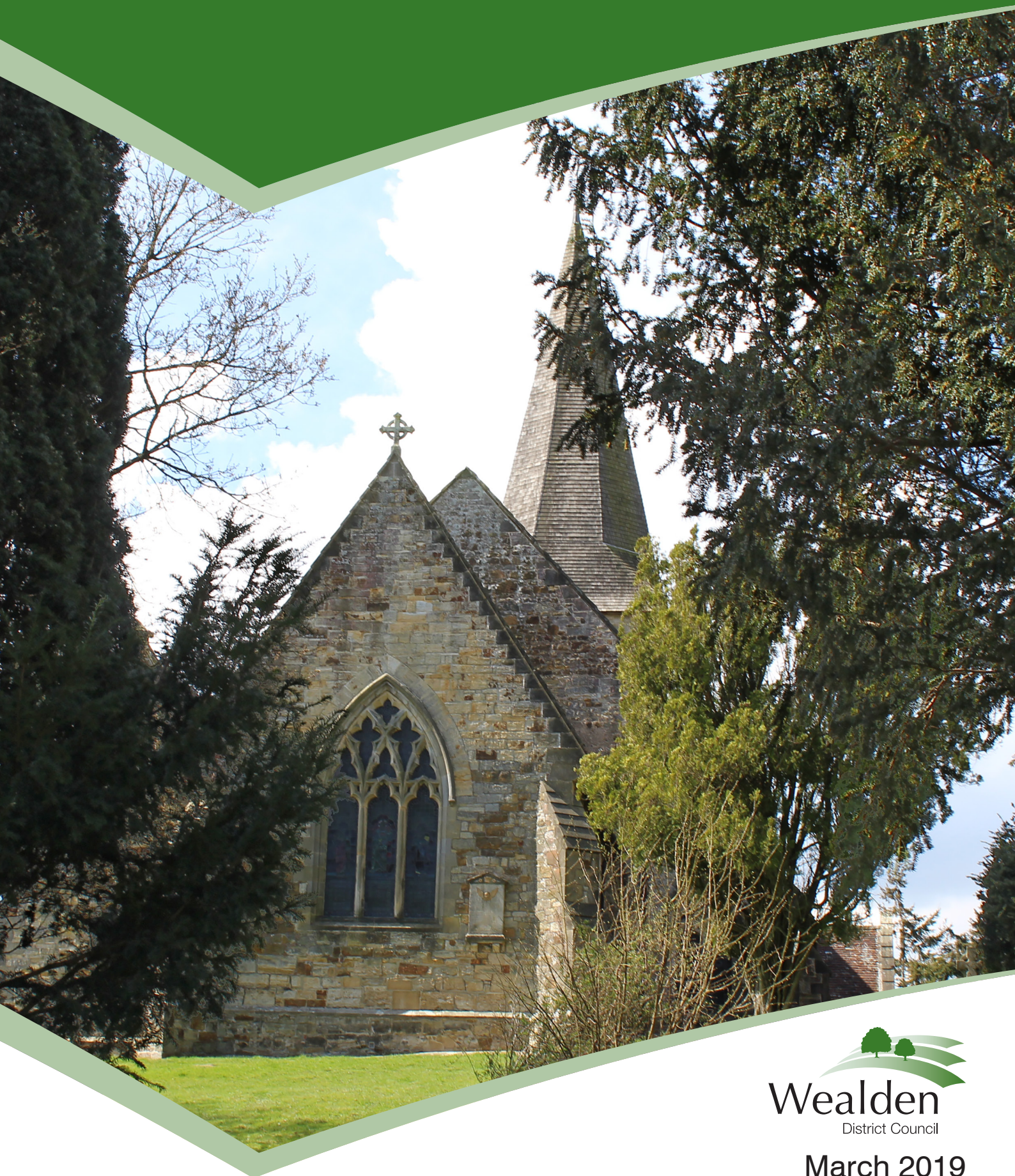


Draft Conservation Area Character Appraisal

Old Heathfield and Cade Street



How to Contact Us

Heritage Team

Wealden District Council

Council Offices, Vicarage Lane, Hailsham, East Sussex BN27 2AX

Telephone 01323 443322 or 01892 653311

E-mail: planning@wealden.gov.uk

Website: www.wealden.gov.uk

Office hours Monday, Tuesday, Thursday, Friday 8.30am to 5.00pm and Wednesday 9.00am to 5.00pm

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.



If you, or somebody you know, would like the information contained in this document in large print, Braille, audio tape/CD or in another language please contact Wealden District Council on 01323 443322 or info@wealden.gov.uk.

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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 Old Heathfield and Cade Street conservation area, designated in March 2017.

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

This document is for:

- Anyone interested in commenting on the draft character appraisal for the Old Heathfield and Cade Street 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 Old Heathfield Conservation Area was originally designated in 1979 and Cade Street was designated in 1995. The conservation areas were combined and 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

Draft

2 Context

2.1 Introduction to the Conservation Area

2.1.1 Old Heathfield and Cade Street are settlements set within open countryside on the southern edge of the High Weald. The historic core of Old Heathfield village is a quiet rural village centred around the church and the Star Inn public house way from the main ridgetop routes adjacent to Heathfield Park. By contrast, Cade Street is a linear settlement located along the ridge top trade route, and as such was always the commercial centre to Old Heathfield. The two settlements are linked by School Hill, which extends along the side of Heathfield Park between the two settlements.

2.1.2 The settlements lie within the wider Parish of Heathfield and Waldron, which covers an area of some 20 square miles and includes the villages of Heathfield, Old Heathfield, Waldron, Horam, Broad Oak, Punnetts Town, Little London and Cade Street. The Parish had an overall population of 11,913 in 2011 ⁽¹⁾. The economy of the area was formerly linked to agriculture, the iron industry, trades and services. However, the settlements today are primarily residential in character. The Heathfield Park estate has had an ongoing influence on the area and documents from the late 18th- earlier 20th century indicate that many local buildings were owned and leased by the estate at one time or another and the estate no doubt employed local people on the estate and used local goods and services in the area.

2.1.3 The village of Old Heathfield has retained its rural character throughout the 19th and 20th centuries. There has been some infilling and extension in the 20th centuries, but this has been small-scale. Similarly, later development has been small-scale in Cade Street, the main change being the loss of trade premises to residential use and the changing mode of transport using the road over the years with increasing car use. There are some remaining community facilities in the settlements, including the church, primary school and two public houses.

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

¹ Source: 2011 Census, Office for National Statistics

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

area. A conservation area that includes listed buildings will also include and form part of their setting/s as well as the conservation area itself. In such positions, consideration should be given to the collective and overlapping settings and the role that they play in contributing to the significance of the heritage asset.

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

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

2.3 Topography and Landscape Setting

2.3.1 Old Heathfield and Cade Street are located within the High Weald Area of Outstanding Natural Beauty. The settlements are situated approximately one mile to the east and south east of Heathfield.

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

2.3.3 The general appearance of the High Weald is one of a densely wooded landscape, which comprises a patchwork of irregularly shaped fields and woods forming both open and enclosed landscapes along rolling ridges and within valleys. Along the ridge top roads briefly glimpsed extensive views open up, stretching away over rolling ridges, with church spires often present within the views between the ridges, and green valleys below. The mosaic of small hedged fields and sunken lanes, together with the wooded relief and comparative inaccessibility, provides a sense of remoteness which is rare within lowland English landscapes and creates a strong sense of place ⁽⁴⁾.

2.3.4 The character of this High Weald landscape is distinctive through the dispersed historic settlement pattern of farmsteads, hamlets and late medieval villages, largely sited on ridges or higher ground within the landscape. Settlements were linked by a network of largely intact ancient route ways (now often roads and rights of way) in the form of ridge

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

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

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

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

2.3.6 The forested area was part of the 'Andreds weald',⁽⁶⁾ and would have consisted of a mixture of heath, woodland and other habitats. Seasonal grazing may have taken place from early times, possibly the Iron Age, with the wooded area of the High Weald being used to seasonally fatten livestock, using the ancient droveways to move livestock (pigs and sheep) between grazing areas and to transport animals to markets and fairs.

2.3.7 Iron was the major industry in the High Weald, and first developed in the Iron Age and Roman periods, with evidence of 87 Romano-British iron production sites in Wealden District⁽⁷⁾. The height of the iron industry in the area was predominantly in the 15th to 17th centuries when the Weald was the foundry of England and as many as one hundred forges and furnaces were in operation. This influence dominates the present landscape in the form of hammer ponds, furnace sites and evidence of charcoal-burning. There is evidence for possible hammer ponds and iron working in the landscape. A large series of ponds associated with the iron industry survive in Heathfield Park to the west of the conservation area. It is understood that the first cannon was cast in East Sussex in 1543, at a furnace in Buxted. By 1574, there were at least 77 iron furnaces working in the Weald, but the ironmaking industry within the Weald had largely died out by the end of the 18th century.

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

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

6 derived from the Old English 'weald', meaning forest, and 'Andred' derived from Anderida, the Roman name for present-day Pevensey

7 East Sussex Historic Environment Record

High Weald Landscape

The history of the landscape is most evident in the:

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

Old Heathfield

2.3.9 The setting of Old Heathfield has been immortalised by J.M.W. Turner in his painting ‘The Vale of Heathfield’. The historic settlement setting is created by:

- the presence of the grade II listed 17th century landscape park to the north west of the settlement;
- ancient field patterns, mainly regular piecemeal enclosure and cohesive assarts;
- large blocks of Ancient Woodland.

2.3.10 Landscape characteristics include:

- the village historic core of older buildings, including the church and The Star Inn;

- views from the surrounding countryside of All Saints Church, which is a prominent feature;
- long distance, panoramic views over the surrounding landscape of rolling fields, interspersed with densely wooded areas facilitated by Old Heathfield's elevated position in the High Weald landscape;
- ponds in Heathfield Park and to the south west near Walnuts Farm and White Chimneys Farm;
- the substantial stone wall running around Heathfield Park;
- St Dunstons wood and stream running through it;
- a good network of footpaths linking the village to the countryside and surrounding villages ⁽⁸⁾.

2.3.11 The landscape surrounding Old Heathfield falls within the 'south slopes of the High Weald' County Landscape Character Area, with the landscape setting areas identified below.

Old Heathfield Landscape Setting Areas

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

- Sloping landform which incorporates a patchwork of pastoral fields and urban fringe land uses, including a school and nursery on the edges of Cade Street.

To the south, the area is characterised as:

- Long distance, panoramic views to distant ridgelines across a landscape which is crossed by mature hedgerows and trees and contains isolated farmsteads;
- Narrow, north-south stream corridors which are lined with strips of Ancient Woodland;
- Large area of Ancient Woodland (St. Dunstons) in the south of the area.

To the south west, the area is characterised as:

- Dominated by large areas of Ancient Woodland and mature trees within the mature ancient landscape of Heathfield Park ⁽⁹⁾.

Cade Street

2.3.12 The landscape surrounding Cade Street is situated on a ridge, facilitating long views over an undulating landscape of small, enclosed fields, which are lined with a network of mature trees and hedgerows. The historic settlement setting is created by:

- a mosaic of historic and ancient fieldscapes, including regular piecemeal enclosure, cohesive and aggregate assarts, and extensive tracts of historic planned private enclosure;
- the presence of the grade II listed 17th century landscape park to the west of the settlement;
- tracts of Ancient Woodland to the north and south of the settlement.

2.3.13 Landscape characteristics include:

- the historic core of the settlement, including the Half Moon Inn;
- dramatic, often panoramic views over the surrounding countryside and to the South Downs facilitated by Cade Street's elevated position in the High Weald landscape;
- long distance views northwards across the valley of the River Dudwell towards the ridge-top settlement of Broad Oak;
- a landscape of gently rolling agricultural land, becoming more densely wooded to the east;
- small-scale watercourses dotted within the landscape, including ponds in Heathfield Park⁽¹⁰⁾.

2.3.14 The landscape surrounding Cade Street falls within the 'south slopes of the High Weald' and the 'Dudwell Valley' County Landscape Character Areas, with the landscape setting areas identified below.

Cade Street Landscape Setting Areas

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

- A mature landscape of hedgerows and hedgerow trees;
- Panoramic views across the landscape;

- Large swathes of mature, Ancient Woodland provide a localised sense of enclosure to the north of the settlement;
- Crossed by a network of public footpaths.

To the south, the area is characterised as:

- Long distance, panoramic views to distant ridgelines across a landscape which is crossed by mature hedgerows and trees and contains isolated farmsteads;
- Narrow, north-south stream corridors which are lined with strips of Ancient Woodland;
- Large area of Ancient Woodland (St. Dunstons) in the south of the area.

To the south west, the area is characterised as:

- Dominated by large areas of Ancient Woodland and mature trees within the mature ancient landscape of Heathfield Park ⁽¹¹⁾.

2.3.15 The topography in the area has influenced the layout and development of the settlements, with historic development located near the marketplace located along the ridgetop route at Cade Street and around Old Heathfield church on the route south through the District, on the eastern edge of what was then the forested unenclosed area of Heathfield Park. Within the conservation area, School Hill rises steadily north-north eastwards from c.125m OD around Old Heathfield church to c.155m OD at Cade Street. Both Old Heathfield and Cade Street are on high ground, with the land continuing to fall outside the conservation area to the south.

2.3.16 The landscape around the conservation area still has a very rural character of fields, hedges and trees, which provides an important backdrop to the settlements and also gives a sense of historic separation between the ridge top route of Cade Street and the settlement around the church at Old Heathfield.

2.3.17 Features still visible in the landscape and around the conservation area provide evidence of earlier development and activity, such as hedges demarking field systems, ponds from former iron working, mature trees, isolated farmsteads and historic boundary treatments.

2.4 Geology and Building Materials

2.4.1 Along with the whole of Sussex, the rocks of the Old Heathfield and Cade Street area are sedimentary. Descending the higher land of the High Weald towards the Low

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

Weald, the rocks become younger. The geology is predominantly clay and this will have influenced the type of local building materials used to create the unique identity of settlements in the area around Old Heathfield and Cade Street. The clay ironstone, or siderite mudstone, provided ore for the Wealden iron industry and sites of post medieval forges and blast furnaces are also located in the vicinity of the villages⁽¹²⁾.

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 Old Heathfield and Cade Street conservation area. Appendix 2 provides a summary of historic building materials and techniques in Wealden.

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 Old Heathfield and Cade Street is not fully understood, although there is evidence of early activity in the area.

2.5.2 Prehistoric features and finds in the area comprise probable prehistoric (although possibly Roman) trackways used to traverse the wooded landscape of the Weald. The Rye-Uckfield ridgeway⁽¹³⁾ runs east-west along the A265 then turns down Cade Street towards the south east and on to Rye, with the option to divert off to Battle.

2.5.3 The Hurst Green–Etchingam–Heathfield ridgeway⁽¹⁴⁾ is also a trackway of probable Prehistoric (or possibly Roman) date running in an east-north-east direction, along the A265 just to the north of Cade Street. To the east the line of the A267 may be the north-south Oldham-Cross-in-Hand trackway⁽¹⁵⁾.

2.5.4 A ditched enclosure, which may be Iron Age in date, has been recorded just outside the conservation area to the north-east of the leisure centre⁽¹⁶⁾.

