some friends went poaching in the deer park in Hellingly and on being caught by Lord Pelham's gamekeepers, one of the gamekeepers, John Bushbrig, was killed. Lord Dacre was tried and hanged for the killing, which is believed to be the first time a noble was executed for killing a commoner.

2.5.32 As already noted, The Broad (now Broad Farm) had a long connection with Otham (later Bayham) Abbey. The de Brade family (sometimes named as Helling), who's name survives in 'The Broad', gifted land in Hellingly to the Abbey from circa 1200 and Ricro le Brade was the biggest tax payer in Hellingly in the 1296 lay subsidy rolls. The Broad was part of the medieval manor of Warlington, which by the second half of the 16th century was held by Herbert Pelham.

2.5.33 During the 17th century Edmund Calverly bought the core of the Broad estate and his son, Joseph Calverly bought the manor of Warlington, farm, rectory, tithes, and land in Hellingly. He built the current house in 1753⁽²³⁾. The Rev Dr Samuel Wilson Warneford inherited the Broad in 1842 from a cousin. He endowed Hellingly School in 1843 and endowed the Broad Estate to the Radcliffe Asylum (see Institutions below).

2.5.34 Horselunges is a moated manor house to the south east of the village. It had a frankpledge⁽²⁴⁾ with Warlington manor in 1317, demonstrating that it was in existence

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

22 Robertson, C.A. 1982

23 National archives Warneford Hospital Deeds of Sussex Estate

24 system in medieval England under which all but the greatest men and their households were bound together by mutual responsibility to keep the peace

as a separate manor by this time⁽²⁵⁾. In 1436 the manor passed to John Devenish and in 1487 his son, also John, was knighted by Henry VII for his role in the War of the Roses. Around this time either the father or son built the moated manor house of Horselunges. It was restored in 1925 by Mr W H Godfrey and is listed as 'one of the finest timber-framed buildings in the County'. In 1567 the manor house was sold to Herbert Pelham, who had bought Michelham Priory after the dissolution.

2.5.35 Hellingly remained a small settlement throughout the medieval and post-medieval periods. Other than the church (already described), the oldest buildings are The Priest House and Horselunges. The Priest House sits to the south west of the churchyard and dates to circa 1400, which shows permanent building had been constructed around the churchyard by this time. Horselunges dates to the late 15th century as a large, very high status moated manor house.

2.5.36 Other early buildings in the village include the buildings along Church Path next to the church, Old Tiles, and the Old Watermill. All are thought to date to the 17th century or earlier and could contain medieval cores, though this has not been verified by internal inspection.

2.5.37 Other buildings in the village date to the 18th century and include the large houses of Broad Farm, The Vicarage, and Globe Place. Hill House was built as the vicarage in the 19th century.

Post medieval trade and industry

2.5.38 Early industry in the area appears to have revolved around agriculture. Broad Farm comprised 400 acres and employed 11 men and two boys in the 19th century; Globe Farm farmed the fields to the east of the church; and Stonehouse Farm was located to the north. Hailsham market was revived in the later 18th century (1786) and would have provided a ready market for Hellingly.

2.5.39 There has been no study of the development of inns in Hellingly, but the 17th century church registers include an innkeeper and a maltster. A beerhouse/inn, called the Six Bells (now Bell Cottage), stood on Mill Lane in the 19th century.

2.5.40 As elsewhere, the area suffered increased hardship as a result of economic depression and poor harvests following the end of the Napoleonic Wars in the earlier 19th century. The grievances of the poor resulted in the Swing Riots that broke out in the area in 1830.

2.5.41 Swing Riots began in the south and east of England in 1830 in response to low wages, tithes and mechanisation of farming leading to unemployment in a time of existing hardship and economic depression. In November 1830 a group gathered at Broad Farm, the home of Lord Chichester. Discussions were held about a rise in wages and the mob seem to have dispersed when informed that the Dragoon Guards had been summoned from Battle⁽²⁶⁾.

25 <https://discovery.nationalarchives.gov.uk/details/r/N14703582>

26 Robertson, C.A. 1982

2.5.42 The church registers list occupations of those married in the parish 17th century, including yeoman, tailor, innkeeper, husbandman (several), maltster, chandler, brickmaker and sawyer ⁽²⁷⁾.

2.5.43 The 19th century Kelly's Directories shows that Hellingly was a modest settlement of mostly farm workers. Trades listed include mostly farmers, but also carpenter, farmer, butcher, beer shop, miller, school master, and a number of potters in the Parish located at the Dicker. The chief crops were wheat and oats.

Institutions

2.5.44 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. Hellingly had a workhouse at Upper Horsebridge at the west side of what became Union Road (now Hawks Road). In 1832, it had forty-two inmates aged from one to eighty years.

2.5.45 Following the 1834 Poor Law Amendment Act, the new Hailsham Poor Law Union built a large workhouse near Hellingly ⁽²⁸⁾. The union initially continued using the workhouses at Hellingly (for men) until the new workhouse was built in 1835-6, perhaps on the existing parish workhouse site. It adopted a cruciform layout designed by the architect Sampson Kempthorne and could accommodate up to 270 inmates. The other workhouses were then closed. An additional block was erected at the Hellingly site in 1854, accommodating an additional 40 inmates. The infirmary at the west of the Hellingly workhouse was enlarged in 1870, and a new board-room was erected at the opposite side of Union Road in 1878.

2.5.46 In 1842 Dr Samuel Warneford inherited the Broad from a cousin. He endowed the Broad Estate, including 737 acres, for the benefit of the Radcliffe Asylum in Oxford. In acknowledgement the name was changed to the Warneford Asylum, to which Dr Warneford donated over £70,000 during the 19th century.

2.5.47 In 1898 the Sussex County Council acquired 400 acres of farm land at Park Farm, to the east of Hellingly, to build a new County Lunatic Asylum. This was to be one of the most advanced asylum designs of its time and was designed by the prominent architect George Thomas Hine, Consultant Architect to the Lunacy Commissioners. The site included the main asylum, an acute hospital, a number of villas and a separate isolation hospital. The buildings opened in 1903, with a final cost of £353,400. Hellingly was to become a very large hospital, accommodating just under 2000 patients at its peak. It had an electrified railway to supply the hospital with coal for the boilers and to also offer a passenger service, which closed in 1959 when the hospital converted from coal to oil fuel ⁽²⁹⁾. The asylum was renamed Hellingly Hospital after the NHS was formed in 1948, and continued to operate until its closure in 1994, the site latterly being developed for housing.