Roman and Saxon

2.5.5 Roman occupation of the wider area commenced in A.D.43, after the Roman conquest. Although no Romano-British finds or features have been found through controlled

12 Heathfield Historic Character Assessment Report March 2008

13 HER reference: LINEAR 129

14 HER reference: LINEAR 131

15 HER reference: LINEAR 134

16 HER reference: TQ 62SW – MES6968

excavation in the area, there have been numerous discoveries of Roman ironworkings in the area and the prehistoric routeways are likely to have continued to be used throughout the Roman period. There are eight known bloomery sites of this period within 5km of Heathfield.

2.5.6 The Saxons used the drove routes and woodland clearings of the Weald for the grazing and movement of animals. Land around Heathfield comprised woodland and was fragmented between different manors, including the Manor of Bishopstone, Manor of Heathfield and Manor of Herstmonceux.

Place name, Domesday and early manors

2.5.7 During the period following the Norman conquest, the Normans continued to use the routes through Sussex that linked the coast and Normandy with local manors and ecclesiastical houses and London. At this time Cade Street was part of the route extending south east to Battle and Rye. It also joins with Newick Lane to the north where it would have linked Battle Abbey with the Archbishop's Palace at Mayfield and then continued northwards towards London.

2.5.8 Old Heathfield was known as Heathfield until the 1930s, when it was renamed as Old Heathfield to differentiate it from the new town that grew up around the railway station. The name Heathfield comes from the Saxon 'haep' 'feld' meaning a piece of more open uncultivated land. The name indicates that the area was used as a place for grazing livestock before a nucleated settlement existed. No manor or settlement at Heathfield is recorded in the Domesday Book, when it is thought to have been part of the Bishop of Chichester's manor of Bishopstone. The place name is first recorded in the 12th century, but may refer to the name of the area rather than a nucleated settlement at this time ⁽¹⁷⁾. The settlement itself is thought to date from the mid-late 13th century, when shops and tenants were recorded adjacent to the church. Heathfield seems to have been well located for textile working, which seems to have provided the stimulus for the settlement, with surnames of the 13th century tenants recorded as chaloner ⁽¹⁸⁾, weaver, and mercer ⁽¹⁹⁾.

2.5.9 It is likely that the earliest settlement was at Cade Street along the trade route rather than in Old Heathfield. This ridgetop route was well established, used to pass around the southern limit of the woodland area known as Andreds weald. The settlement at Cade Street is first recorded as Cate Street, Cat Street or Cattes Street. It has been suggested that the earlier name of the settlement, Cat Street, may indicate its origins and/or use as a Roman road. It is thought that the name of Cade Street was changed from Cat Street or Cate Street to Cade Street during the late 18th Century and map evidence suggests the name changed around 1790. The Cade Street monument was built around this time by Francis Newbery, who purchased Heathfield Park in 1791. The monument commemorates the capture of Jack Cade by the Sheriff of Kent and coincides with Francis becoming High Sheriff of Sussex in 1795.

¹⁷ Heathfield Historic Character Assessment Report March 2008

¹⁸ a maker or seller of blankets

¹⁹ textile merchant

Church

2.5.10 The church was built in Old Heathfield, off the main ridgetop route and higher ground at Cade Street, and so Old Heathfield did not attract trade as Cade Street did. Its relatively secluded location meant that Old Heathfield never became a large settlement, with only a few houses and an inn clustered around the church to form the village core. It has been suggested that the church may have been built here as it was an earlier pagan site, the current church possibly built on the site of an earlier Saxon church.

2.5.11 The current church appears to have been built in the 13th century, which seems to have corresponded to a period of clearance in the area. The church was linked to the Manor of Bishopstone and manorial records from the mid-13th century list the settlement with a church, vicar, three houses, three workshops and a watermill. It has been suggested that the Star Inn, dating to the 13th-14th century, was built next to the church to house workers rebuilding the church or for visiting clergymen.

Medieval markets and fairs

2.5.12 Heathfield was granted a weekly market and three-day annual fair in 1316, the springtime fair being called the Cuckoo Fair. The market and fair was held on the land around the Half Moon Inn, the current Cade Street recreation ground being the former market place along with the surrounding fields. Many market grants were issued at this time and it is likely that the grant simply formalised an earlier market dating from the mid-13th century⁽²⁰⁾.

Medieval

2.5.13 Cade Street reportedly has historical connections with Jack Cade, who in 1450 raised an army of 40,000 peasants dissatisfied with political and living conditions. They marched to London, seized the Tower and beheaded the Treasurer, Lord Saye. The rebellion was eventually quashed and Jack Cade was pursued to Sussex by the newly appointed Sheriff of Kent, Alexander Iden. A monument stands in Cade Street near the spot from where the Sheriff allegedly fired the arrow which fatally wounded Cade, although the village may not be the place of his capture, but a later corruption of the Cat/Cate place name (see section on place name above and the Cade Street monument below).

Post medieval trade and industry

2.5.14 Towards the 16th century the area grew in importance as part of the Wealden iron industry, with Sir Richard Baker operating forges and furnaces in Heathfield and Warbleton⁽²¹⁾. The Heathfield area became an important centre for the manufacture of cannon, using water and timber from the area to power the furnaces and forge hammer. Evidence of medieval and post-medieval industry is represented by remains in the landscape of iron working, along with place name and documentary evidence. Whilst there were furnaces and forges in Heathfield parish in the 16th and early 17th centuries, with 29 ironworks recorded within 10km of Heathfield, the most significant development

²⁰ Heathfield Historic Character Assessment Report March 2008

²¹ <https://www.heathfield.net/historical-information>

was Heathfield furnace, built by the Fullers in 1693. Heathfield furnace became the centre of the Fuller family ordnance production. In 1717 the furnace was producing 200 tons a year, one of the largest ordnance foundries in England in the mid-18th century. This had fallen to 100 tons in 1787, by which point it was one of only three surviving furnaces in the Weald, with the furnace closing in 1793⁽²²⁾. Whilst the furnace site is one mile to the south of the village and a Scheduled Monument,⁽²³⁾ it was fed by a chain of pen ponds⁽²⁴⁾ within Heathfield Park, some of which still survive⁽²⁵⁾.

2.5.15 The area suffered with the decline of the iron industry in the 18th century and economic depression and poor harvests following the end of the Napoleonic Wars. Following riots in 1830 local landowners were urged to provide employment. The owner of Heathfield Park, Sir Charles Blunt, funded schemes to help the poor, such as the construction of the high stone wall built around Heathfield Park. Funds were also raised to send some families to start a new life in America.

Heathfield Park

2.5.16 Heathfield Park has had a long and continuous influence on the area. The area now enclosed by Heathfield Park was originally known as Bayley. At this time Bayley was an unenclosed area of forest and heathland, used for hunting, pasture and timber and seems to have been the hunting park for the manor of Saperton from at least the 14th century⁽²⁶⁾. Documents show that the house and land were sold to the vicar of Heathfield in 1328 and from the late 13th-late 17th century followed the fortunes of the Manor of Herstmonceux through the Fiennes and Dacres.

2.5.17 A member of the Dacre family was living at Bayley from the late 16th century and in the early 17th century the Dacres were granted a licence to enclose 600 acres of wood and pasture with a ditch and hedge, known as Bayley Park. The Estate was sold in 1675 to Hercules Pawlett then James Plummer, who built a new mansion house. The house was next purchased in 1708 by John Fuller and subsequently Raymond Blackmore, a London wine merchant, in 1721. It was sold in 1742 to a London barrister, Arthur O'Keeffe, and in 1766 was purchased by General George Eliot, who was famed for defending Gibraltar and made Lord Heathfield. Francis Newbery bought Bayley Park in 1791 and set about a series of improvements, having the park landscaped by Humphry Repton and changing the name to Heathfield Park. He built the Gibraltar Tower in 1793 to mark the achievements of George Eliot and erected the Cade Monument at Cade Street. Sir Charles William Blunt bought the Park in 1819 and further enlarged the estate.

2.5.18 The stone wall, which forms the western boundary of Old Heathfield village, extends for three and a half miles around Heathfield Park. It was commissioned by Sir Charles William Blunt and constructed in 1833-36 by Michael Harmer and a team of workmen to provide local employment. Weald Cottage built in the village next to the wall, also bears the initials of Blunt. This was a time of general impoverishment and unrest

22 Heathfield Historic Character Assessment Report March 2008

23 Historic England ref 1002251

24 pen ponds acted as storage reservoirs to ensure enough water was available to power the furnace in time of low rainfall

25 http://www.hammerpond.org.uk/gazetteer/eastsussex/east_sussex.htm accessed 01/08/2018

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following the Napoleonic War and a number of local people were funded to go to America to start a new life and relieve the burden on the Parish.

2.5.19 The Blunt family retained the estate until 1890, when it was sold to a tenant farmer, Francis Henry Scott. By this time the estate had grown to 3000 acres and must have been an important source of local employment. The Estate was divided up after the death of Sir Charles William Blunt and the farms and houses in the village owned by the estate were sold off. The estate probably lost some of its local influence at this time, being reduced in size from almost 3000 acres to under 1000 acres and having more private and untitled owners. However, the estate still provided local employment and bought local goods and services. The house subsequently changes hands a number of times, being redesigned to roughly its present form by William Cleverly Alexander in 1896-7. The estate became a military encampment during WWI, with both Canadian and British troops stationed here. The house and parkland were again used to house troops and intelligence workers during WWII, with 5000 troops camped in the grounds before the Normandy landings. When the Estate was sold in 1942 everything outside the Park walls was sold off separately and the remaining 350 acres inside the walls kept together.

Religion and institutions

2.5.20 The Parish had an almshouse in 1663, but payments for the rents of 12 paupers in the overseers' accounts for 1690-1 indicate that the poor may have been housed elsewhere at this time. By 1757, the cottages now known as Lime Tree and Oak Tree Cottages were being used as the parish workhouse. Following the 1834 Poor Law Amendment Act, Heathfield became part of Hailsham Poor Law Union and the opening of the Hailsham Union workhouse in 1835 meant that the parish workhouse at Heathfield became redundant, being sold off in 1836⁽²⁷⁾.

2.5.21 The Parish also had a pest house, visible to the east of Old Heathfield, but in an isolated location reached via a private lane from Cade Street. The building, known as Browndown, was constructed in the late 17th-early 18th century, but is first recorded as being owned by the Parish around 1800. Pest houses were used by the Parish to house people suffering from illnesses such as plague, tuberculosis, cholera, or smallpox and put in isolated locations to prevent the spread of disease. Many were built in the 17th century, but Browndown may have initially been used as a cottage and converted to a pest house later.

2.5.22 A church charity school is recorded at Heathfield, possibly dating from as early as the late 16th century. There was a licensed schoolmaster in Heathfield in 1588, with his successors recorded in 1592 and 1612. This early school appears to have initially been held in an aisle of the church. There are further references to the existence of the school in 1710 and in the late 18th century.

2.5.23 In 1819 a 'round school' was built on land belonging to the Manor of Heathfield donated by the de la Warrs. The school was a circular building built and subsidised by wealthy residents. Teaching both boys and girls, it was progressive for its time and may

have had connections with Mary Newbery of Bayley Park, who's brother Robert Raikes founded the Sunday School movement. The school became overcrowded and was replaced by the current school in 1864, which was extended in 1895.

2.5.24 The church underwent major refurbishment in 19th century, included the rebuilding of the spire, reconstruction of the south chancel and the north and south porches, the removal of its galleries, and the installation of box pews. The churchyard contains a tomb to the Blunts of Heathfield Park and the church expanded its graveyard in the late 19th century. The churchyard also contains some of the terracotta gravestones created by Jonathan Harmer, who was from Heathfield (see below).

19th century trades

2.5.25 The Heathfield Park estate owner 3000 acres in the 19th century and the influence of Heathfield Park is indicated in some of the trades listed in the 1841 census, which no doubt employed those from the local area and indirectly used their trades, goods and services. These include bailiff, gamekeeper, farmer, nurseryman, higgler, farrier, wheelwright, saddler, carpenter, bricklayer, glazier and stonemason. At this time there were quarries and a brickyard around the northern extent of the Park. Most local resident were employed on the land, either farming or working on the Heathfield Park estate. As the 19th century progressed other professions and trades recorded in the area included doctor, vet, auctioneer, wine and spirit merchant and newsagent. Many of these trades, including shops and services, were located at Cade Street, with Old Heathfield remaining a residential area clustered around the church. There was also a rope walk at Cade Street. Two annual fairs were held at Cade Street on 14th April and 16th October, where cattle, sheep, horses and other goods were traded.

2.5.26 One interesting trade was that of Jonathan Harmer, the son of a Heathfield stonemason, who used his skills as a potter to enhance his father's gravestones. Harmer created a method of attaching terracotta plaques to gravestones or tombs, which has enabled some of them to survive for 200 years in the churchyards around the area. He took over the family firm in 1799, and from then until around 1840 he added these unusual terracotta bas-reliefs to a large number of local grave stones. The plaques are in seven main designs including baskets of fruit and flowers, urns with horn handles, cherubs and figure groups representing Faith, Hope and Charity. They were made in various colours, with the red versions originating from a local claypit at Heathfield Park and the paler creams and buffs from further afield. There are two of his plaques in Old Heathfield churchyard and six at the chapel in Cade Street (outside the conservation area).

2.5.27 The chicken cramming industry developed in the Heathfield area in the 19th century, in the form of artificial fattening of poultry by force feeding, or 'cramming'. It began at Cade Street in the 1780s, with chickens brought in from Surrey and fattened for the London market. The industry began to establish itself on a significant scale in the early 1830s and was substantial by the 1860s. Before the railway, carriers transported the dead fatted chickens to London.

2.5.28 By the end of the 19th century, the 1882 Kelly's Directory lists the following facilities and trades under Heathfield, but may include new development around

the station and elsewhere: farmer; land steward; nurseryman; grocer; draper; post office; wine merchant; saddler and harness maker; timber, slate and coal merchant; boot and shoe maker; beer merchant; blacksmith; brick maker; surgeon; veterinary surgeon; school; inn; stone mason; carpenter; tailor; higgler⁽²⁸⁾; a butcher and cooper.

Transport

2.5.29 The 19th century saw improvements in first the road and later the rail network in the area, which opened up trade with London. Cade Street was turnpiked in 1813 with the support of local landowners Newbery and Fuller. This added to the roads serving the wider area that had been turnpiked since the 1750s. Care of the road passed to the local highway authority in 1871. Local industries that were able to provide goods to London with the improvement in transport included the poultry industry, livestock and dairy production, hop growing and horticultural nurseries.

2.5.30 In 1881 a railway station was built on wasteland belonging to Heathfield Park at the foot of the hill leading to the Park to link Eastbourne with Tunbridge Wells, backed by the Duke of Devonshire. This greatly boosted local industry as it provided much faster access to the London markets. The poultry fattening industry grew rapidly, along with supporting goods such as corn and seed, dairy for binding and butchers for tallow. In 1885 £60,000 worth of chickens left Heathfield station; £140,000 worth in 1895; and £150,000 worth c.1900: the pre-war chicken cramming industry was the most significant in the area.

20th century

2.5.31 The period after 1914 was marked by the demise of the chicken cramming industry in Heathfield and its hinterland. The outbreak of war in 1939 saw poultry feed supplies decline, and Heathfield lost its former dominance in the post-war revival of the industry: by 1950 the Heathfield poultry industry was all but over.

2.5.32 The new town developed around the station as the commercial centre and new housing developed. This saw the gradual decline of the commercial importance of Cade Street.

Population

2.5.33 The population statistics for the Parish in 1811 show 1,439 residents. The population had reached 2,208 in 1851 and then stayed relatively stable a little below this: in 1881, a year after the railway had arrived, there was a population of 1,995. Thereafter the population rose steadily, to 2,300 in 1891, 2,745 in 1901 and 3,150 in 1911. Until 1990 the western part of the Heathfield town, including approximately half of the High Street and the station, lay in Waldron parish, therefore much of the growth in the New Town is under-represented by these figures. In more recent years the Parish has been combined with Waldron and the population of the Parish has risen to 11,913, although

28 a person who travels around selling items; a pedlar or hawker. May come from the word 'haggle'

there has been little growth in the historic settlements of Old Heathfield and Cade Street (29).

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 Richard Budgen's map of 1724 shows the church at Heathfield next to Baily Park (later Heathfield Park) and buildings extending along Cat Street. Heathfield furnace is shown to the south of the village, named on the map as 'new furnace'.

2.6.6 A map by Thomas Budgen from 1789 shows the area in more detail with many of the buildings within the conservation area represented on the map. By this time the place name had changed from Cat Street to Cade Street and Baily Park had changed to Heathfield Park. The road running through Cade Street is shown much wider than surrounding roads along the front of the buildings that extend east along Cade Street from the top of School Hill to The Barn. A similar widening of the road is shown in front of the area around what is now Pinewood Farm and Cade House. This may represent the use of the settlement as a trading place. The fair/market place is shown at the top of School Hill on the site of the current recreation ground as a large triangular parcel of open land at the side of the road.

2.6.7 The 1800 draft Ordnance Survey (OS) map shows a cluster of buildings around the church in Old Heathfield, with the Old Vicarage, Manor Farm and Browndown shown to the east. Further towards Cade Street buildings are shown either side of School Hill where the historic cottages are currently sited (Jasmine Cottage, Little Quinces/Quince Tree Cottage, Beech Cottage, Cooper's Spinney, Keepers and Dig Kennel Cottages) and around Putlands Farm. There is another concentration of buildings around the junction with Cade Street and extending along Cade Street, mainly on the south side of the road,

with the road itself being quite wide in places. The former market place is shown as a roughly triangular piece of land in the location of the current recreation ground.

2.6.8 The 1841 Tithe map demonstrates little change to the development of the area, but shows the building and fields in more detail and gives a very useful insight into the ownership and tenancy of the buildings and land, as well as their uses.

INSERT TITHE MAP

2.6.9 The 1st edition 1874, 2nd edition 1899, 3rd edition 1931 continue to illustrate how little change there was in the area throughout the later 19th-earlier 20th centuries. Some buildings have been extended and a few buildings have been added, such as Cade House Farm, but there is generally little change. The most significant development is the addition of houses in the field extending from the eastern edge of the historic extent of Cade Street to Huggetts Lane (Character Area E- Cade Street east). The houses are good architectural examples from the period and represent the late 19th-early 20th century expansion of Cade Street.

INSERT 2ND EDITION OS MAP

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. The area covers the historic buildings around the church to the south, including Highlands Cottage, the Old Vicarage and Manor Farm; the historic buildings along School Hill; the buildings around Putlands that extend along Old Heathfield Road between the two villages; the recreation ground and adjacent field, which are located in the proximity of the early marketplace; and to the north, the historic buildings that extend along Cade Street from the road junction with Old Heathfield Road to the west, to Amhurst Bank to the eastern end of Cade Street.

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 ⁽³⁰⁾. This will also be helpful in assessing the likelihood of the presence of archaeological remains in the area and help with interpretation of a particular site and its setting.

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

2.7.6 It is misleading to assume complete destruction of buried or hidden features which could survive within later buildings and structures as well as in below ground features. Therefore, archaeological remains of any period, both above and below ground, could be found within the conservation area. Any proposals to carry out works which include ground disturbance or works to a historic building are likely to require an appropriate form of archaeological evaluation and assessment, to assess the potential for evidence of past human activity and provide evidence for the substance and evolution of the place, and its people and culture ⁽³¹⁾.

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

Draft

3 Character Appraisal

3.1 Introduction

3.1.1 Old Heathfield and Cade Street conservation area is formed of five character areas for the purposes of the appraisal and these are shown on the map in Appendix 1.

- A. Old Heathfield village;
- B. Old Heathfield parsonage and farm;
- C. Putlands Farm;
- D. Cade Street core; and
- E. Cade Street east.

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

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

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

3.2 Key Characteristics of the Conservation Area

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

Key Characteristics of the Conservation Area

- Medieval core to the villages of Old Heathfield and Cade Street.
- Oldest buildings in Old Heathfield date to the 13th-14th centuries.
- Two early farmhouses on the periphery of the medieval cores dating to the 15th-16th centuries.
- A significant number of 17th-19th century or earlier buildings survive.
- Later 19th- earlier 20th century development on the periphery to the east of Cade Street.
- Little modern infill development, with more recent development concentrated outside of the conservation area.
- Most buildings within the conservation area in residential use.
- 28 listed building or structures of which All Saints' Church is listed Grade II*. The remainder are listed Grade II and in residential use, apart from the Star Inn public house.
- The area contains a high number of buildings and structures identified as being of local, vernacular or cultural interest.
- Older buildings are timber-framed, but have either been refaced with brickwork, which has been painted in some instances; or first floor areas have been tile hung or less frequently weatherboarded, with brickwork facing to the ground floor.
- Domestic buildings are two storey in height, predominantly of brick, painted white in several instances, with clay tile roofs that are predominantly gabled, with some hipped.
- An early 20th century shop front survives on Cade Street.
- Mixture of boundary treatments, including red brick walls, stone walls and hedges.

- There are prominent tree specimens within the churchyard and Heathfield Park.
- Hedgerows and trees are an important boundary feature.
- Important open spaces include: the churchyard; the recreation ground and field adjacent to the recreation ground that was used for the early fair and market; the former glebe land; Heathfield Park on the edge of the conservation area and the fields immediately adjacent to the conservation area.
- Important views include: along the roads throughout the conservation area; to the church from within and outside the conservation area; long distance across the High Weald.

3.3 Character Area A - Old Heathfield village

Introduction to the character area

3.3.1 Character Area A (Old Heathfield village) is formed of the village core around the church and the Star Inn and the area extending along School Hill as far as Keeper's Cottage. Development within the character area is from a mix of periods and represents a mix of architectural styles. The area is almost entirely residential in function, with the exception of the church and the Star Inn public house.

3.3.2 This area is bordered by Character Area B (Old Parsonage and farm) to the east. Heathfield Park, outside the conservation area, borders the character area to the west and a scattering of houses to the north leads into Character Area C (Putlands Farm). To the south of Church Street, outside of the conservation area, a private lane extends to Heathfield House and Highlands Farm.

3.3.3 All Saints' Church is the focal point of the village, with School Hill extending north to Cade Street; Church Street and a private lane extending south to Heathfield House and Highlands Farm; and Nettlesworth Lane extending west and then south towards Vines Cross. Heathfield Town is located to the north west and is separated from the village by Heathfield Park.

3.3.4 Early settlement around Old Heathfield is likely to have been dispersed rather than a nucleated settlement such as a village or hamlet. The church is first mentioned in the mid-12th century and was built off the main ridgetop route and higher ground at Cade Street and so did not attract trade and settlement as other settlements did, but comprised only a few houses and an inn clustered around the church. The settlement seems to have emerged around the church in the mid-late 13th century, corresponding to the earliest rental record from this period. In 1316 Heathfield was granted a weekly (Thursday) market and an annual fair. The market and fair appear to have always been held at Cade Street, which historically was the ridge-top trade route to the north of the village.

Landscape setting

3.3.5 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. The rural location of the village means that there is open countryside surrounding the character area. To the west, outside the conservation area, the parklands and cricket ground of Heathfield Park are a more formal, albeit private, open space. The churchyard within the character area is publicly accessible open space and still functions as the village burial ground. Beyond the churchyard, but still within the character area, there is an area of open space separating the village from the former vicarage, which is accessible from a public footpath. Outside the conservation area to the east, a further footpath leads from the kissing gate at the rear of the churchyard across a field to the footbridge that crosses the stream on the edge

of St. Dunstons wood and affords views back to the character area and to the buildings within Character Area B (Old Heathfield parsonage and farm).

3.3.6 Trees are also important within the character area and include the trees within the character area itself and those that can be seen from the adjoining character areas and in the wider countryside and parkland setting of the conservation area. There are several prominent 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 important specimens include those located within the churchyard and the band of trees along the edge of Heathfield Park.

3.3.7 Views through the character area are generally along the roads extending through the village to and from the church. Views out of the conservation area across Heathfield Park are also important, as well as the views along School Hill. There are long distance views out of the character area from The Star Inn and the church is a visible landmark in the surrounding countryside.

Local built form

3.3.8 The church and the Star Inn are the oldest buildings in the character area, dating to the 13th-14th centuries. Many of the buildings, listed and unlisted, have not been the subject of archaeological survey and so dating of the buildings can be uncertain. Older buildings have often been re-fronted in the 18th-19th centuries, which has obscured earlier phases. Many of the buildings in the character area date to the 17th-19th centuries or earlier, with some re-fronted in the 18th-19th centuries.

3.3.9 The buildings in the character area almost all front onto the roads through the village and there is a small cluster of buildings backing onto the churchyard. Plot sizes are quite variable and the buildings themselves vary from adjoining cottages to detached cottages and larger houses. The smaller cottages with smaller plots sit closer to the road frontage, but still have front gardens, whilst the large properties are located further back on the plots.

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

3.3.11 The character area contains a mixture of boundary treatments, including red brick walls, stone walls and hedges. A dominant boundary treatment is the stone wall to Heathfield Park that extends along the western side of School Hill. There is little use of fences and railings.

Listed buildings

3.3.12 There are 15 designated Grade II listed buildings within the character area and the Grade II* listed church. The buildings are generally listed as ranging in date from the 17th century or earlier to the 19th century, however some of the buildings in the character area are likely to be older. 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 oldest building in the character area is the church. A church is recorded at Heathfield from the 12th century, although the oldest surviving fabric appears to date to the 13th century, when the church appears to have been rebuilt. Parts of the church date to the 14th century and it is reported that this period of building followed a fire in which the church was damaged. The bell-chamber of the tower has the date 1445 carved into it using Arabic numerals, which is thought to be one of the earliest examples of the use of Arabic numerals in the country. The church was restored and rebuilt in the 1860s-70s by J Billing. The tower, which is 13th century, is constructed of chalk and faced with stone and surmounted with a shingle spire, whilst the rest of the church is constructed of stone with a tiled roof. To the north east, within the churchyard, is a tomb with crypt beneath that belonged to the Blunts of Heathfield Park. There are also three examples of Harmer terracotta work in the churchyard; two on gravestones and one one a memorial plaque attached to the exterior of the church. The churchyard is reached from the north through a stone and timber-framed lych gate with a slab roof. From the south the churchyard access is a footpath running between Star Inn Cottage and the Star Inn to the east, and Church Gates and Carpenters to the west. The land rises up to the church from the south and there is a substantial stone wall enclosing the south west side of the churchyard.

3.3.14 Star Inn Cottage and the Star Inn public house are an attached building of uncertain origin. It has been suggested that it was originally built in the 13th-14th century to house workers when the current church was built or repaired, or that it was built as a stopping point for pilgrims visiting Canterbury. The core of the current building is thought to be a medieval hall with a 15th century cross-wing. A further wing was added in the 18th century. Star Inn Cottage was being used as a separate dwelling from the Inn in the 1891 census. The building is constructed in stone, with the west bay, forming Star Inn Cottage, constructed of red and grey chequered brickwork. It has a plain tile roof and casement windows of different sizes. Simple timber entrance doors are reached by stone steps to the Inn on the south elevation and to the cottage on the west elevation. There is an area of weatherboarding to the rear that is visible from the churchyard behind.

3.3.15 Carpenters and Church Gates are two attached cottages adjacent to the church, thought to date to the 17th century. Historical information indicate that the building was used as cottages and that a carpenter's workshop, now demolished, used to sit on the road frontage to the west of the cottages. The two cottages are elevated from the road and are constructed largely of red brick with some grey headers, as well as some stone. There is some weatherboarding on the east elevation and two crosswings to the rear (north elevation) with a catslide roof between. It has a plain tile roof and a mixture of sash

and casement windows of different styles. The carved sandstone doorway on the south elevation is thought to have been reused from another building.

3.3.16 Priors Cottages (4-8 Church Street) is a group of adjoining cottages thought to date to the 18th century. Constructed of red brick with grey headers and weatherboarding above, the eastern section is set back further from the road and sits on a stone plinth. The building has a plain tile roof and a mixture of casement and sash windows. Five wooden front doors are located in the north elevation.

3.3.17 Kitwish is an early 19th century detached cottage. It is notable for its ostentatious brickwork, which would have been expensive to carry out. It is constructed of grey headers with red brick dressings and quoins and a slate roof. It has sash windows, with a bay window on ground floor and round window above the doorway. The central doorway has a semi-circular fanlight.

3.3.18 Highlands Cottage sits on the road frontage of Church Street, which was the road through to Heathfield House before the current driveway was formed around the turn of the 20th century and Church Street became a separate entrance to Highlands Farm. The house is thought to be 18th century or earlier and is constructed of red and grey chequered brickwork with tile hanging above and a plain tile roof. It has casement windows and the front door is reached through the garden on the south elevation.

3.3.19 To the immediate north of the church, Church Gate House is listed as a 17th century or earlier timber-framed cottage, refaced with red and grey chequered brickwork with a plain tile roof and casement windows.

3.3.20 Bonischerch is thought to have been built in the mid-18th century and appears to have been refurbished in the mid-19th century, which is reflected in the stuccoed finish with a slate roof and sash windows. Sales particulars from the sale of the house to Sir Charles Blunt in 1878 describe the property as house, stable, chaise house, wood house and garden. A large red brick wall extends in front of the property along the roadside boundary.

3.3.21 The school was constructed in 1864 and designed by the architect Phillip Webb. It replaced the 'round school' built in 1819, which had become overcrowded. The school is constructed of red and grey chequered brickwork with simple Gothic detailing. It has wooden mullion windows with Gothic arches in the gables and a mixture of sash and casement windows with stone lintels above the doorways. The roof is covered in plain tiles and a red brick wall and railings enclose the school grounds.

Key unlisted buildings or structures

3.3.22 Key unlisted buildings or structures that make an important contribution to the character of the conservation area and historic integrity of the settlement are identified within this character appraisal and on the accompanying map. These buildings and structures form part of the designated heritage asset, in this case the Old Heathfield and

Cade Street conservation area, and contribute to its wider historical value ⁽³²⁾. 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.

3.3.23 Key unlisted buildings or structures have been identified in the character area dating from the 17th to early 20th centuries. Whilst key unlisted buildings have been identified on the visual appraisal map in Appendix 1, this does not exclude other buildings being considered of significance should further information come to light. In addition, omission of description in this character appraisal text does not diminish the significance of any buildings identified on the visual appraisal map.