27 Salzman. L.F. 1901

28 subsequently closed in 1932 and demolished

29 <https://www.thetimechamber.co.uk/beta/sites/asylums/east-sussex-county-asylum-hellingly>

Education

2.5.48 A school was established in the village in 1843 on land near the church given by Dr Samuel Warneford. The new school was run as a National School. These schools were founded in the 19th century by the National Society for Promoting Religious Education and provided elementary education, in accordance with the teaching of the Church of England, to the children of the poor.

2.5.49 A separate Infants' School was built to the west of the village in 1912. It was extended in 1960, whereupon the original school near the church was closed and the pupils transferred to the joint infant and junior school.

Transport

2.5.50 Hellingly Station was opened by the London, Brighton and South Coast Railway in 1880 on the Hailsham to Eridge line. Just to the south of the station a siding led to the County Asylum via a mile long electrified line, with a small wooden platform opposite the main train platform. The asylum line closed to passengers in 1931 and the platform was removed; finally closing to freight in 1959.

2.5.51 The main Hellingly station closed to passenger traffic in 1965, but freight trains continued to pass through until 1968 when the line was closed completely. The station building has been converted to a house and the line is now part of the Cuckoo Trail.

19th - 20th century

2.5.52 Development throughout the 19th and 20th centuries was concentrated in Hailsham to south. This was, and continues to be, the centre for trades, services, the market and housing growth.

2.5.53 The village has seen little significant development in the 19th and 20th century, in part due to the limits to development within the floodplain. Development around the village is concentrated outside the historic settlement to the south and east.

Population

2.5.54 The population of the Parish of Hellingly was 1, 646 in 1881 and 1, 820 in 2011⁽³⁰⁾

2.6 Historical Maps

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

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

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

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

2.6.5 Yeakell and Gardner's map of Sussex (1778-1883) shown Hellingly as a small settlement clustered around the church, much as it is today. The Broad is shown to the west and Horselunges (labelled Hellingly Place) to the south east. Stone House farm and barn and the watermill are shown along Mill Lane, and a building is also shown in the location of both Bell Cottage and Vicarage Cottage.

2.6.6 The Tithe map of 1842 shows the village in far more detail with individual buildings shown as well as plot boundaries and owner/occupiers. The extent of the village is almost unchanged to what is seen now. Most of the historic buildings in the village are shown on the Tithe map, with the exception of the school, the attached cottages on Church Lane, and a small number of cottages added close to existing cottages (see below).

2.6.7 The 1st edition 1875 OS map shows the village relatively unchanged. The school and Pilbeam Cottage are shown as new additions to the to the west of the church. By the 2nd edition 1899 OS map a row of terraced cottages had been constructed on Church Lane. A shop on the corner of Station Road had been replaced with garages and Corner Cottage had been constructed on the corner of Church Lane and Vicarage Lane on site of earlier small cluster of buildings.

2.6.8 In the later 20th century Ash Croft, Ewelea and Rhus cottage were constructed in the village and Old Tile Cottage was built on site of a small cluster of outbuildings, which could be incorporated within the building. Any significant development has been outside the conservation area

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 ⁽³¹⁾. 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 little archaeological investigation within Hellingly in the past, including within that part covered by the Conservation Area. Some limited archaeological investigation within the churchyard has not yielded any information about the potential origins of the churchyard on which the church sits. However, when considering the archaeological potential of settlements and the knowledge that the current church dates to the late 12th 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 ⁽³²⁾.

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.

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

32 National Planning Policy Framework

Draft

3 Character Appraisal

3.1 Introduction

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

A. Hellingly village.

3.1.2 The character area relates to a distinct area of development that has a specific character and history. 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 the character area and considers:

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

3.2 Key Characteristics of the Conservation Area

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

Key Characteristics of the Conservation Area

- Medieval core focused around the 12th century church, with small pockets of development on the slightly higher ground surrounding, with floodplain between.
- Cluster of 15th-19th century buildings forming the settlement, with very little later development.
- Buildings in the village almost exclusively in residential use, with very little commercial activity.
- 21 listed buildings or structures within the conservation area, comprising 18 Grade II listed buildings and structures, two grade II* listed buildings, and the Grade I listed church.
- Some older buildings are timber-framed, but this has been concealed by later refacing with brickwork, tile-hanging, and occasional use of render.

- Most buildings are two storey in height, predominantly of brick and tile-hanging.
- Roofs are predominantly covered with clay plain tiles, with very little use of slate.
- Built form within the village is predominantly sited along the roads and/or around the church, with varied setbacks.
- Front boundaries are generally formed by hedges.
- Trees are an important feature of the conservation area and its wider setting.
- Key buildings: St. Peter and St. Paul's Church, the Priest House, the Vicarage, Broad Farm, the Old School, and the Old Watermill.
- Key open spaces include the churchyard and the open low-lying fields between the church core and surrounding development.
- Key views include: those to and from the church and across the fields to the outlying buildings; views back to the historic core around the church; those across the wider countryside, with the low-lying fields allowing views in and out of the conservation area; and the views southwards and westwards towards the South Downs.

3.3 Character Area A - Hellingly village

Introduction to the character area

3.3.1 The character area comprises the historic village concentrated around the medieval church, with further historic development on the slightly elevated ground surrounding the church core. The development within this area is centred around the 12th century church of St. Peter and St. Paul, with small clusters of development along the roads that radiate out from the church on the slightly higher ground; namely along Church Lane and Mill Lane. The former vicarage (Hill Harbour) and Broad Farm sit on the outer limits of the historic settlement. The character area is primarily residential.

3.3.2 The character area both includes and is surrounded by open low-lying fields within the floodplain, with the rivers Cuckmere and Bull flowing either side of the village and joining to the south.

3.3.3 The settlement has historically been a mixture of houses and farmland, with the more substantial centre being at Hailsham to the south.

3.3.4 Buildings in the character area date from the 12th-19th centuries, with a very small amount of 20th century infill. Some of the buildings in the character area have been re-fronted in the 18th-19th centuries.

Landscape setting

3.3.5 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. The rural location of the village means that there is open fields both within the character area and surrounding it, the low levels within the Cuckmere valley having shaped the development pattern of the village so that buildings are sited on the slightly elevated around the church and between the fields within the floodplain. The churchyard within the character area is publicly accessible open space, as well as being the village burial ground.

3.3.6 Trees are important both within the character area and in the wider setting and these reinforce the rural character of the village. There are some important tree specimens within the character area and these are noted on the visual appraisal map in Appendix 1, along with the identification of important hedgerows. Particularly noteworthy specimens include those within the churchyard; along the rivers Cuckmere and Bull flowing either side of the village; trees extending along Church Lane and Vicarage Lane; trees marking plot boundaries and some field boundaries, as well as those within gardens. Trees outside the conservation area mark some field boundaries and continue along the river corridors, and there is an area of woodland partly within and adjacent to the conservation area to the east.