3.3.24 To the south of the church, Oaktree Cottage was part of the former workhouse, which was held by a 900-year lease granted in 1638 ⁽³³⁾. An inventory of 1768 names the rooms in the workhouse (poorhouse at that time) ⁽³⁴⁾ and there are several references in the East Sussex Record Office to babies born in the workhouse. The workhouse was sold in 1837 to Thomas Fuller following the Poor Law Amendment Act and was subsequently rented out as two cottages. The building has red and grey chequered brickwork and tile hanging with a plain tiled roof. The north elevation has undergone more recent alterations.

3.3.25 Weald House was built on the site of an earlier cottage in the later 19th century and appears as Fernbank in the 1881 census. It was the home of the Ash family, who donated many funds and gifts to the church, including memorial stained glass windows and the eagle lectern. The house is largely concealed behind a stone wall and trees, but glimpses through show it is constructed of red brick with tile hanging and a plain tiled roof.

3.3.26 Weald Cottage was built on the site of an earlier cottage in 1873 by Sir Charles Blunt of Heathfield Park. It sits adjacent to the park, with the park wall, built in the 1830s by Michael Harmer, extending along and behind the cottage. The cottage was sold to the owners of Fernbank (now Weald House) and subsequently occupied by their employees. It is built of red and grey chequered brickwork with decorative tile-hanging and a plain tiled roof. The initial B for Blunt and date 1873 feature on a plaque in the gable above the doorway.

3.3.27 Rose Cottage is located adjacent to the churchyard and Star Inn. A building is shown on the 1841 Tithe map, but significant changes between the 1st and 2nd edition OS maps suggest the building was significantly altered or replaced in the later 19th century and is referred to as Rose Cottage in the 1881 census. The cottage is reached from a private track to the east of the Star Inn and is quite secluded, being located between the churchyard, the garden of the Star Inn, and open countryside. The cottage appears to be constructed of stone and tile hanging with a plain tiled roof.

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

33 ESRO ref: AMS 5625/1

34 ESRO ref: PAR 372/37/4

3.3.28 Chestnut Cottage is in a prominent position at the bottom of School Hill and the north route to the church. The cottage (formerly Gertrude Cottage) is believed to be early 19th century, but the north elevation has the date 1873 on a plaque in the gable and it may be that the cottage was renovated at this time when it was bought by Sir Charles Blunt of Heathfield Park. The cottage is two-storeys with a single-storey element to the north. It is constructed of white painted brick with decorative tiled roof and decorative barge boards to the gables.

3.3.29 The Coach House is believed to have been a farrier's shop before being enlarged or rebuilt in the early 20th century as the coach house to serve Fernbank (now Weald House). It is stated that the building was originally red brick and was faced in stone in the 20th century. The building was converted to a dwelling in 1954 and is stone with a slate roof and dormer windows.

3.3.30 Mallow House is the last historic building to have been built at the bottom of School Hill and is a detached Edwardian property built between the 1910 and 1931 OS maps. The house is rendered with a tiled roof and prominent chimney stacks.

3.3.31 Beech Cottage sits further up School Hill and sits on the western side of the road in a slightly elevated position from the road. It is set behind the stone wall to Heathfield Park and reached through a gateway in the wall. It is thought to have been built in the mid 18th century and was owned and occupied over the years by a number of local tradespeople, as well as the school mistress for some time. The building is a stone built symmetrical cottage with central doorway and a plain tiled roof.

3.3.32 Cooper's Spinney is also set behind the stone wall to Heathfield Park and reached through a gateway in the wall. It is thought to have been built in the later 17th century as workers cottages for the Heathfield Park estate and was subsequently owned and occupied over the years by a number of local tradespeople, as well as passing back into the ownership of the Heathfield Park estate at the end of the 19th century. The building is a mixture of red and grey chequered brickwork, tile hanging and render with a plain tiled roof.

3.3.33 Little Quinces and Quince Tree Cottage form a pair of cottages built in the mid-19th century on the east side of School Hill. The cottages were owned by a succession of carpenters and the gable end contains a small loading door (apparently for unloading coffins made on the premises), with what appears to be a workshop window below. The cottages are constructed of red and grey chequered brickwork with weatherboarding above, a mixture of casement windows and sash windows, and a plain tiled roof.

3.3.34 Jasmine Cottage (previously School Hill Villa) is located in a slightly elevated position to the north of the school and was built in the mid 19th century and sold in 1880 to the Heathfield Park estate, when it was advertised with stables and chaise house ⁽³⁵⁾. The house has painted white brickwork and weatherboarding above with sash windows and a plain tiled roof.

3.3.35 Keepers and Dog Kennels are now two cottages set behind the stone wall to Heathfield Park. They are thought to have been built in 1727 by the Heathfield Park estate to house the game keeper and dogs. However, the initials GJ are set above the doorway of Keepers and may relate to the the Rev. George Jordan, who rebuilt the the vicarage in similar stonework in the 1720s. Keepers and Dog Kennels were described in an estate survey of 1818, indicating that both buildings were owned by the Heathfield Park estate at this time. By the 1851 census Dog Kennels was occupied as a house and both buildings were retained by the estate until the mid 20th century. Keepers is a symmetrical stone cottage with initials GJ set in a plaque above the doorway and a plain tiled roof. Dog Kennels is built of red and grey chequered brickwork and some tile hanging with a plain tiled roof.

Other features of the character area

3.3.36 There are other notable features within the character area which add to the visual, historical and cultural interest. These include the late 19th century lych gate to the churchyard, which is stone and timber-framed with a slab roof; the Victorian kissing gate to the rear of the churchyard; the lamp style letter box on the corner of School Hill and Nettlesworth Lane; and the 19th century Harmer terracotta plaques in the churchyard.

3.3.37 There is a general lack of street furniture (historic and modern) in the village, which is characteristic of a rural location.

Sounds, smells, general activity and detractors

3.3.38 Sounds, smells and general activity also contribute to the historic character of conservation areas. The village is relatively quiet and peaceful, due to its rural location off the main road, low urban density and lack of commercial activity.

3.3.39 Another notable feature of the village is the lack of street lighting, which contributes to the rural character and the darkness of the village at night.

3.3.40 The main detractor within the character area is wirescape extending between telegraph poles and houses.

Summary

3.3.41 In conclusion, this area comprises the historic core of the village of Old Heathfield centred around the church. The area has developed from at least the 13th century, with the historic buildings, both designated and non-designated, located around the church and along School Hill, which is the original route into the village from the main ridge top route to the north. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. The main detractor in the character area is the visual intrusion of the wirescape along the road.

3.4 Character Area B - Old Heathfield parsonage and farm

Introduction to the character area

3.4.1 This character area is formed of the former parsonage (now The Old Vicarage and Claire Cottage) and part of the glebe, including the former Parsonage Farm (now called Manor Farm). The area is quite and secluded, located within the rural backdrop to the east of the village behind the churchyard and the houses that front onto School Hill. Development within the character area is predominantly from the 15th century and the 18th century. The area is residential in function, but also includes the former tithe barn and the rural land that extends between the buildings and the village core and formed part of the glebe ⁽³⁶⁾.

3.4.2 This area is bordered by Character Area A (Old Heathfield village) to the west. The area is otherwise bordered by open countryside.

3.4.3 Manor Farm was the parsonage and perhaps small manor court, from the 15th-18th century, serving the church manor of Heathfield, which formed part of the manor of Bishopstone. It may have replaced an even earlier church manor house given the earliest recording of the separate church manor of Heathfield from the later 13th century. The church manor was seized and sold by the Crown in the 16th century and acquired by the Sackville family and then the Fullers, though still linked to the church. During the ownership of the Fullers, a vicarage was built a little further to the north (The Old Vicarage) in the earlier 18th century by the Rev. George Jordan, coinciding with John Fuller's ownership of Bailey Park (aka Heathfield Park) and perhaps under his patronage. The former parsonage then appears to have been let out to tenant farmers by the successive vicars.

Landscape setting

3.4.4 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. The character area includes the former glebe lands and this area of open space continues to separate the village from the former parsonage and later vicarage. A footpath leads from the kissing gate at the rear of the churchyard, adjoining the character area, across a field to the footbridge that crosses the stream on the edge of St. Dunstons wood and affords views back to the buildings within the character area. Outside of the conservation area, the rural setting of the character area means that it is surrounded by open space, notwithstanding the rear gardens of the houses facing onto School Hill. The churchyard to the south west of the character area is publicly accessible open space and still functions as the village burial ground.

3.4.5 Trees are also important within the character area and include the trees within the character area itself and those that can be seen from the adjoining character areas and in the wider countryside setting of the conservation area. There are several prominent 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. The rural character

36 A piece of land serving as part of a clergyman's benefice and providing income (Oxford English Dictionary)

of the area means that the trees are notable for their group value, rather than individual specimens, with many boundaries marked by lines of trees and established groups of trees around the Old Vicarage.

3.4.6 Views through the character area are generally of the landscape and views back to the church, which is a visible landmark in the surrounding countryside. There are glimpsed views of Manor Farm and the Old Vicarage from within the character area, but their secluded location and the topography mean they are not apparent from the village or wider landscape.

Local built form

3.4.7 The buildings in the character area date to the 15th century or earlier and the 18th century, with later additions and alterations.

3.4.8 The buildings in the character area comprise of large properties accessed by long private driveways within open countryside and so do not front onto a road, but instead seem to be orientated south-south east to make the most of the topography and the views it affords.

3.4.9 The mix of periods of building can be identified, to some extent, by the uses of building materials, although earlier timber framing has been concealed behind later brick and tile facades. The buildings are in a mixture of materials, including red brickwork, tile-hanging and stone. Roofs are covered with clay plain tiles.

3.4.10 The character area contains a mixture of boundary treatments, including trees, hedges and fences, but all reflect the open and rural character of the area.

Listed buildings

3.4.11 There are two designated Grade II listed buildings within the character area ranging in date from the 15th century or earlier to the 18th century. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, it is possible that these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.4.12 Manor Farm is an early 15th century or earlier timber-framed hall house, refaced in red brick and stone with some tile hanging and a plain tiled roof. It was originally the parsonage and may have also been used as the church manor court. It was extended and altered in the 16th century when the chimneys and a rear range were added ⁽³⁷⁾ It was seized by Elizabeth I in 1561 and subsequently held by the Sackvilles for approximately 100 years and then the Fullers for a further 200 years. During this time, the house and farmland was still used as glebe lands. The house was formerly known as Parsonage House and Parsonage Farm. The Tithe records the house and lands continued to be held by the church and it was occupied by the Rev. James Young, who in fact lived in the Vicarage adjacent and let the farmhouse and lands to a tenant farmer. The farm

was purchased and briefly owned by the church, before being sold in 1884 and subsequently owned by a succession of farming families. The 15th century tithe barn is located adjacent to the farmhouse, but has undergone later alterations and additions from the 18th-20th centuries ⁽³⁸⁾.

3.4.13 The Old Vicarage was constructed in 1724 by the Rev. George Jordan, possibly on the site of an earlier building. It was owned by the Rev. William Preston between 1731 and 1771, who made a series of additions and alterations to the house. It continued to be lived in by subsequent rectors. It was extended again in the late 18th-early 19th century. In the 1880s the house was repaired, modernised and extended, presumably using some of the money raised from the sale of Parsonage Farm and a parcel of glebe land on which the house called The Glen now sits. Further alterations, including the installation of heating and lighting, were undertaken in the 1940s, the house being subsequently sold in the second half of the 20th century when the replacement vicarage was built close by. The building is constructed of stone, with central door and large sash windows and a plain tiled roof. There are also red brick wings added at various dates ⁽³⁹⁾.

Other features of the character area

3.4.14 There is a lack of street furniture (historic and modern) in the village, which is characteristic of a rural location.

Sounds, smells, general activity and detractors

3.4.15 Sounds, smells and general activity also contribute to the historic character of conservation areas. The character area is very quiet and peaceful, due to its rural and secluded location away from roads and general activity.

3.4.16 Another notable feature of the character area is the lack of outdoor lighting, which contributes to the rural character and the darkness of the area at night.

3.4.17 No detractors have been identified within the character area.

Summary

3.4.18 In conclusion, this area comprises the historic glebe lands, farm and two successive parsonages of Old Heathfield. The area has developed from at least the 15th century, with the historic buildings of Manor Farm having served as the parsonage, and perhaps small manor court, from the 15th century and perhaps replacing an earlier building. The identified character also includes other features, both man made and natural, which add to the historic significance of the area, but is predominantly characterised by its unspoilt rural setting.

38 Martin, D. & Martin, B. 1975 Report no. 0174

39 Martin, D. & Martin, B. 1975 Report no. 1397 and Golloway, S. McIlldowie, P., Pryce, R., & Williams, J. 2008 Old Heathfield and Cade Street in the 19th century

3.5 Character Area C - Putlands Farm

Introduction to the character area

3.5.1 This character area is formed of the group of buildings between Old Heathfield and Cade Street that used to belong to Putlands Farm. Development within the character area is from a mix of periods and represents a mix of architectural styles. The area is now entirely residential in function with any former farm buildings and the shop converted to residential use.

3.5.2 This area is bordered by Character Area D (Cade Street core) to the north east. Playing fields for Heathfield Community College border the character area to the north west and a scattering of houses to the south west leads into the Old Heathfield village character area. To the south east the land opens up into the surrounding countryside.

3.5.3 The character area comprises the historic group of buildings that belonged to Putlands Farm, located on the southern side of the road leading between Cade Street and Old Heathfield village core. The farm is believed to date back to at least the 16th century and was one of the principal farms in the area, which included the cluster of buildings that surround the historic farmhouse. Putlands appears to be a local family name, with the earliest reference being the probate of Richard Putland of Heathfield in 1557⁽⁴⁰⁾. The name continues to appear in documents from the 16th-18th centuries. This includes a reference to Mrs. Putland's lands in the Fuller account books from 1778, suggesting a link to the Heathfield Park estate⁽⁴¹⁾. The 1841 Tithe map and apportionment records a number of field and buildings as part of Putlands Farm and sales particulars survive for the farm from 1847⁽⁴²⁾. Historic maps show that the oast house was added in the later 19th century. Prospect Place, which was The Crown public house in the 18th and early 19th century, was used as a shop and the post office from the mid 19th to later 20th century. During the 19th century, as the old farmhouse became unfashionable, with Spring Lodge becoming the principal house, which was expanded and modernised from a 17th century farm workers cottage. The building was reportedly damaged by a flying bomb during WWII and was converted from a shop to a private residence in the 1970s⁽⁴³⁾.

Landscape setting

3.5.4 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. The character area comprises a small group of buildings and as such there is no open space within the character area, although the rural location means that there is still a sense of openness provided by the countryside setting. To the west, outside the conservation area, the parklands and cricket ground of Heathfield Park are a more formal, albeit private, open space, although the parkland is largely concealed by a mature treed boundary. The recreation ground adjacent to the character area is publicly accessible open space with fields beyond. Outside the

40 ESRO PBT/1/1/4/18

41 ESRO ACC2300/170/1/2

42 ESRO ACC6639/1

43 Old Heathfield & Cade Street in the 19th century

conservation area to the east, the fields maintain a sense of separation between Old Heathfield and Cade Street.