3.3.7 Views through the character area are generally to and from the church and across the fields to the outlying buildings and back to the historic core around the church. Views across the wider countryside are also important, with the low-lying fields allowing views in and out of the conservation area. There are also views southwards towards the South Downs. Views back to the church from the surrounding area are especially important and create a strong strength of place.

Local built form

3.3.8 The church is the oldest building in the character area, dating to the 12th century. Buildings within the character area, listed and unlisted, have not often been the subject of archaeological survey and so dating of the buildings can be uncertain. Older buildings have often been re-fronted in the 18th-19th centuries, which has obscured earlier phases. Apart from the church, buildings in the character area date to the 15th-20th centuries, with some re-fronted in the 18th-19th centuries.

3.3.9 Development is generally fronting onto the roads and/or around the church, but with various setbacks. Plot sizes are quite variable and the buildings themselves range from attached cottages of varying sizes to the large houses of Hill Harbour and Broad Farm.

3.3.10 The mix of periods of building can be identified, to some extent, by the uses of building materials. The buildings are in a mixture of materials, including red brickwork, red and grey chequered brickwork, tile-hanging, some of which is full height, grey decorative brickwork, and very little use of render and weatherboarding. Stonework is generally limited to the church, although Stone House Farm is constructed of stone

and parts of Brook Cottage. There is one example of flint on the former school. Roofs are predominantly covered with clay plain tiles, with very little use of slate.

3.3.11 Boundary treatments are predominantly hedges, with limited use of low brick walls and fences. There is a white picket fencing at Globe Place. The churchyard wall is brick and the brick farmyard wall partly survives adjacent to Globe Place. There is some very limited use of post and rail fencing where fields abut the road frontages, and there has been some use of close board fencing to replace traditional boundary treatments.

Listed buildings

3.3.12 There are 21 designated listed buildings and structures within the character area; 17 grade II listed buildings and a listed phone box, two grade II* listed buildings, and one grade I listed building, range in date from the 12th to the 20th century. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.3.13 The earliest identified building within the character area is the church of St. Peter and St. Paul, which is grade I listed. The chancel is late 12th century with a late 13th century north chapel and the nave is 14th century, with remnants of late 12th century work. There were 15th century alterations to the aisles, and the tower was built in 1836. It is built of rubble with stone dressings and tiled roofs. A brick wall encloses the circular raised churchyard and also acts as a retaining wall.

3.3.14 The Priest House sits on the south west corner of the churchyard. The house has been the subject of detailed archaeological survey and so the evolution is well understood. The earliest fabric dates to a circa 1400 medieval open hall house. In the 16th century the parlour bay was demolished and rebuilt, a floor was inserted over the open hall, and a timber chimney was inserted. In the 17th century a brick chimney was inserted and alterations were made. During the 18th century there were more extensive alterations and additions, with a cross-wing replacing the service bay of the medieval hall, a lean-to outshut added, and the medieval hall was raised in height. Around this time the crosswing was underbuilt in brick and the medieval hall tile-hung to unify and 'modernise' the appearance. The building is now faced in red brick and tile-hanging with a steeply-pitched hipped tiled roof with brick chimney and an outshut to the south-east wing. It contains casement windows with small leaded square and diamond panes and a doorway with flat hood on brackets.

3.3.15 Numbers 1, 2 and 3 Church Path sit on the northern edge of the churchyard and have small front gardens that open onto the churchyard itself. Numbers 2 and 3 are 17th century or earlier and built of red and grey brickwork, partly painted white, with tile-hanging above and a tiled roof, hipped at one end with an outshut. The rear elevation has a catslide roof. Both cottages contain casement windows and doorways with flat hoods on brackets. In 1902 the western end of the building (now number 1) was altered or replaced and used as the village shop and post office. It is constructed of red and grey brickwork with a tiled roof and sash windows and is a higher elevation than the attached cottages. The front elevation addresses the street and sits perpendicular to the rest of

the building and the churchyards. It contains a pair of bow windows on the ground floor with fascia above, infilling what was the older shop front.

3.3.16 Number 4 (Vine Cottage) and Number 5 (Rosemary Cottage) also face onto the churchyard with small front gardens. Both listed as 18th century, although internally appear to be earlier timber-framed buildings that have been refronted. Vine Cottage has relatively modern stretcher bond red brick on the ground floor and tile-hanging above. It has large casement windows with small rectangular panes and a front projecting porch with tiled roof and a bay window, under which is set the front door. Rosemary Cottage is faced in grey header bricks with red brick dressings, quoins, flush stringcourse, central diaper pattern, and modillion eaves cornice. It contains casement windows with small rectangular panes and a central front door with porch over with a tiled dual pitched roof.

3.3.17 Number 7 (Priors Grange) sits at the opposite end of Church Path, but sits perpendicular to the Church Path buildings to address the street. It is 17th century or earlier with full height tile-hanging to the front elevation rising to a hipped tiled roof with brick chimney stack. The rear elevation faces onto the churchyard and is white painted brick with a full length catslide roof. This elevation also contains a small rear crosswing constructed of white painted brick on the ground floor and tile-hanging above that is now incorporated into number 6 (Priors Cottage) below. The building contains casement windows with small diamond lead panes and a doorway with flat hood on brackets.

3.3.18 Number 6 (Priors Cottage) is separately listed and is attached to the rear corner of Priors Grange. The main part of the building sits at a 45 degree angle with Priors Grange and has full height tile-hanging and a half-hipped tiled roof. It incorporates a small rear crosswing attached to the rear of Priors Grange that is constructed of white painted brick on the ground floor and tile-hanging above. It has casement windows and a doorway with mono-pitched porch roof.

3.3.19 Old Tiles sits perpendicular to Church Lane. It is listed as 17th century or earlier with red brick in English bond on the ground floor and tile-hanging above. It has a double piled hipped tiled roof with chimney stack with diamond set chimney stacks. It contains casement windows, some with small rectangular lead panes and a doorway in the south elevation. Later additions and alterations have been made to the north and east elevations.

3.3.20 Globe Place sits near the churchyard on Mill Lane. It is listed as 18th century, but has undergone later alterations. It was the farmhouse to Globe Farm, with a farmyard and buildings to the rear that have since been largely removed. The front elevation has full height tile-hanging with a tile roof and two half-hipped gables containing attic windows. It contains modern casement windows, including two modern bay windows, and a doorway with pilasters and pediment. The side elevation is constructed of red and grey brickwork in English garden wall bond. A white picket fence extends in front of the house and remains of a brick farmyard wall form the eastern property boundary.

3.3.21 Continuing in the area around the church village core, Little Gates sits on the southern edge of the churchyard on a small plot that seems to encroach on the earlier churchyard mound. It is listed as 18th century and constructed of red and grey chequered

brick with tile-hanging above, rising to a gabled tile roof with rear catslide. It contains small sash windows, each with a central double-hung sash and smaller side lights. The doorway has a small porch with pitched lead roof and a low wall with picket fence encloses a small front garden.

3.3.22 Devey's Cottage sits adjacent, also on a small plot that seems to encroach on southern side of the earlier churchyard mound. It is listed as 18th century and is constructed of full-height tile-hanging on the south and west elevations, and white painted brickwork on the east (front) and north elevations, with a half-hipped tile roof above. The building sits perpendicular to the road and contains casement windows, with a doorway with flat hood supported on brackets on the east elevation.

3.3.23 The Vicarage sits to the southeast of the church at the top of Station Road on a large garden plot. It is listed as 18th century and has a decorative front elevation constructed of grey headers with red brick dressings, quoins and flush stringcourse. The side elevations are full height tile hanging and the rear has a lean-to tiled roof and tile-hanging. The house has a tiled mansard roof with five dormers with curved heads, with a rear stair tower providing access to the attic storey. It contains sash windows, one bay window, and a doorway with side lights, flat hood on brackets and a six panelled door. A single storey outbuilding to the rear is constructed of red and grey chequered brickwork with diaper pattern in the end gable and a weatherboarded garage attached. The main house has notable similarities to Broad Farm, albeit it on a lesser scale, and was in the same ownership as the Broad estate on the 1842 Tithe map, suggesting it was also constructed by the Calverley family. It was called Church Farm before being used as the vicarage in the 20th century. Close board fencing encloses the garden.

3.3.24 Continuing around the church, Pelham Cottage (previously Sunnyholme) sits to the west of church behind a high hedge. It is listed as 18th century, but maps suggest it may be 19th century, possibly incorporating fabric from an earlier building that say just to the north. It has some areas of roughcast render and is mostly tile-hung with a gabled tile roof. It contains two double-storey bays on the front elevation with sash windows, with casement windows elsewhere and a decorative window with pointed arch glazing bars. A range attached to the rear has a hipped roof and there is also a single-storey range to the rear and a lean-to attached to the east.

3.3.25 School House, Flint Cottage and Cloisters sits the north west of the church and was built as the village school and schoolmaster's house, dated 1844, but altered later. It is faced with flints with red brick dressings and quoins, and has a tiled roof. The school was originally of one storey but now has two modern gabled dormers, the windows below also replaced with modern casements. The school has a gabled flint porch containing the date. The schoolmaster's house at the north end is of two storeys with roof gabled to the street and contains casement windows. The chimney on both the school and schoolmaster's house have decorative octagonal chimney stacks.

3.3.26 The remaining listed buildings are on the periphery of the village, away from the church core. The Old Watermill sits on Mill Lane next to the Cuckmere river. It is grade II* listed and dates to the 17th century or earlier, a mill being referred to since the medieval period. The building is timber-framed with the timbering exposed with plaster infilling on

the west front, but otherwise refaced with weatherboarding, and a half-hipped tiled roof. It contains casement windows, some of which have small rectangular lead panes. The external overshot waterwheel is visible from the road bridge that crosses the river.

3.3.27 The Mill House, to the immediate north east, is also listed and is thought to be 18th century, but could incorporate an earlier core given the long history of the site. It is constructed of red and grey chequered brickwork with a flush stringcourse in grey headers, and a gabled tiled roof. The front elevation contains sash windows and a central doorway with rectangular fanlight and a six panelled door. The rear projecting wing is in a similar style and contains a mixture of sash and casement windows. The house was most likely built or modernised by the Kennard family, who bought the mill in the 1740s, with a date stone of 1748 on the house.

3.3.28 Also on the site and curtilage listed is an outbuilding, described as the former bakehouse or granary, which also appears to be 18th century. It is clad in white weatherboarding and brick with a lean-to at one end and a tiled roof.

3.3.29 At the junction of Mill Lane and Vicarage Lane, Stone House Farmhouse sits back from the road along a short track, with former farm buildings adjacent. It is listed as 18th century or earlier and is constructed of ashlar stone with a gabled tiled roof. It contains casement windows and a central doorway with flat hood.

3.3.30 The barn to the south-west of the farmhouse is also listed as 18th century or earlier. It is clad in dark stained weatherboarding and has a steeply pitched hipped slate roof with catslide roof to the west and a lean-to on the south. It has been converted into a house in more recent years. On the road frontage is a red brick outbuilding that may have been a former stable or animal shelter and appears on 19th century maps. It contains three Yorkshire sliding sash windows and two stable doors, with two raised louvred vents in the tiled, hipped roof.

3.3.31 Vicarage Cottage sits on an isolated roadside plot along Vicarage Lane. It is listed as 18th century and was historically rented out by the vicar, with a gardener in occupation in 1851. It is clad in full height tile-hanging with red brick on the end elevations and a gabled tiled roof. It contains sash windows and a doorway with brick porch.

3.3.32 Hill Harbour sits to the north east of Vicarage Lane and was originally built as the vicarage in circa 1820. It is an L-shaped house constructed of red brick, with centre window-bay recessed. It has a cornice and parapet with lead-faced tables peeping over it above the outer window bays, with a tiled roof above. It contains sash windows and a recessed porch with dripstone over, fanlight with four-centred head, and six panelled door. The house is reached via a long driveway with white picket fence and gate at the entrance.

3.3.33 The Broad, or Broad Farm, sits on North Street, but has strong inter-visibility with the village across the low-lying fields, and had a strong historical connection with the village throughout its history. The house was built by J Calverley in 1753 as an attractive country house. It is faced with grey headers, with red brick quoins to the central projection and both sides of the wings, and a painted stringcourse. A wooden modillion eaves cornice

extends below the tiled roof, which is hipped with a central raised gable. It contains sash windows and the central first floor window has a cornice over on console brackets, with the date 1753 and the initials J C painted on, and a circular window in the gable above. The ornate central doorway has fluted Doric pilasters, flanked by side lights and edged with red brick quoins with triglyph frieze over the whole, curved pediment above the doorway and six panelled door. Two small dormers sit either side of the raised gable in the roof and the rear roof slope contains two large chimneys. The sides of the house are faced with red brick and single-storey wings projecting north and south from the rear elevation.