3.5.5 Trees are also important within the character area and include the trees within the character area itself and those that can be seen from the adjoining character areas and in the wider countryside and parkland setting of the conservation area. There are several prominent 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 important specimens line the road opposite the buildings within the character area and provide a boundary to the recreation ground adjacent.

3.5.6 Views through the character area are generally along the road towards Cade Street to the north east and towards School Hill to the south west, where the road bends and the wall and trees of West Lodge are visible. Within the character area itself the roundel and cowl of the former oast house is a notable landmark. The view opens up across the recreation ground over the High Weald at the north eastern edge of the character area, but is otherwise quite enclosed by the buildings and trees along the road.

Local built form

3.5.7 The buildings are from a mix of periods, with the oldest thought to date to the 16th century, and others dating to the 17th-19th centuries, including later refronting of earlier buildings. However, many of the buildings, listed and unlisted, have not been the subject of archaeological survey and so dating of the buildings can be uncertain. Older buildings have often been re-fronted in the 18th-19th centuries, which has obscured earlier phases.

3.5.8 The buildings in the character area front onto Old Heathfield Road, but also run perpendicular to the street as would be expected of the former outbuildings and farm buildings surrounding the yards either side of the farmhouse.

3.5.9 Plot sizes are quite variable and the buildings themselves vary from adjoined properties, larger houses and converted farm buildings. The former farm buildings extend along the road frontage, with the houses sitting further back on the plots and the former public house and shop (Prospect Place) having a modest setback.

3.5.10 The mix of periods of building can be identified, to some extent, by the uses of building materials. Many of the buildings are constructed of red brickwork with grey brick header chequered decoration. There is also some tile-hanging and one of the brick faced buildings has been painted white. Roofs are predominantly covered with clay plain tiles, although there is some use of slate. There is some use of weatherboarding, but this is limited to one former barn.

3.5.11 The character area contains a mixture of boundary treatments, including red brick walls to the former farm buildings, a picket fence in front of Spring Lodge, and a low brick wall in front of Prospect Place, representing its more recent residential use.

Listed buildings

3.5.12 There is one designated Grade II listed building within the character area, believed to date from the 16th century. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, it is possible that these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.5.13 Putlands used to be the farmhouse of Putlands Farm and is believed to date to the 16th century, although it has undergone later alterations and been refronted in brick, probably in the 18th century. The house has a symmetrical frontage to the road with sash windows and a central hooded door. It is constructed of red and grey chequered brickwork, with some tile hanging, and a plain tiled roof. The south western facade may be an older frontage, with the smaller windows and tile hanging suggesting timber framing within.

Key unlisted buildings or structures

3.5.14 Key unlisted buildings or structures that make an important contribution to the character of the conservation area and historic integrity of the settlement are identified within this character appraisal and on the accompanying map. These buildings and structures form part of the designated heritage asset, in this case the Old Heathfield and Cade Street conservation area, and contribute to its wider historical value Conservation Principles, Policies and Guidance, Historic England, April 2008. These buildings and structures have been identified via consideration of their value to the heritage asset (conservation area), through their evidential value, historical value, aesthetic value and communal value, and in some instances for their contribution to the setting of designated heritage assets. Where ancillary buildings to listed buildings have been identified as key unlisted buildings on the visual appraisal map, and although these buildings may be considered to be curtilage listed, it is important to note that they also make a valuable contribution to the character of the conservation area in their own right.

3.5.15 Key unlisted buildings or structures have been identified in the character area dating from the 17th to 19th centuries. Whilst key unlisted buildings have been identified on the visual appraisal map in Appendix 1, this does not exclude other buildings being considered of significance should further information come to light. In addition, omission of description in this character appraisal text does not diminish the significance of any buildings identified on the visual appraisal map.

3.5.16 Many of the buildings surrounding Putlands were part of the earlier farm, including Spring Lodge, Springfield, Pennythorns, and Heath Close.

3.5.17 Springfield was the former oast and barns to Putlands Farm. It appears on maps between the 1841 Tithe map and 1874 1st edition OS map, although an earlier barn does appear to be shown along the road frontage on the Tithe map. The current building, now converted to a house, has a red and grey chequered roundel, with a tiled roof and white cowl. A barn range runs south from the roundel, constructed of red and grey chequered brickwork on the north-most section and white weatherboarded section attached to the south. A low barn range in red and grey chequered brickwork extends eastwards from

the roundel along the street frontage and is set below the street level. The oast and barns all have plain tiled roofs.

3.5.18 Pennythorns, to the north east of Putlands, slightly adjoins the corner of the farmhouse and extends along the road frontage. It appears on maps between the 1841 Tithe map and 1874 1st edition OS map and has the appearance of a former farm building that has since been converted to a house. It is constructed of red and grey chequered brickwork with some tile hanging and a slate roof.

3.5.19 Heath Close is another building forming part of the complex that once made up Putlands Farm. It again appears on maps between the 1841 Tithe map and 1874 1st edition OS map and is constructed of red and grey chequered brickwork with tile hanging above and a slate roof.

3.5.20 Spring Cottage was a farm cottage belonging to Putlands Farm, used as a cottage, but subsequently enlarged over the years. It was purchased in the mid 19th century by Joseph Colling, who appears to have used this as his country house when not in London. The house was significantly enlarged and modernised at this time, but the house is likely to contain an earlier core. The current frontage consists of painted brickwork with a front porch, sash windows, ground floor bay window and a slate roof.

3.5.21 Prospect Place was recorded as the The Crown Inn in the 18th and 19th century, but had become a house, post office and drapers/grocers shop by the mid 19th century, owned by William Gosling. The shop was purchased by Thomas Barrow in 1869 and became Barrow's general store and post office. The shop remained in his family until 1975, when the shop front was removed and it was converted into a private residence. The building has white painted brickwork, dentilated eaves and a projecting string course, sash windows and a plain tiled roof. A small stone single-storey range is attached to the south west.

Other features of the character area

3.5.22 There is a lack of street furniture (historic and modern) in the village, which is characteristic of a rural location.

Sounds, smells, general activity and detractors

3.5.23 Sounds, smells and general activity also contribute to the historic character of conservation areas. The area is relatively quiet, due to its rural location and lack of commercial activity, although the proximity to Cade Street and Heathfield Community College, outside the conservation area, can impact on the area at busy times of day.

3.5.24 Another notable feature of the area is the lack of street lighting, which contributes to the rural character and the darkness of the area at night.

3.5.25 The main detractor within the character area is wirescape extending between telegraph poles and houses.

Summary

3.5.26 In conclusion, this area comprises the historic farm of Putlands and associated buildings. The area appears to have developed as a farmstead from at least the 16th century, when the farmhouse originates. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. The main detractor in the character area is the visual intrusion of the wirescape along the road.

Draft

3.6 Character Area D - Cade Street core

Introduction to the character area

3.6.1 This character area is formed of the trade route and linear roadside settlement that developed along Cade Street. Development within the character area is from a mix of periods and represents a mix of architectural styles. The area is almost entirely residential in function, with the exception of the Half Moon public house.

3.6.2 This area is bordered by Character Area C (Putlands Farm) to the south west and Character Area E (Cade Street east) to the east. Open countryside adjoins the character area to the north and south.

3.6.3 The road junction with School Hill with the Half Moon public house adjacent, forms the focal point of the area, with further buildings extending eastwards along Cade Street. Many of the building appear to have been owned and rented out by the Heathfield Park estate at one time or another.

3.6.4 In 1316 Heathfield was granted a weekly (Thursday) market and an annual fair. The market and fair were held at Cade Street, being the ridge-top trade route. It is believed that the fair and market was held around the junction of Cade Street and School Hill at the road junction and in the fields behind the Half Moon public house. The field behind the pub was called Upper Pound field, which may be a reference to animals being held in the field for sale at the market or fair. An earlier Budgen map of 1789 shows a significant triangular widening of the road off School Hill in the approximate location of the current recreation ground, which is thought to be the former fair and market place. The plot has no number on the Tithe map.

Landscape setting

3.6.5 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. The recreation ground and field behind the Half Moon public house are important green spaces within the character area and are also of historical significance as the former market and fair fields. Outside the conservation area, the countryside setting gives a sense of the rural location and the fields to the south of the character area maintain a sense of separation between Old Heathfield and Cade Street.

3.6.6 Trees are also important within the character area and include the trees within the character area itself and those that can be seen from the adjoining character areas and in the wider countryside and parkland setting of the conservation area. There are several prominent 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 important specimens are the trees that line the road and the boundaries between fields.

3.6.7 Views through the character area are generally along Cade Street and School Hill. Views across the recreation ground and fields behind the Half Moon public house

are also important. The elevated position of Cade Street allows views across the fields to the south of the character area over the High Weald to the South Downs and Eastbourne.

Local built form

3.6.8 Many of the buildings, listed and unlisted, have not been the subject of archaeological survey and so dating of the buildings can be uncertain. Older buildings have often been re-fronted in the 18th-19th centuries, which has obscured earlier phases. Some of the buildings in the character area may date to the 16th-17th centuries or earlier, but have been re-fronted in the 18th-19th centuries.

3.6.9 The buildings in the character area almost all front onto Cade Street. Plot sizes are quite variable and the buildings themselves vary from adjoining cottages to detached cottages and larger houses. The smaller cottages with smaller plots sit closer to the road frontage, but still have front gardens, whilst the large properties sitting further back on the plots.

3.6.10 The mix of periods of building can be identified, to some extent, by the uses of building materials, although many of the buildings in the Cade Street thought to be of earlier timber framing have been refronted in brick and tile-hanging. The buildings are in a mixture of materials, but predominantly white painted brickwork with tile hanging above. There are also some examples of red and grey chequered brickwork, render, weatherboarding and stone, as well as one corrugated iron building. Roofs are predominantly covered with clay plain tiles, with only one example of a slate roof.

3.6.11 The character area contains a mixture of boundary treatments, including red brick walls, stone walls, hedges and railings.

Listed buildings

3.6.12 There are eight designated Grade II listed buildings within the character area and the Grade II listed Jack Cade Monument. The buildings are generally listed as ranging in date from the 18th-19th century, however some of the buildings in the character area are likely to be older. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, it is possible that these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.6.13 A row of adjoining cottages extended along the north side of Cade Street, opposite the junction with School Hill, which are all listed. Spencer House is thought to be the oldest in the group, dating to the mid 17th century and thought to be the former farmhouse to Doels Farm, which extended to the north. It has a stone plinth with painted white brickwork and tile-hanging above and a single-storey range to the east that appears to have contained a large sash window in old photographs, that may have been a shop window.

3.6.14 Chandlers, adjoining to the west, appears to date from the 18th century with 19th century alterations and additions. The main house is two-storey with a single-storey

range to the east that was a butchers shop from the mid 19th-mid 20th century. Chandlers and the buildings either side of it are listed in the Tithe apportionment as house, butcher's shop etc called Staces Farm. The building is white painted brick with some white weatherboarding and a plain tile roof. A red and grey chequered brick building to the rear, added in the 19th century, was the former slaughterhouse.

3.6.15 Numbers 19, 20 and 21 Cade Street adjoin the eastern side of Spencer House and are a row of cottages thought to date from the 18th century. The census records indicate that it was occupied over the years by various tradesmen, including agricultural labourers, farmers, carriers, a grocer and a carpenter. It is constructed of painted brickwork with a later 19th century addition to the east end. It contains a mixture of windows and has a plain tile roof.

3.6.16 Bakers Cottage is located at the junction of Cade Street and School Hill and faces onto School Hill. It was owner by the Heathfield Park estate in the early 19th century and from the 1841 census part of the building seems to have been used as a grocer's shop, with draper and baker added to the description in subsequent years. By the late 19th century the two-storey bakehouse had been added . The house is constructed of ashlar stone with a plain tile roof. The bakehouse is constructed of red brick in English bond with a plain tiled roof.

3.6.17 Stone House was built on the southern side of Cade Street on the site of a a stables and lodge circa 1860. The house is constructed of ashlar stone with a plain tiled roof and a single storey range to the east. It has a projecting gable, sash windows and a stone porch with decorative shaped gable.

3.6.18 Saddlers is located on the northern side of Cade Street and is thought to have been an early 17th century cottage (the southern most section) that was enlarged and refronted in the 18th century. It was owned by the Heathfield Park estate in the 1841 Tithe award and was used throughout the 19th century as a house and saddlery shop. The house has white painted brickwork with some tile hanging and weatherboarding, and a plain hipped tiled roof.

3.6.19 The Jack Cade Monument was erected in 1794 by the owner of Heathfield Park, Francis Newbery, who commissioned it during the French Revolution as a warning to potential revolutionaries. The monument states that Jack Cade was captured near the spot and his head fixed upon London Bridge. The monument is a square stone monolith on a square plinth with an inscribed tablet recording the capture of Jack Cade.

Key unlisted buildings or structures

3.6.20 Key unlisted buildings or structures that make an important contribution to the character of the conservation area and historic integrity of the settlement are identified within this character appraisal and on the accompanying map. These buildings and structures form part of the designated heritage asset, in this case the Old Heathfield and Cade Street conservation area, and contribute to its wider historical value ⁽⁴⁴⁾. These

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

3.6.21 A number of key unlisted buildings have been identified in the character area thought to date from the 17th century through to the 19th century and predominantly residential, with the exception of some outbuildings. Whilst key unlisted buildings have been identified on the visual appraisal map in Appendix 1, this does not exclude other buildings being considered of significance should further information come to light. In addition, omission of description in this character appraisal text does not diminish the significance of any buildings identified on the visual appraisal map.

3.6.22 The White Cottage (known as Prospect Cottage, Lime Cottage and Idenholme during the 19th century) appears to have been built as a private residence, in the 18th century ⁽⁴⁵⁾. It passed through a number of owners, including an innkeeper, carpenter, and miller, and was sold to the Heathfield Park estate in the late 19th century and subsequently rented. It is white rendered with three projecting gables and a plain tiled roof.

3.6.23 Post Cottage, to the western end of the character area, appears on the 1841 Tithe map as part of the group of buildings to the east including and surrounding Chandlers. The building footprint appears to change between the 1841 Tithe map and 1874 OS map and it may be that the building was altered or rebuilt. Maps show that the small shop to the west was added between 1909 and 1931. The building is constructed of painted bricks with decorative tile-hanging above and a decorative tiled roof. The small shop adjacent has a shop window with central door and tile-hanging on the gable end and a tiled roof.

3.6.24 The Half Moon public house was built on the site of earlier buildings in 1842. At the time of the 1841 Tithe map the site was a house, garden, wheelwright's shop etc owned by George Hoffenden. He also ran the Half Moon Hotel (now a house called The Old Half Moon) just to the south of the A265 Burwash Road on the northern edge of Heathfield Park. He rebuilt the Half Moon in its current location, most likely to attract trade from the market and fair, which was held to the rear of the pub, and to capture passing trade using the turnpike road (Cade Steet was turnpiked in 1813). The Crown Public House (now Prospect Place) on School Hill had also closed in the 1820s and been moved to the Burwash Road whilst in the ownership of the Heathfield Park estate, perhaps leaving a demand for a pub in this commercial heart of Cade Street. The Half Moon is constructed of red brick and decorative grey headers, some painted white, with tile-hanging above and mock-timber decorative gables. It contains large sash windows and has a plain tiled roof.