3.3.34 A listed type K6 phone box sits close to the church, in front of Ewelea. The K6 was designed in 1935 by Sir Giles Gilbert Scott as a cast iron square kiosk with domed roof, unperforated crowns to top panels, and margin glazing to windows and door.

Key unlisted buildings or structures

3.3.35 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 Hellingly conservation area, and contribute to its wider historical value⁽³³⁾. These buildings and structures have been identified via consideration of their value to the heritage asset (conservation area), through their evidential value, historical value, aesthetic value and communal value, and in some instances for their contribution to the setting of designated heritage assets. Where ancillary buildings to listed buildings have been identified as key unlisted buildings on the visual appraisal map, and although these buildings may be considered to be curtilage listed, it is important to note that they also make a valuable contribution to the character of the conservation area in their own right.

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

3.3.37 Broadview sits to the south of the church on and is shown as a cottage on the 1843 Tithe map. It sits perpendicular to the road, with the side elevation directly on the street frontage. The facade is faced in red brick on the ground floor and tile-hanging above, with the other elevations rendered on the ground floor with tile-hanging above, with the gabled roof covered in plain tiles. It contains sash windows

3.3.38 Pond Cottage and Bell Cottage sit directly onto Mill Lane and the building was formerly a beer house/inn, known as the Six Bells. It is shown on the circa 1800 OS draft, with Pond Cottage (and part of Bell Cottage) being the oldest part of the building and sitting perpendicular to the street. The building was extended to the west circa 1900 and

has a red brick facade on the east, which was the main pub facade. It has red brick on the ground floor with tile-hanging above on the remaining elevations, with a tiled roof. The building contains a mixture of sash windows, a casement bay window shown in photographs of the inn, and later replacement casement windows, with two small pointed arch windows on the side elevation.

3.3.39 Globe Cottage sits adjacent and is shown on the 1842 Tithe map⁽³⁴⁾. The facade is red brick in stretcher bond with grey header decoration, including a central diaper pattern. The east elevation is white painted and the west elevation tile-hung, which along with the use of stretcher bond on the front elevation, indicates that the building has been refaced. The roof is covered in plain tiles.

3.3.40 Brook Cottage sits close to the watermill on Mill Lane, with its western side siting directly on a spillway channel of the mill and appears to be shown on the 1842 Tithe map as a smaller building, indicating subsequent alterations and additions. The building is a mixture of stone, brick and render on the west and south elevations, and a rendered facade on the east. It contains casement windows and a doorway with tiled dual-pitch roof, with tiled roof. A single-storey weatherboarded extension sits to the north. Adjacent to the cottage is a two-storey outbuilding, which may also be shown on the 1843 Tithe map, and certainly the 1875 OS map. It is constructed of red and grey chequered bricks with a shallow half-hipped slate roof and casement windows.

3.3.41 A terraced row of cottages sits to the east of Church Lane and were constructed in the later 19th century. They are constructed of white painted brick with some render, and a gabled tile roof. Many of the windows have been replaced, but a 19th century sash window and casement window survive on Aquarius Cottage.

Other features of the character area

3.3.42 There are other notable features within the character area which add to the visual, historical and cultural interest. There is very little street furniture in the village due to its rural character. There is a post box outside 1-2 Church Path and two heritage street lamps to the south of the church by Little Gates and The Old Garages opposite. The phone box, close to the church, is listed (see above)

3.3.43 There are two gravestones in the churchyard decorated with 19th century Harmer terracotta plaques.

3.3.44 Sounds, smells and general activity also contribute to the historic character of conservation areas. The village is very quiet, which reinforces the rural character of the area. North Street is a much busier route on the edge of the conservation area.

34 it may be shown on circa 1800 OS draft, but is unclear on the map

Detractors

3.3.45 There are few intrusive modern features within the character area. The character area is generally unlit, as would be expected in this naturally dark setting. This helps to maintain the rural character of the village and is particularly important due to inter-visibility with the surrounding countryside.

3.3.46 There are few detractor in the character area, although a small amount of close board fencing has replaced more historic boundary treatments. There has also been unsympathetic replacement of windows and doors on some unlisted buildings.

3.3.47 The wirescape across the roads, extending between telegraph poles and buildings, is a detractor throughout the conservation area, and further visual clutter from road signage should be kept to a minimum

Summary

3.3.48 In conclusion, this character area comprises the historic settlement of Hellingly, incorporating the core around the church and small clusters of historic development along the roads that radiate out from the church on the slightly higher ground. The area id largely residential and includes buildings from the 12th-19th centuries, with a very small amount of 20th century infill. The character area both includes and is surrounded by open low-lying fields within the floodplain, with the rivers Cuckmere and Bull flowing either side of the village and joining to the south. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. The main detractors include the wirescape extending across the roads, as well as some unsympathetic replacement of windows and use of close board fencing.

4 Architectural Form, Detail, Materials, Textures and Colours

4.1 Introduction

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

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

4.2 Key Characteristics

Key Characteristics

- The predominant wall construction material is brick, often with tile-hanging to the first floor.
- Full height tile-hanging has been used to reface some of the buildings in the village.
- There is little use of weatherboarding, which is limited to white weatherboarding on the Old Watermill and dark weatherboarding on Stonehurst Barn. There is a small amount of dark stained weatherboarding on ancillary buildings.
- Render is not a common finish in the conservation area.
- Exposed timber framing is not generally seen within the conservation area, with the Old Watermill being the only example.
- The use of stone is limited to the church and two other buildings.
- There is only one example of the use of flint in the conservation area
- Roofs are predominantly gabled, with some hips and half hips.
- Clay tiles are the predominant roofing material in the conservation area.
- Slate is not seen a common roofing material, with very few examples.

- Where historic windows survive they are predominantly simple side hung casement windows of timber or metal, with some use of traditional timber vertical sliding sashes.
- The majority of the doors in the conservation area are simple plank or six panel timber doors.
- There is a mixture of boundary treatments in the conservation areas, comprising hedges, with limited use of low brick walls and fences.
- Hedges are the predominant boundary feature within the conservation area, which reflects the rural character of the area.

4.3 Architectural Form and Layout of Built Form

4.3.1 Hellingly has developed from the medieval period around the 12th century church of St. Peter and St. Paul, with the medieval core around the church and small clusters of historic development along the roads that radiate out from the church on the slightly higher ground, with low-lying fields within the floodplain of the Cuckmere Valley between. There has been little infilling and to the settlement, with most buildings being 18th century or earlier.

4.3.2 The buildings in the conservation area almost all front onto the roads extending through the village. Plot sizes are quite variable and the buildings themselves range from attached cottages of varying sizes to the large houses of Hill Harbour and Broad Farm.

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

4.4 Walls

4.4.1 The mix of periods of building can be identified, to some extent, by the uses of building materials, although some of the buildings in the village that may be of earlier timber framing have been refronted in brick. The buildings are in a mixture of materials, including red brickwork, red and grey chequered brickwork, tile-hanging, some of which is full height, grey decorative brickwork, and very little use of render and weatherboarding. Stonework is generally limited to the church, although Stone House Farm is constructed of stone and parts of Brook Cottage. There is one example of flint on the former school.

4.4.2 The predominant building material seen in the village is brick, often in combination with tile-hanging. 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 Hellingly (as recorded by Molly Beswick⁽³⁵⁾) had 15 recorded brickworks in the parish, although not all were in operation at the same time. Many of these were pottery, tile and brick works that operated in the Dicker area from the 18th century, the earliest recorded in 1708.

4.4.4 Whilst not recorded in Hellingly parish, there were limekilns recorded on the 1st edition OS map for the neighbouring pre-1894 parish areas of Warbleton, Heathfield and Chiddingfold. 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. Lime was also used in agriculture to make the Wealden clay soils easier to work⁽³⁶⁾.

4.4.5 Some of the buildings in the village 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, often 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 Mill House, the outbuilding at Brook Cottage, and parts of Little Gates and the Priest House. English bond has been used on Old Tiles and English garden wall bond has been used on the side elevation of Globe Place.

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⁽³⁷⁾. Broad Farm, The Vicarage and Rosemary Cottage are good examples of the use of decorative brickwork, where the bricks have been laid in header bond using grey headers.

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 facade of Globe Cottage and Vine Cottage, indicating an earlier 20th century refacing.

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. Examples include the terraced cottages on Church Lane and parts of Devey's Cottage.

4.4.11 Photo of painted brickwork

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

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

37 where the entire elevation is laid in headers

4.4.12 In conjunction with the 18th-19th century refacing of earlier timber-framed buildings with brickwork, there is use of tile-hanging in the conservation area. This is mainly seen in combination with brick where the buildings are underbuilt in brick on the ground floor and tile-hung above to conceal earlier timber-framing. The tile-hanging in the village is plain and can be seen throughout the conservation area, for example the Priest House, 1-3 Church Path, and Old Tiles. Whilst this is often on first floors, with brick below, there are a number of examples of full-height tile-hanging in the conservation area, such as Vicarage Cottage, Priors Grange and Cottage (6 and 7 Church Path), and Globe Place.

4.4.13 Photo of tile hanging

4.4.14 There is little use of weatherboarding within the conservation area. The main examples are the white weatherboarding on the Old Watermill and the dark weatherboarding on Stonehurst Barn. There is a small amount of dark stained weatherboarding on ancillary buildings, such as the small outbuilding at The Vicarage.

4.4.15 photo of weatherboarding

4.4.16 The use smooth render to simulate stonework and/or unify and modernise earlier facades popular in parts of Britain in the early 19th century. The finish was used to achieve the Regency and earlier Victorian fashion for smooth, evenly coloured house fronts where stone was not available and/or too expensive. Examples of render can be seen on Brook Cottage and Broadview.

4.4.17 There is little use of late Victorian or Edwardian roughcast render in the village, with a small amount on Pelham Cottage.

4.4.18 Photo of render

4.4.19 There are few examples of exposed timber framing and render infill panels visible within the conservation area, with the Old Watermill being the only example.

4.4.20 Photo of timber framing

4.4.21 The use of stone in the conservation area is limited to St. Peter and St. Paul's Church, Stone House Farm, and part of the wall of Brook Cottage.

4.4.22 Photo of stone

4.4.23 There is only one example of the use of flint in the conservation area, on the former school and school house.

4.4.24 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

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.

Slate

4.5.3 There is very limited use of slate, which usually dates to the 19th century and the availability of slate at this time with the arrival of the railway. Examples in the conservation area include Stonehurst Barn and the outbuilding at Brook Cottage.

Roof forms

4.5.4 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 village. There are also some catslide roofs to the rear of buildings, such as Priors Grange, 2-3 Church Path and Davey's Cottage.

4.5.5 The roofs generally run parallel to the road with end gables, and some use of hips and half-hips. Generally speaking, full hips are seen on the earliest buildings, such as Priest House, 2-3 Church Path, Priors Grange (7 Church Path), and Old Tiles, which are all 17th century or earlier and probably earlier timber-framed halls. Hipped roofs are also used on the grander houses on Broad Farm and The Vicarage, but are of a different scale and design. Half-hips are seen on Priors Cottage, Globe Place, Davey's Cottage and the Old Watermill, with gables and end stacks on the remaining post-medieval buildings in the conservation area.

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

Chimney stacks and pots

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

4.5.8 The majority of chimney stacks in the conservation area are quite plain and vary in size depending on the size, age and status of the building. The stacks are unpainted and include simple end stacks, as well as larger more centralised stacks, sometimes to the rear roof slope on earlier buildings, such as the Priest House, Priors Grange and Old Tiles.

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

Rainwater goods

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

Barge boards

4.5.11 The majority of gable ends have small mortared verges, with some use of plain barge boards. Decorative barge boards are not a feature of the conservation area.

4.6 Windows

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

4.6.2 There is significant survival of historic window detailing within the conservation area. This is predominantly through the use of simple side hung casement windows of timber or metal, as well as some use of traditional timber vertical sliding sashes.

4.6.3 Early wrought iron casement windows can be seen in the conservation area on a number of buildings. The metal casements are identified by external hinges and decorative window furniture, such as the internal catch handles and stays. The windows have leaded lights with a mixture of small rectangular panes and diamond panes both surviving in the conservation area, such as seen on the Priest House, Priors Grange and Old Tiles.

4.6.4 Within earlier domestic buildings, where the timber frame has been concealed by brick or tile-hanging, small casement windows are often used. These small window types fit within concealed timber framing behind later refacing on these earlier properties, such as those seen on Church Hill Cottage. Casement windows were the norm in the 17th and 18th centuries, but did continue to be used throughout the 19th and 20th centuries. There are timber-framed casement windows on a number of properties in the conservation area, often with either a single horizontal transom or small rectangular wooden glazing bars. Examples include Vine Cottage and Rosemary Cottage, the Old School House.

4.6.5 Later in the 18th century and into the 19th century, the double hung sash was introduced, often with six over six or four over four small panes, and became the popular window style of this period. During the 19th century panes of glass were larger and both sash and casement windows had larger panes of glass with fewer, if any, glazing bars. The Vicarage and Broad Farm both contain six over six pane sash windows. Little Gates contains small sash windows, each with a central double-hung sash and smaller side lights. The Mill House contains larger pane sash windows with two over two pane sashes.