45 Galloway, McIlldowie, Pryce & Williams 2008 Old Heathfield and Cade Street in the 19th century

3.6.25 The building adjacent to the pub is a long single-storey range with red and grey chequered brickwork and a plain tiled roof. It contains a large carriage door at the northern end and a smaller inserted carriage door in what was probably a single doorway. It may have been used as a stables and carriage house for the pub, although could have been used as a wheelwright's shop given the earlier use of the site and occupation of the first owner. The building has been referred to as the former drill hall and may have been used by rifle/artillery volunteers at some point. A similar range extends eastwards along the street frontage and behind this is another long single-storey building. It is clad on the walls and roof with corrugated iron and has a central roof lantern extending along the ridge. It appears on the maps between 1874 and 1899. It may be that the building(s) were also part of the former drill hall and is well concealed for military training. Kelly's Directory of 1899 refers to the first position battery, number five company in Hailsham having a detachment in Cade Street.

3.6.26 Half Moon Cottage appears to be part of the site owned by George Hoffenden on the Tithe map with house, garden, wheelwright's shop etc. The house appears to have been used as the local constable's house in the mid-late 19th century and into the 20th century. The house is currently empty with boarded windows. It is constructed of red and grey chequered brickwork with a plain tile roof.

3.6.27 The Barn is largely obscured behind a wall and bushes, but appears on the Tithe map sitting in the corner of a field called 'stable field', so may be an old stables. Some stone walls and a plain tiled roof are visible, but the rest of the building is not clearly visible.

3.6.28 Gate Cottage is the former toll house, used from when the turnpike opened in 1813. It was used as the toll house until 1874 and was later part of the Heathfield Park Estate. The cottage has painted white brickwork with decorative tile-hanging above and a decorative tile roof.

3.6.29 Cade House was the farmhouse for Catt Bell or Crops Farm on the 1841 Tithe map. The name was later changed to Catts Farm then Cade Farm. The front range is thought to date to the 16th-17th century, updated when the rear range was added in the 19th century. It continued as a tenanted farm into the 20th century, when it was sold as part of the Spring Lodge estate and let as a private residence. The house has painted white brickwork with tile-hanging above and a plain tiled roof.

3.6.30 Castillion House or Cade Cottage is shown on the 1841 Tithe map as smith's shop, cottage and yard, owned by William Oxley and occupied by Abraham Bray. By the later 19th century the cottage was rented out by the Heathfield Park estate. The house is a long range running along the street frontage, part of which was probably the smithy. It has some white painted brickwork and tile-hanging which extends down to the ground floor either side of the central doorway. The roof is covered with slate.

3.6.31 A building is shown on the site of Laurel Cottage on the 1841 Tithe map, but appears to have been an outbuilding to Saddlers and the current building appears to be later. It is therefore not clear whether Laurel Cottage may have replaced the earlier building or have been reworked in subsequent years, being referred to as Laurel Cottage in sales

particulars from the Heathfield Park estate from 1935 ⁽⁴⁶⁾. The cottage has brickwork in stretcher bond with tile hanging above and a plain tiled roof.

3.6.32 Pinewood Farm is shown on the 1841 Tithe map as a house and garden owned and occupied by Thomas Ellis. It may have originally been the farmhouse to Bell Farm, which was amalgamated with Catt/Cade Farm. The Ellis family remained in the cottage for much of the 19th century and were grocers/drapers. The cottage is constructed of white painted brickwork with central door and sash windows and a plain tiled roof. The weatherboarded barn adjacent was also part of the farm and called Bell Barn and is shown on the 1841 Tithe map. The road seems to be shown much wider on the Tithe map and extended in front of the cottage and barn.

3.6.33 Amhurst Bank was the last building on Cade Street before reaching Chapel Cross until the late 19th century. It is shown on the 1841 Tithe map as Crops Cottage and garden and was part of Catt Bell or Crops Farm. Parts of the property are thought to date to the 17th century and the building has timber-framing and a large inglenook fireplace, which has led to suggestions that it may have been an earlier inn ⁽⁴⁷⁾. The building is a mix of white painted brickwork, tile-hanging, weatherboarding and a plain tiled roof.

3.6.34 The War Memorial stands in the northern corner of the recreation ground, which can be seen when looking along Old Heathfield Road. The War Memorial commemorates those who died during WWI and is a stone obelisk erected in the 1920s.

Other features of the character area

3.6.35 There is a mixture of street furniture (historic and modern) in Cade Street. There are some benches in the recreation ground, as well as a traditional notice board and beacon. Whilst the benches are a mixture of styles, they are all untreated timber, which gives some unity. The bins (including dog waste bin) in the park are not sympathetic to the rural or historic character of the area, which is characteristic of a rural location. The Half Moon pub sign is of a traditional style and the white timber finger post with black lettering at the road junction. A lamp style letter box is located within the wall of the former post office (Post Cottage). The only public bench on Cade Street, is the simple timber bench in front of the Cade Street monument.

Sounds, smells, general activity and detractors

3.6.36 Sounds, smells and general activity also contribute to the historic character of conservation areas. Cade Street has always been located on a main route for travel, and this continues today, with the road forming part of the A2096 Battle road. The route of the main road therefore, is busy with through traffic and the accompanying sounds and smells. Such activity is characteristic of a settlement on a main route, although could be considered a significant detractor. The smaller Old Heathfield Road, in contrast, feels more rural and peaceful due to the reduced traffic levels and trees lining the edge of the road.

46 ESRO ref: AMS 5837/2

47 Galloway, McIlldowie, Pryce & Williams 2008 Old Heathfield and Cade Street in the 19th century

3.6.37 Another notable feature of the area is the lack of street lighting, which contributes to the rural character and the darkness of the area at night.

3.6.38 The main detractor within the character area is wirescape extending between telegraph poles and houses and the traffic passing along Cade Street.

Summary

3.6.39 In conclusion, this area comprises the historic trade route and linear roadside settlement that developed along Cade Street. The road junction with School Hill with the Half Moon public house adjacent, forms the focal point of the area, with further buildings extending eastwards along Cade Street. The area includes the site of the historic fair and market, which was held around the junction of Cade Street and School Hill at the road junction and to the rear of the Half Moon public house. The character area has now lost its commercial function and is almost exclusively residential. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. The main detractor in the character area is the visual intrusion of the wirescape and traffic along the road.

3.7 Character Area E - Cade Street east

Introduction to the character area

3.7.1 This character area is formed of the later 19th- earlier 20th century extension to Cade Street, with the construction of individually designed detached and semi-detached houses in what was an open field between Cade Street and Huggetts Lane. Development within the character area is from a similar period, but with a mixture of architectural styles. The area is almost residential in function.

3.7.2 This area is bordered by Character Area D (Cade Street core) to the west and the houses that extend along Huggetts Lane to the east. Open countryside adjoins the character area to the north and south.

3.7.3 The area has no real focal point, but is a group of later 19th century houses extending along the north side of Cade Street. All the houses are individually designed and have retained their original detailing.

3.7.4 The eight acre field in which the houses are built was part of Cat Bell or Crops Farm at the time of the 1841 Tithe map and was still shown as a field on the 1874 1st edition OS map. The 1899 2nd edition OS shows that the semi-detached houses of Beecholme and The Christmas House (or Ridgewell), and the detached houses of Copshaws and Rohallion, were built first and appear on the maps between 1874 and 1899, with the remaining houses built in the earlier 20th century.

Landscape setting

3.7.5 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. There is no open space within the character area, although the large gardens of the houses within the character area give a sense of green, open spaces. Outside the conservation area, the countryside setting, especially the open fields adjoining the road to the south of the character area, gives a sense of the rural location and openness.

3.7.6 Trees are also important within the character area and include the trees within the character area itself and those that can be seen from the adjoining character areas and in the wider countryside and parkland setting of the conservation area. There are several prominent 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 important specimens are the trees that line the road and the boundaries between fields and gardens.

3.7.7 Views through the character area are generally along Cade Street. Views across the field on the south side of the road towards the South Downs are also important.

Local built form

3.7.8 Development within the character area dates to the 19th-earlier 20th century.

3.7.9 The buildings in the character area all front onto Cade Street. Plot sizes are variable, with all houses having generous setbacks and being set within their own gardens, but with Sunny Garth and Fielden House on especially large plots.

3.7.10 The buildings are in a mixture of materials, but predominantly red brickwork, with some tile-hanging and roughcast render. Roofs are predominantly covered with slate, with some use of clay plain tiles.

3.7.11 The character area contains predominantly treed and hedged boundaries, with the only exception being the untreated picket fence along the front boundary of The Christmas House (or Ridgewell).

Listed buildings

3.7.12 There are no designated Grade II listed buildings within the character area, but there are a number of buildings in the character area, which, whilst not listed, contribute to the character and appearance of the area.

Key unlisted buildings and structures

3.7.13 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 Old Heathfield and Cade Street conservation area, and contribute to its wider historical value ⁽⁴⁸⁾. These buildings and structures have been identified via consideration of their value to the heritage asset (conservation area), through their evidential value, historical value, aesthetic value and communal value, and in some instances for their contribution to the setting of designated heritage assets. Where ancillary buildings to listed buildings have been identified as key unlisted buildings on the visual appraisal map, and although these buildings may be considered to be curtilage listed, it is important to note that they also make a valuable contribution to the character of the conservation area in their own right.

3.7.14 A number of key unlisted buildings have been identified in the character area thought to date from the 19th and 20th centuries and predominantly residential, with the exception of some outbuildings. Whilst key unlisted buildings have been identified on the visual appraisal map in Appendix 1, this does not exclude other buildings being considered of significance should further information come to light. In addition, omission of description in this character appraisal text does not diminish the significance of any buildings identified on the visual appraisal map.

3.7.15 Beecholme and The Christmas House (or Ridgewell) are a pair of later 19th century symmetrical semi-detached houses constructed of red brick with tile hanging at each end and a slate roof. They are arranged over three floors with rooms in the roof space and have narrow full height projecting square window bays with gabled roof and has sash windows.

3.7.16 Copshaws is a typically Victorian-style detached house constructed of red brick with a slate roof. It has a two-storey bay window, sash windows and decorative ridge tiles and finials.

3.7.17 Rohallion is a later 19th century symmetrical house built in an earlier cottage style and stylistically appears earlier than the other buildings. It is constructed of red brick, painted white on the front elevation, with a slate roof. It has a central door porch and sash windows with two dormer windows in the roof.

3.7.18 Fielden House and the semi-detached houses of Sandowner and Chilland were built between 1899 and 1909. It is typically Victorian in style, perhaps suggesting it was built circa 1900. It constructed of red brick with a slate roof. It has a a two-storey bay window either side of a central doorway, sash windows and decorative ridge tiles and finials. It has a central sash window above the doorway with decorative iron balconette/Juliet balcony and two dormer windows.

3.7.19 Sandowner and Chilland are built in the slightly whimsical style of a Victorian lodge. It is constructed of red brick with decorative tile-hung gables, decorative bargeboards, ridge tiles and finials, and a slate roof. It is multi-gabled with the first floor windows within large gables in the roof and has sash windows and two ground floor bay windows. A verandah with slate roof extends around the building and is open to the front and enclosed with glass on the sides.

3.7.20 Sunny Garth is a detached house set within a large garden, which was built between 1909 and 1931. It is rough cast rendered with some tile hanging and a plain tiled roof. It has a large projecting gable containing a large bow window on the ground floor with a tile roof overhanging the widow and an oriel window above. A tower sits on the south west corner of the building with an octagonal turret.

Other features of the character area

3.7.21 There is a cluster of street furniture (historic and modern) in the character area at the junction of Cade Street and Huggetts Lane. This includes a traditional white timber finger post with black lettering and a lamp style letter box. A modern timber bus shelter is relatively in-keeping with the rural setting and the utility box adjacent has at least been painted green and placed back from the roadside next to the bus shelter.

Sounds, smells, general activity and detractors

3.7.22 Sounds, smells and general activity also contribute to the historic character of conservation areas. Cade Street has always been located on a main route for travel, and this continues today, with the road forming part of the A2096 Battle road. The route of the main road therefore, is busy with through traffic and the accompanying sounds and smells. Such activity is characteristic of a settlement on a main route, although could be considered a significant detractor.

3.7.23 Another notable feature of the area is the lack of street lighting, which contributes to the rural character and the darkness of the area at night.

3.7.24 The main detractor within the character area is wirescape extending between telegraph poles and houses and the traffic passing along Cade Street.

Summary

3.7.25 In conclusion, this area comprises the later 19th- earlier 20th century residential extension to Cade Street and contains a group of individually designed detached and semi-detached period properties. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. The main detractor in the character area is the visual intrusion of the wirescape and traffic along the road.

Draft

4 Architectural Form, Detail, Materials, Textures and Colours

4.1 Introduction

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

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

4.2 Key Characteristics

Key Characteristics

- Most of the older buildings in the area are constructed of materials from local sources.
- The predominant wall construction material is brick, with some plain tile hanging to first floor. There has been little use of local stone, and weather boarding is not a common historic material in this village.
- Older timber framed buildings have been refaced in brick, often with tile hanging to first floor.
- Roofs are mainly gabled, with some hipped, and clay tiles are the main roofing material. Slate is not a common historic material in this village.
- Windows and doors are generally traditionally designed.
- Window styles are generally a mixture of simple side hung casements and vertical sliding sash windows, depending on age and construction of the building.
- The majority of the doors to domestic properties in the conservation area are either traditionally detailed plain planked or six panel timber doors.
- A single traditional shop front survives.
- Brick and stone boundary walls contribute to the character of the area.

4.3 Architectural Form and Layout of Built Form

4.3.1 The village of Old Heathfield has developed around the church and the Star Inn and the area extending along School Hill as far as Keeper's Cottage. The buildings in the village core almost all front onto the roads through the village and there is a small cluster of buildings backing onto the churchyard. Plot sizes are quite variable and the buildings themselves vary from adjoining cottages to detached cottages and larger houses. The smaller cottages with smaller plots sit closer to the road frontage, but still have front gardens, whilst the large properties are located further back on the plots.

4.3.2 To the east of the village, the area is very rural and contains large properties accessed by long private driveways within open countryside. To the north of the village, the buildings around Putlands Farm front onto Old Heathfield Road, but also run perpendicular to the street as would be expected of the former outbuildings and farm buildings surrounding the yards either side of the farmhouse. Plot sizes are quite variable and the buildings themselves vary from adjoined properties, larger houses and converted farm buildings. The former farm buildings extend along the road frontage, with the houses sitting further back on the plots and the former public house and shop (Prospect Place) having a modest setback.

4.3.3 Within the historic settlement at Cade Street, the buildings almost all front onto the main road. Plot sizes are quite variable and the buildings themselves vary from adjoining cottages to detached cottages and larger houses. The smaller cottages with smaller plots sit closer to the road frontage, but still have front gardens, whilst the large properties sitting further back on the plots. Within the later 19th- earlier 20th century extension to Cade Street to the east, the buildings still front onto Cade Street, but all the houses have generous setbacks and are set within their own gardens, with Sunny Garth and Fielden House on especially large plots.

4.3.4 Development within the conservation area is from a mix of periods and represents a mix of architectural styles. These vary from smaller rows of attached cottages, smaller detached and semi-detached properties, farmhouses, and larger detached houses, representative of the range of former use, status and period of buildings within the conservation area. However, the buildings are still no more than two-storey in height, even though some contain an additional attic storey. There are also some smaller single-storey buildings and outbuildings within the conservation area. Generally, the older buildings are modest in height, scale and massing and the Victorian buildings are larger, such as the later 19th- earlier 20th century buildings along the east of Cade Street, the Half Moon public house and Weald House.

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 many of the buildings in the village thought to be of earlier timber framing have been refronted in brick and tile. The buildings are in a mixture of materials, including red brickwork, some with grey brick header chequered decoration, tile-hanging, render and stone. Roofs are predominantly covered with clay plain tiles, with

some use of slate. There is some use of weatherboarding, but this is mostly limited to the rear of buildings and/or less prominent elevations, providing evidence that the buildings are timber framed with only a brick front facade.

Brick

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

4.4.3 The pre-1894 parish area of Heathfield (as recorded by Molly Beswick⁽⁴⁹⁾) had 12 recorded brickworks in the parish, although not all were in operation at the same time. The earliest recorded brickworks was at Newick Lane in the late 17th century.

4.4.4 There were between two and five limekilns recorded on the 1st edition O.S. map for the pre-1894 parish area of Heathfield. Lime would have been used to create lime mortar for building and lime plaster, which could be applied as an interior or exterior finish to buildings. Lime was also used in agriculture to make the Wealden clay soils easier to work⁽⁵⁰⁾.

4.4.5 Although there are domestic buildings surviving from the 14th - 17th centuries within the village, which would originally have had externally visible timber frame and render, these structures have all undergone later re-facing with brickwork, sometimes in combination with first floor tile-hanging or weatherboarding, to create a more 'modern' facade.

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 Church Gate House. Lower status buildings, or structures requiring less strength like garden walls and single-storey outbuildings, were sometimes constructed in English bond, as evidenced by the former bakehouse to the rear of Bakers Cottage.

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⁽⁵¹⁾. Kitwish is a good example of the use of decorative brickwork, where the bricks have been laid in header bond using grey headers, with the windows and doors surrounded in red brickwork.

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. There is also one example of 20th century rough cast render in the conservation area on Sunny Garth.

4.4.9 Photo of brick detailing

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

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

51 where the entire elevation is laid in headers

Tile hanging

4.4.10 In conjunction with the 18th century refacing of earlier timber-framed buildings with brickwork, there tends to be significant use of tile hanging to first floor areas. The tile hanging in the conservation area is generally plain, although there are some examples of the use of decorative tiles, such as Gate Cottage, Post Cottage and Weald Cottage.

4.4.11 Photo of tile hanging

Painted brickwork

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

4.4.13 Photo of painted brickwork

Weatherboarding

4.4.14 Similar to tile hanging, there is some use of weatherboarding to the first floor of buildings in conjunction with the 18th century refacing of earlier timber-framed buildings with brickwork. Where this occurs, the weatherboarding is painted white, such as . There are examples of infrequent use of the material to ancillary buildings, as evidenced only by a former barn at Putlands Farm and The Barn on Cade Street.

4.4.15 photo of weatherboarding

Stonework

4.4.16 Stone is less common in the conservation area and generally limited to high status buildings and/or those historically associated with Heathfield Park. The buildings within the village that demonstrate a significant use of local stone are the Church, the Star Inn, Bakers Cottage, Stone House, the Old Vicarage, Keepers and Beech Cottage. There are examples on some of the older buildings for the use of local stone in part of their construction or for plinths, such as Manor Farm. The Coach House also has a stone facade, but this is believed to be a later, 20th century, refacing.

4.4.17 Where stonework has been used for construction, it has predominantly been cut into blocks, and laid in courses. This 'ashlar' stonework demonstrates the higher status of buildings. In contrast, the stonework used in the church tower is not ashlar, being a mixture of size and shapes of stone, laid in a much coarser fashion, representing the earliest phase of building of the church in the 13th century.

4.4.18 Photo of stone

Timber framing

4.4.19 There is only one example of exposed timber framing visible within the conservation area, on the tithe barn adjacent to Manor Farm. This has been infilled between the framing with later brickwork.

4.4.20 Photo of timber framing

4.5 Roofs

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

Clay tile

4.5.2 The predominant roofing material throughout the conservation area is clay tile. Traditionally, the tiles would have been locally sourced and are a red/orange in colour, which has weathered. The roof tiles in the conservation area are generally plain, although there are examples of the use of decorative tile, such as Gate Cottage, Post Cottage, Chestnut Cottage and Weald Cottage.

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

Slate

4.5.4 There are some examples of the use of slate, such as Kitwish, Spring Lodge and Bonishcherch, but it is not a common material in the conservation area and appears to have been used only briefly in the earlier-mid 19th century on a handful of buildings.

Shingle

4.5.5 The only alternative materials found in the conservation area are the use of shingle on church spire and the use of Horsham Stone slate to the roof the lych gate.

Roof forms

4.5.6 Roof forms throughout the conservation area are predominantly gables. However, there are buildings with full hips. Many of the older buildings close to the church, such as the Star Inn, Carpenters and Church Gates, Priors Cottages and Ivy Cottage, have full hips; as well as Manor Farm and Jasmine Cottage; many of the buildings around Putlands Farm; and Spicers and Saddlers on Cade Street. Some buildings, such as Coopers Spinney, are hipped at one end with a flat gable at the other. Other buildings have catslide roofs to the rear, such as Carpenters. Lime Tree and Oak Tree Cottages has a half-hipped roof, but this is not a common roof form within the conservation area.

Chimney stacks and pots

4.5.7 Brick chimney stacks survive to many of the domestic buildings, ranging from earlier substantial central stacks, often without chimney pots, to more modest end stacks with chimney pots. Chimney stacks are an important part of the roofscape, as well as indicative of the age and historical development of a building, and should be retained. Examples of substantial chimney stacks, probably serving an inglenook fireplace, can be seen on the Star Inn, Carpenters and Church Gates, Manor Farm, Putlands Farmhouse and Spicers Cottages.

Rainwater goods

4.5.8 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

4.5.9 Most of the examples of barge boards to roofs throughout the conservation area are plain barge boards to the gabled roofs, although some gabled roofs do not have barge boards and instead have small mortared verges. The use of decorative barge boards is not common within the conservation area and tends to coincide with the use of decorative tile hanging and roof tiles, such as on Gate Cottage, Chestnut Cottage and Weald Cottage.

4.6 Windows

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

4.6.2 There has begun to be some intrusion of modern window detailing and materials within the conservation area, especially in the case of unlisted buildings. However, there is still a significant survival of historic detailing. This is predominantly through the use of traditional timber vertical sliding sashes; and use of simple side hung casement windows of timber. There is little use within the conservation area of either earlier wrought iron, or cast iron, later Victorian, casement windows. These metal casements are identified by external hinges, as seen on Keepers Cottage and Manor Farm. These earlier windows can also have decorative window furniture, such as the internal catch handles and stays, although these are sometimes replaced. There are few examples of leaded lights to casement windows within the conservation area, with Manor Farm containing both diamond and trellis leaded lights.

4.6.3 Within earlier domestic buildings, where the timber frame has been concealed by brick and/or ground floor brick and first floor tile hanging or weatherboarding, there is

sometimes a mixture of window styles. Generally, the front elevation has uniformity in window style and, depending on when it was refronted and perhaps sometimes on the status of the building, has either all vertical timber sliding sashes, or all casement windows.

4.6.4 The side and rear elevations often display more of a mixture of window styles and often even if the front elevation has vertical timber sliding sashes, the side and rear elevation will contain casement windows. These small window types fit within concealed timber framing behind the tile hanging on these earlier properties, such as the smaller casement windows in the first floor tile-hanging on the side elevation of Putlands,

4.6.5 The earliest identified buildings in the village, the Star Inn and Manor Farm, both have casement windows in a mixture of sizes and styles. This may relate to the early glazing of the buildings in the 17th-18th centuries, when casement windows were still the norm. However, casement windows did continue to be used throughout the 19th and 20th centuries.

4.6.6 Putlands and Spring Lodge are early buildings, believed to date from the 16th and 17th centuries, but have sash windows in the front facade, indicating that they were probably refaced a little later, in the 18th-19th centuries. The sash windows on Putlands have fixed top panes with a sliding lower sash and small panes, indicating a relatively early style. Later in the 18th century and into the 19th century, the double hung sash was introduced, often with six panes over six, as seen on Kitwish and Jasmine Cottage, which are both believed to have been constructed in the early-mid 19th century.

4.6.7 By the later 19th century panes of glass were larger and both sash and casement windows had larger panes of glass with fewer, if any, glazing bars. There are not common in the conservation area, but larger panes can be seen on the lower half of the windows of The Half Moon public house and on a window on the first floor of Priors Cottages.

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

4.6.9 There is one remaining example of an early shop window within the village, attached to Post Cottage. It has a recessed central door, with shop windows to either side above a painted brick plinth, all under a tiled gable. This is an important survival within Cade Street as a remnant of the former trade and retail function of the street and is prominent in the street scene as the conservation area is entered from the western end of Cade Street.

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

4.7 Doors

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

4.7.2 The majority of the doors to domestic properties in the conservation area are either traditionally detailed plain planked or six panel timber doors. However, of particular note is a number of decorative porches and door cases on a number of properties within the conservation area. These include the the 18th century pilastered and pedimented door case on the Old Vicarage; the columned porch to Jasmine Cottage; the unusual large fanlight on Dog Kennels; the shaped stone porch to Stone House and the carved sandstone doorway on Carpenters.

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

4.8 Shopfronts

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

4.8.2 Shop fronts were introduced in the 18th century and the majority dating from the 18th and 19th century are designed on an individual basis, utilising a variety of architectural detailing and styles, with small paned windows. Later 19th century shop fronts have larger areas of plate glass as this material became more widely available, changing the scale in the design of shop fronts. ⁽⁵²⁾

4.8.3 There is only one remaining example of an early shopfront within the village, attached to Post Cottage. It has a recessed central door, with shop windows to either side above a painted brick plinth, all under a tiled gable. This is an important survival within Cade Street as a remnant of the former trade and retail function of the street and is prominent in the street scene as the conservation area is entered from the western end of Cade Street.

52 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 Garden Walls, Fences and Other Means of Enclosure

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

4.9.2 Old Heathfield village contains a mixture of boundary treatments, including red brick walls, stone walls and hedges. A dominant boundary treatment is the stone wall to Heathfield Park that extends along the western side of School Hill. There is little use of fences and railings. To the east of the village the area contains a mixture of boundary treatments, including trees, hedges and fences, but all reflect the open and rural character of the area. To the north of the village around Putlands Farm, the character area contains a mixture of boundary treatments, including red brick walls to the former farm buildings, a picket fence in front of Spring Lodge, and a low brick wall in front of Prospect Place, representing its more recent residential use. Cade Street contains a mixture of boundary treatments, including red brick walls, stone walls, hedges and railings. The eastern extension to Cade Street contains predominantly treed and hedged boundaries, with the only exception being the untreated picket fence along the front boundary of The Christmas House (or Ridgewell).

4.9.3 There is an area of traditional estate fencing outside the conservation area separating the drive to Heathfield House from the field adjacent.

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

4 Architectural Form, Detail, Materials, Textures and Colours

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5 Trees, Open Spaces and Views

5.1 Introduction

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

5.1.2 The landscape around the conservation area still has a very rural character of fields, hedges and trees, which provides an important backdrop to the settlements and also gives a sense of historic separation between the ridge top route of Cade Street and the settlement around the church at Old Heathfield. This is discussed further in Chapter 2.

5.2 Key Characteristics

Key Characteristics

- Trees form an important backdrop to the conservation area.
- There are prominent tree specimens within the churchyard and Heathfield Park.
- Hedgerows and trees are an important boundary feature.
- Important open spaces include: the churchyard; the recreation ground and field adjacent to the recreation ground that was used for the early fair and market; the former glebe land; Heathfield Park on the edge of the conservation area and the fields immediately adjacent to the conservation area.
- Long distance views across the High Weald, including views to the South Downs from the south side of Cade Street.
- Views along the roads throughout the conservation area.
- Views of the church from within and outside the conservation area.

5.3 Trees and Hedgerows

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

5.3.2 Trees form an important backdrop to the settlement, both within the conservation area itself and those that can be seen in the wider countryside and parkland setting of the conservation area. Outside of the conservation areas, mature trees in Heathfield Park, areas of Ancient Woodland, and a combination groups of trees in the wider countryside provide an important backdrop to the settlements and also gives a sense of historic separation between the ridge top route of Cade Street and the settlement around the church at Old Heathfield.

5.3.3 Particularly prominent trees within the conservation area include those located within the churchyard, the band of trees along the edge of Heathfield Park, the mature trees within the more rural areas around Manor Farm and the Old Vicarage, the trees along the road, gardens and fields throughout the conservation area.

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

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

5.4 Open Spaces

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

5.4.2 Within the conservation area, the churchyard is publicly accessible open space and still functions as the village burial ground. The conservation area also includes open fields, such as the former glebe land that separates the village from the former parsonage and later vicarage. The recreation ground is publicly accessible open space with fields beyond. This area makes a positive contribution to the conservation area as an important open space, but is also of historical significance as the location of the former fair and market.

5.4.3 The open landscape making an important contribution to traditional open setting of the conservation area. The rural location means that there is open countryside surrounding the conservation area on the north, east and south, with parkland on the west. The parklands and cricket ground of Heathfield Park are a more formal, albeit private, open space. There is also a series of public footpaths leading to/from the area and connecting the conservation area to the wider countryside.

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. 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.

5.5.2 Views in Old Heathfield are generally along the roads extending through the village to and from the church. Views out of the conservation area across Heathfield Park are also important, as well as the views along School Hill. The church is a visible landmark within the village and in the surrounding countryside.

5.5.3 In Cade Street the views are generally along the road extending through the conservation area and down School Hill. Views out of the conservation area are over the open countryside to the south of the road.

5.5.4 Long distance views across the High Weald open up at several places around the conservation area, including in the core of the village near to the Star Inn; across the recreation ground; and across the fields behind the Half Moon public house. The elevated position of Cade Street allows views across the fields to the south over the High Weald and to the South Downs and Eastbourne beyond. The views are characterised by open fields, treed and hedged boundaries, and some areas Ancient Woodland.

5.5.5 Apart from the significant long distance views described above, views are generally terminated by buildings that front onto the roads through the conservation area; the high stone wall to Heathfield Park; and treed and hedged boundaries. The backs of the buildings fronting onto Cade Street can also be seen from Old Heathfield across the open fields. Views along School Hill are affected by the topography, with a noticeable incline as the road extends between Cade Street and Old Heathfield and a shallow bend in the road.