4.6.6 An outbuilding on the road frontage near Stonehurst Barn contains Yorkshire sliding sash windows. The horizontally sliding sashes were used from at least the 17th century and were not just restricted to Yorkshire, and have the advantage of sliding windows that they can be left slightly open even in poor weather without being damaged or letting in rain.

4.6.7 The use of stone mullion windows within the conservation area is limited to the use of stonework for windows at the church.

4.6.8 There are no early shop windows within the village.

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

4.7 Doors

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

4.7.2 The majority of the doors in the conservation area are traditionally detailed six panel timber doors, or plain planked doors. There are some front porches to properties within the conservation area, some of which are historic (although not necessarily original) and others that are a more recent addition. There is some use of door hoods in the conservation area, such as the Priest House, 2-3 Church Path, Priors Grange, Devey's Cottage and The Vicarage. Broad Farm has an ornate 18th century doorway with fluted Doric pilasters flanked by side lights and edged with red brick quoins with triglyph frieze over the whole, and curved pediment above the doorway.

4.7.3 The use of non-traditional materials, such as PVCu, has not yet begun to replace traditionally detailed domestic timber doors within the conservation area to any great

extent. Modern door styles attempt to replicate traditional detailing, but normally without success, leading to chunky applied modern detailing, which together with inappropriately detailed door furniture, can be particularly visually incongruous in relation to the historic built environment within which it is viewed.

4.8 Shopfronts

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

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⁽³⁸⁾.

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

4.9 Garden Walls, Fences and Other Means of Enclosure

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

4.9.2 Hellingly contains a mixture of boundary treatments, comprising hedges, with limited use of low brick walls and fences. Hedges are the predominant boundary feature within the conservation area, which reflects the rural character of the area.

4.9.3 There is a simple white picket fence and gate to the driveway of Hill Harbour and white picket fencing at Globe Place. A low unpainted picket fence extends in front of Little Gates. There is some very limited use of post and rail fencing where fields abut the road frontages, and there has been some use of close board fencing to replace traditional boundary treatments.

4.9.4 There is limited use of brick walls in the conservation area. The churchyard wall is brick and the brick farmyard wall partly survives adjacent to Globe Place. Low brick walls are sometimes used in combination with fences or hedges, such as the boundary to Little Gates and the Old Watermill Cottage. There is some use of low walls along Church Street, at Old Tiles, Old Tiles Cottage and the row of Victorian cottages. These are mostly brick, but there is a section of flint cobble wall in front of Old Tiles Cottage.

38 For further information relating to historic shop front detailing, please refer to Chapter 13 of the Wealden Design Guide, 2008, or refer to any future equivalent Design Guide produced by the Council

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

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5 Trees, Open Spaces and Views

5.1 Introduction

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

5.1.2 The landscape around Hellingly 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; along the rivers Cuckmere and Bull flowing either side of the village; extending along Church Lane and Vicarage Lane; marking plot boundaries and some field boundaries, as well as within gardens.
- Trees outside the conservation area mark some field boundaries and continue along the river corridors, and there is an area of woodland partly within and adjacent to the conservation area to the east.
- Important open spaces include the churchyard and the open low-lying fields between the church core and surrounding development.
- Views through the character area are generally to and from the church and across the fields to the outlying buildings, and back to the historic core around the church.
- Views across the wider countryside are also important, with the low-lying fields allowing views in and out of the conservation area. There are also views southwards and westwards towards the South Downs.
- Views back to the church from the surrounding area are especially important and create a strong strength of place.

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 are important both within the character area and in the wider setting and these reinforce the rural character of the village. There are some important tree specimens within the character area and particularly noteworthy specimens include those within the churchyard; along the rivers Cuckmere and Bull flowing either side of the village; trees extending along Church Lane and Vicarage Lane; trees marking plot boundaries and some field boundaries, as well as those within gardens.

5.3.4 Trees outside the conservation area mark some field boundaries and continue along the river corridors, and there is an area of woodland partly within and adjacent to the conservation area to the east.

5.3.5 Hedgerows are an important boundary feature throughout the conservation area, being the predominant garden boundary treatment, and help to reinforce the rural location of Hellingly. Hedgerows can often be fundamental in understanding the development of the landscape, being remnant boundary features which have remained after later development has taken place.

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

5.4 Open Spaces

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

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

5.4.3 The open landscape makes an important contribution to the traditional open setting of the conservation area. The rural location of the village means that there is open fields

both within the character area and surrounding it, the low levels within the Cuckmere valley having shaped the development pattern of the village so that buildings are sited on the slightly elevated around the church and between the fields within the floodplain.

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 Views through the character area are generally to and from the church and across the fields to the outlying buildings and back to the historic core around the church.

5.5.4 Views across the wider countryside are also important, with the low-lying fields allowing views in and out of the conservation area. There are also views southwards and westwards towards the South Downs.

5.5.5 Views back to the church from the surrounding area are especially important and create a strong strength of place.

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6 Considerations for change in conservation areas