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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

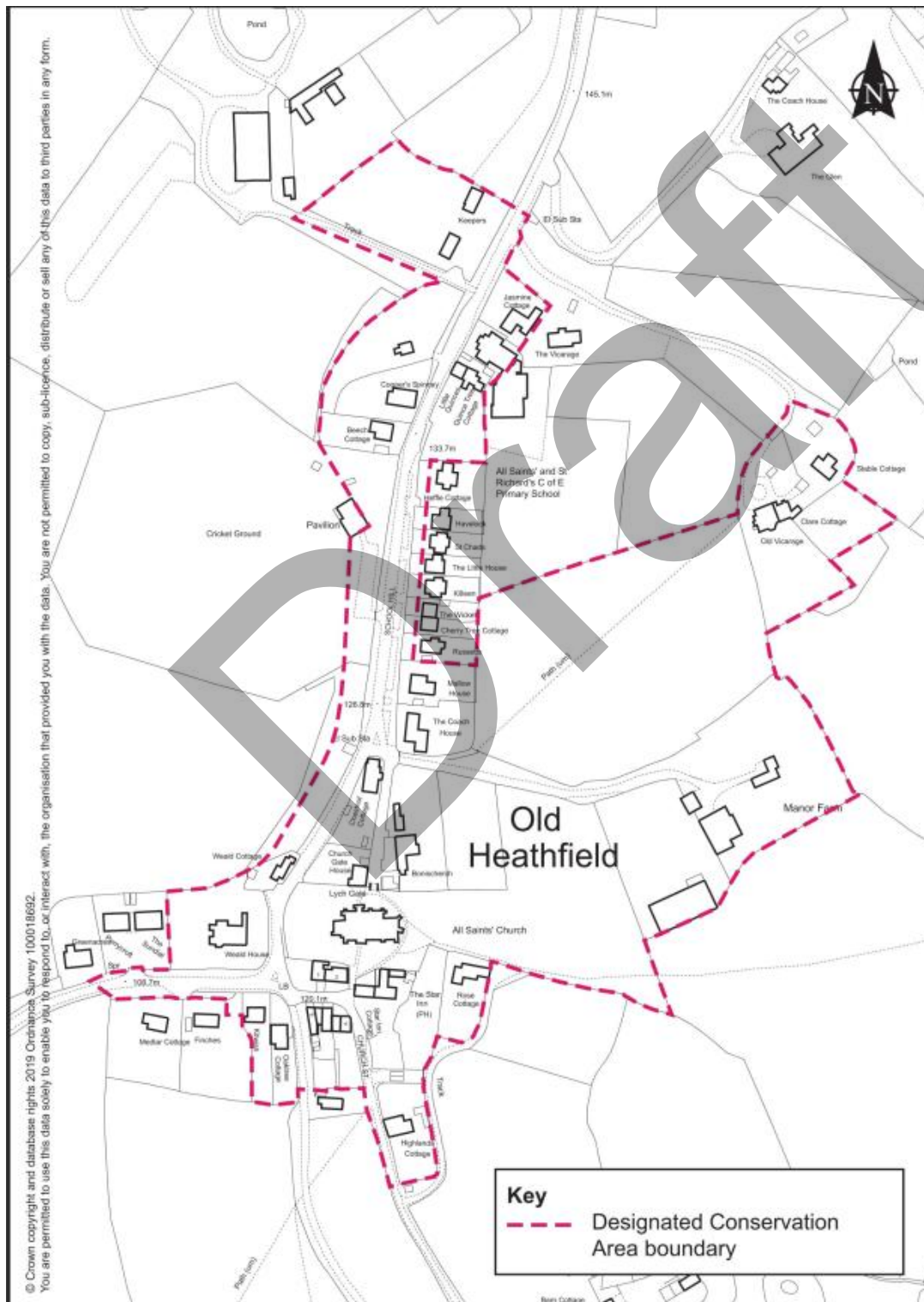
Key issues impacting on the character and appearance of the Old Heathfield and Cade Street conservation area

- Erosion of architectural detail.
- Inappropriately detailed window replacement.
- Design and location of new development, including infill development and outbuildings.
- Loss of traditional boundary treatments.
- Wirescape.
- Volume of traffic.
- Parking.
- Highways works.
- Road signage.
- Design and siting of street furniture.

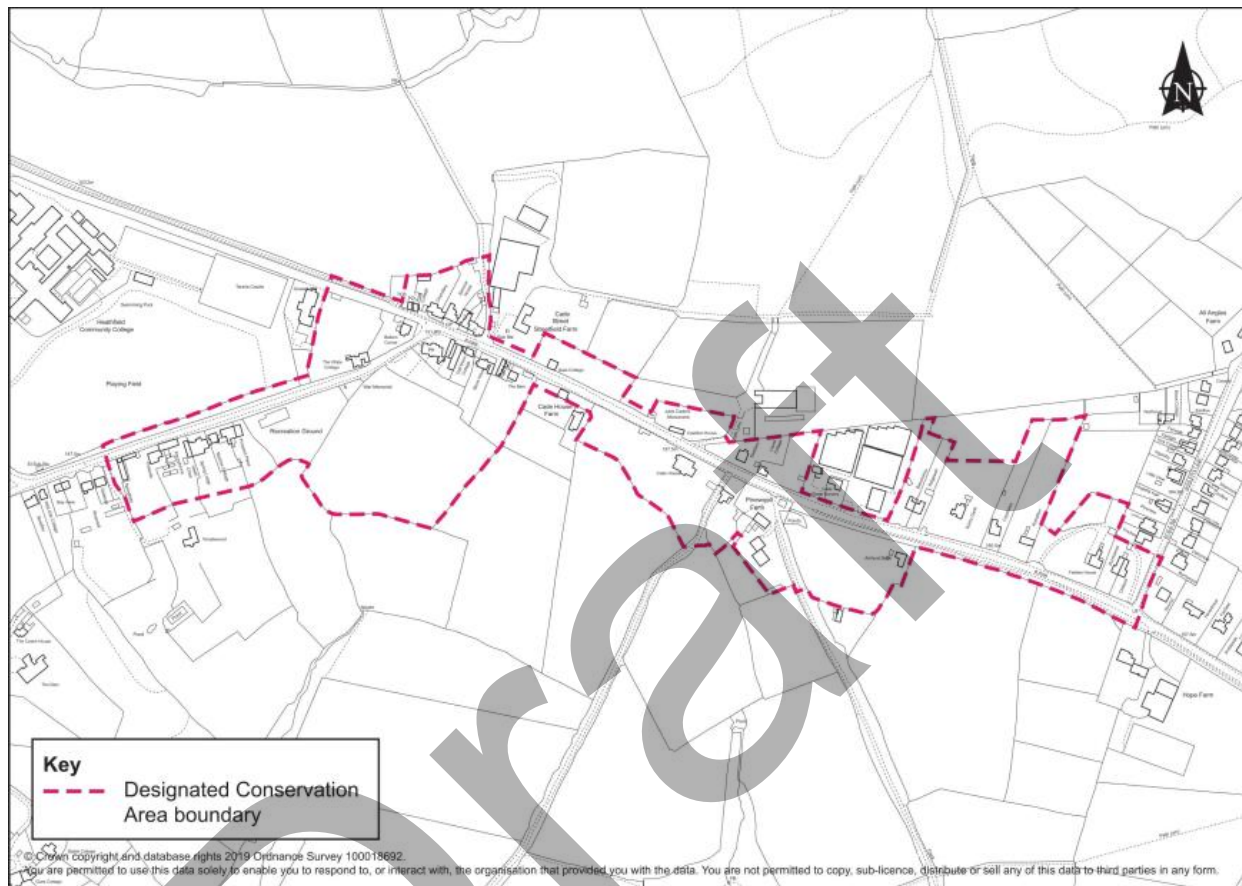
Appendix 1: Maps

1.1 Designated Conservation Area Boundary

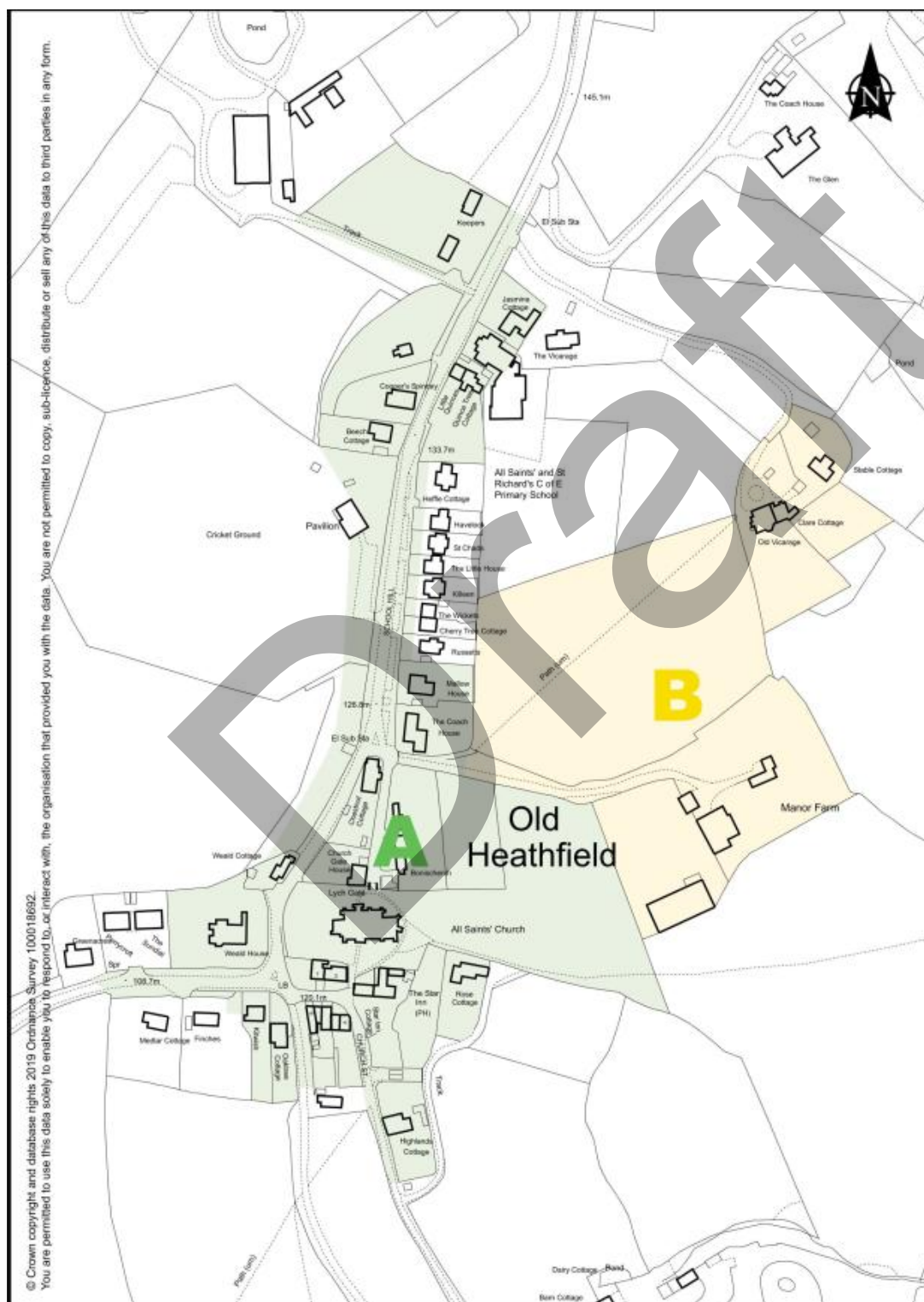
Old Heathfield



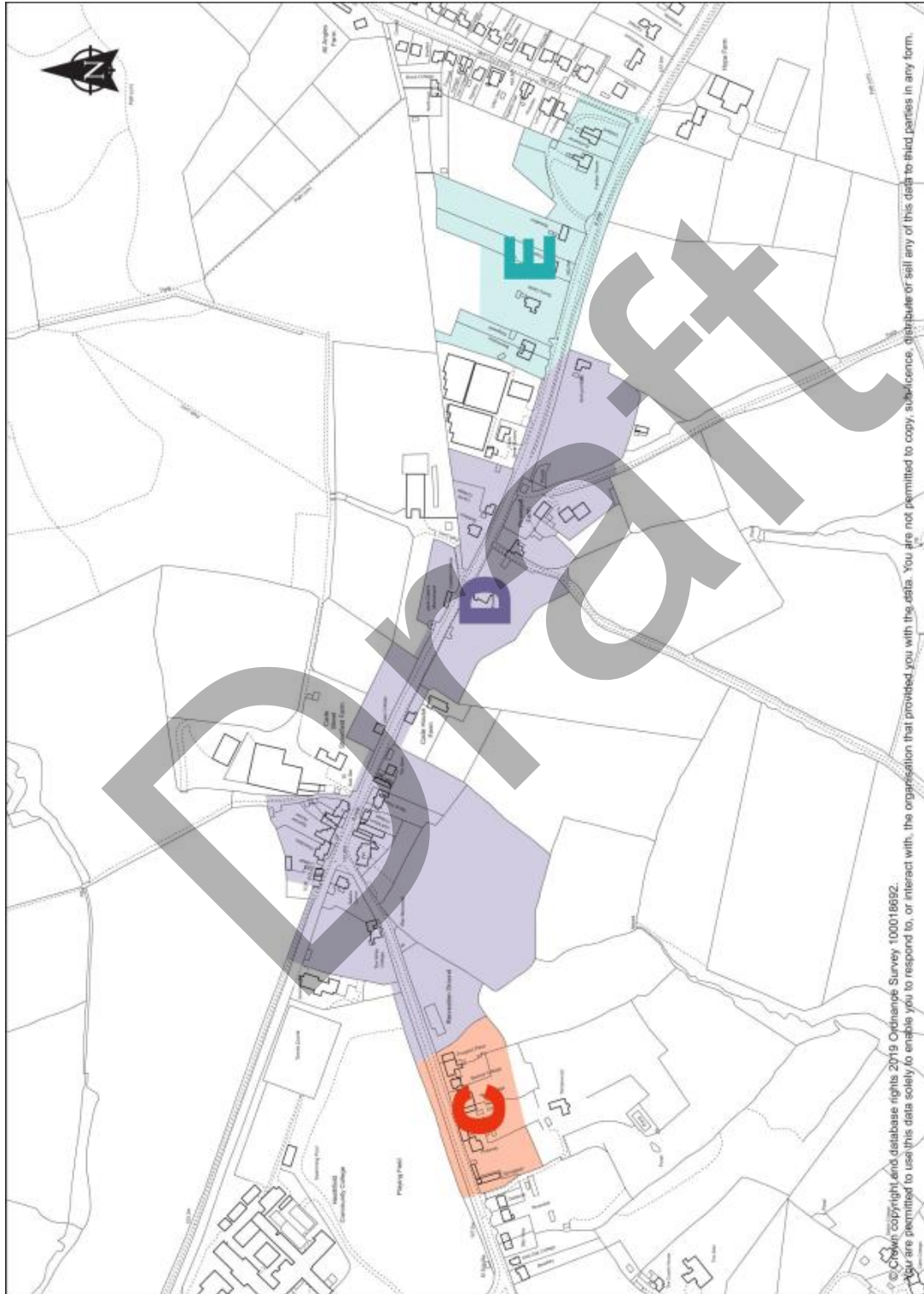
Cade Street



Old Heathfield



Cade Street



1.3 Visual Appraisal

VISUAL APPRAISAL MAP TO FOLLOW

1.4 Views

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.

Kelly's Directory: A directory of businesses and private households, written from the 1860s for many regions in the south east of England (also referred to as Trade Directories).

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.

Messuage: A dwelling house with outbuildings and land assigned to its use

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.

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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