6.1 Introduction

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

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

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

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

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

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

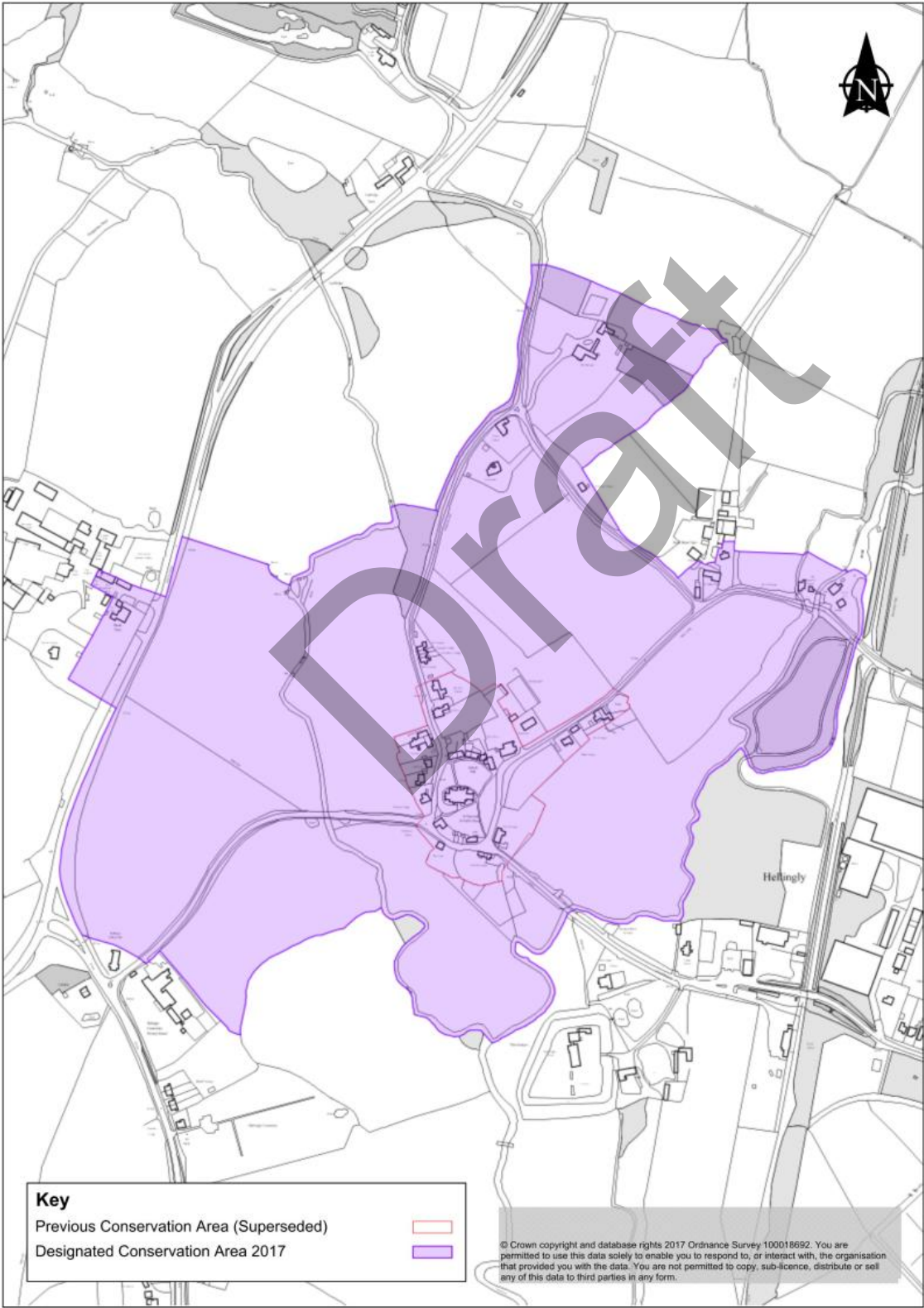
Key issues impacting on the character and appearance of the Hellingly conservation area

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

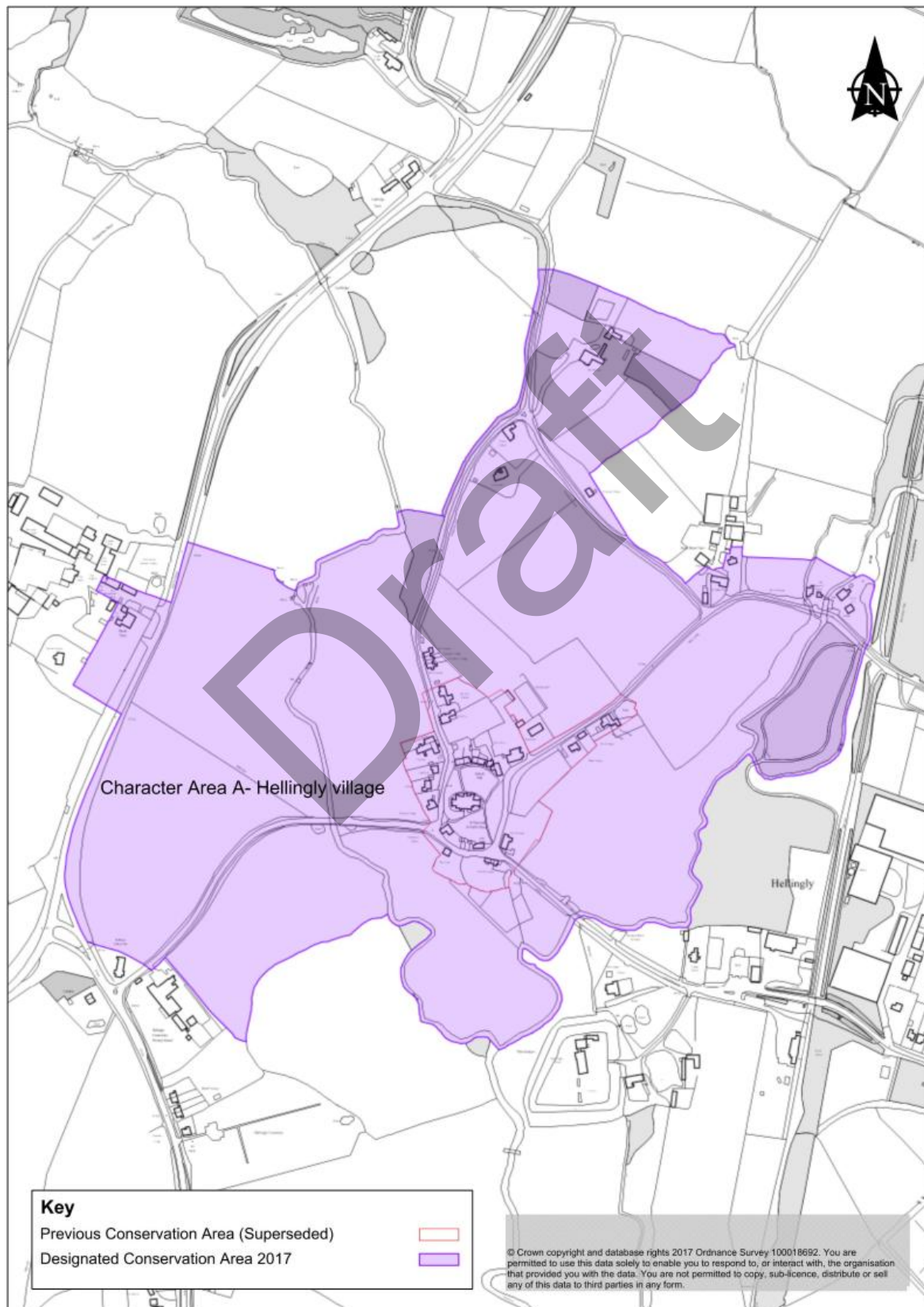
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Appendix 1: Maps

1.1 Designated Conservation Area



1.2 Character Areas



1.3 Visual Appraisal

Map to follow.

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1.4 Views

Map to follow.

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Appendix 2: Glossary of Terms

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

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

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

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

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

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

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

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

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

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

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

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

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

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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:
www.eastsussex.gov.uk/leisureandtourism/localandfamilyhistory/tithemaps