Draft Conservation Area Character Appraisal

Pell Green and Cousley Wood

Wealden
District Council

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

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.

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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 Pell Green and Cousley Wood 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 Pell Green and Cousley Wood 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.

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1 Background

1.0.1 Cousley Wood conservation area was first designated in 1995 and was reappraised and extended to include Pell Green in 2017. The reasons for designation of the conservation area are explained in the Background Paper accompanying the Autumn 2016 Consultation on the Wealden Local Plan. To view the document, along with further information on the process and how community involvement and public consultation was undertaken; how the input from the community was evaluated; and how it influenced the recommendations for designation of areas, please see the Conservation Area Background Paper 2018 and the Heritage pages on the Council's website.

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

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

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1 Background

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2 Context

2.1 Introduction to the Conservation Area

2.1.1 Pell Green and Cousley Wood are two small hamlets set within the open countryside of the High Weald Area of Outstanding Natural Beauty. Development extends along the B2100 Cousley Wood Road approximately 1.5 miles north east of Wadhurst. The two large farmsteads in the hamlets; Great Butts and Great Pell; were both owned by local landowners who became prominent ironmasters in the area, and the expansion and wealth of these farmsteads may have influenced the growth of the hamlets.

2.1.2 The hamlets of Pell Green and Cousley Wood lie in the wider Parish of Wadhurst, which covers an area of some 16 square miles, and has many outlying communities, including Sparrows Green, Pell Green, Cousley Wood, Woods Green, Durgates, Best Beech, Tidebrook and parts of Mark Cross. The Parish had an overall population of 4,883 in 2011[(1)].

2.1.3 Pell Green and Cousley Wood both developed as small settlements along an east-west route through the Weald. The economy of the hamlets were originally linked to farming and appear to have developed in association with local large farmsteads. The hamlets would have been small agricultural communities with some local small-scale trades and services. Development extends along the road, concentrated near the early farmsteads, and despite some later development their remains a distinct break between the two hamlets.

2.1.4 Early industry in the area appears to have revolved around agriculture and included utilising the High Weald landscape for arable, livestock and dairy farming.

2.1.5 Wealden iron production had a significant impact on the economy of the area from the 16th century, utilising wood from the densely wooded High Weald and local iron ore outcrops.

2.1.6 The hamlets have retained their rural character throughout the 19th and 20th centuries, being situated far enough away from the local railway station at Wadhurst to be relatively unaffected [(2)]. There has been some infilling and extension in the 19th and earlier 20th centuries, but this has been small-scale with the addition of a small number of detached and semi-detached properties.

2.1.7 The hamlets have lost most of their local services and community facilities, with the local chapels, school, post office and shops all closing over the years. There is still a public house in Cousley Wood, but the hamlets are characterised by detached and semi-detached cottages and houses set within their own gardens and wider landscape setting.

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1 Source:2011 Census, Office for National Statistics
2 the London to Hastings line was completed in 1851

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 [(3)].

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

2.2.3 Historic England have published guidance on the setting of Heritage Assets, [(4)] 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.

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

2.3 Topography and Landscape Setting

2.3.1 The hamlets of Pell Green and Cousley Wood are located within the High Weald Area of Outstanding Natural Beauty, approximately 1.5 miles to the north east of Wadhurst.

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

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

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

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

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

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

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

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evidence for hammer ponds and iron working in the wider landscape. It is understood that the first cannon was cast in East Sussex in 1543, at a furnace in Buxted. By 1574, there were at least 77 iron furnaces working in the Weald, but the ironmaking industry within the Weald had largely died out by the end of the 18th century.

2.3.8 Another local historic industry of note in the Weald is hop growing, which was introduced first by Flemish settlers in the 16th century, before becoming more prominent in the 18th and 19th centuries. Hops were brought back from Flanders in 1533, and had become a major industry by the 19th century. The most visible remains of the industry are the oast houses with their distinctive roundels and white cowls, which can be seen dotted around the High Weald. Local examples within the conservation area include the roundels that used to be part of Pell Green farm, and the roundel that was formerly associated with Pell House, both of which have been converted to dwellings. Other roundels shown on 19th century maps at Great Butts have been lost over the years.

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.

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Pell Green and Cousley Wood

2.3.9 The historic settlement setting of Pell Green and Cousley Wood is created by:

- settlement on the ridge with views of the High Weald and Bewl water;
- a mixture of small, enclosed fields with thick mature tree hedging and woodland patches surrounding them and other areas, especially to the south and north east, encompass large-scale fields;
- survival of ancient field patterns, including regular piecemeal enclosure, and cohesive and aggregate assarts, as well as small areas of irregular piecemeal enclosure, lined with mature trees and hedgerows;
- areas of large-scale modern pastoral and arable fields lined with hedgerows;
- small to medium-sized blocks of Ancient Woodland scattered across the landscape;
- narrow tree-lined road corridors extending off the principal ridgetop route;
- streams corridors crossing the landscape, some of which feed into Bewl water;
- small historic villages, hamlets and farmsteads throughout the landscape.

2.3.10 Landscape characteristics include:

- historic buildings extending along the road and radiating lanes through the hamlets;
- trees framing views and punctuating and enclosing the landscape;
- long views through breaks in the mature hedges and trees towards ridges, areas of woodland, undulating hills and meadows.
- long views from Windmill Lane across open large agricultural fields, framed by mature trees, towards Bewl Water in the distance.
- narrow tree-lined lanes radiating either side of the principal ridgetop route through the hamlets;
- mosaic of ancient, historic, and more modern fieldscapes enclosed by hedgerows and woodland patches surrounding the hamlets;
- ancient woodland lining narrow stream corridors to the north and south;
- small to medium sized blocks of ancient woodland form part of the High Weald landscape around the hamlets[8].

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

2.3.11 The landscape surrounding Pell Green and Cousley Wood falls within two Landscape Character Areas; the Bewl Water Area and Central High Weald, with the landscape setting areas identified below.

Pell Green and Cousley Wood Landscape Setting Areas

The landscape setting of the Bewl Water Area is identified as:

- Large branching reservoir, overlooked by wooded spurs, is focus of area.
- Wooded or hedge-patterned slopes with some parkland.
- Chestnut coppice.
- Secluded, small wooded ghylls above reservoir 'branches'.
- Winding, hedge-bounded lanes.
- Orchards and hopfields.
- Ridge-top villages and churches on periphery of area.

The landscape setting of the Central High Weald area is identified as:

- Bold, broad ridges, often crowned by villages and churches.
- Narrow deep, often wooded ghyll valleys.
- Rolling, heavily-wooded landscape with 30% woodland.
- Large woodland blocks with chestnut coppice and substantial coniferous plantations; also pine, birch and beech.
- Close network of winding, sunken and hedge-bounded lanes with cottages and farms giving well-settled feel.
- Some remote areas, mainly in valleys and larger woods.
- Occasional 'surprise' views over rolling landscape to the Downs.
- Significant historic designed landscapes.
- Significant areas of heathland [9].

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

2.3.12 The topography in the area has influenced the layout and development of the settlements, with historic development located along the ridge of Cousley Wood Road. The main street plateaus at around 145m OD at Cousley Wood rising steadily to around 150m OD at Pell Green.

2.3.13 The landscape around the conservation area still has a very rural character of fields, hedges and trees, which provides an important backdrop to the settlement.

2.3.14 Features still visible in the landscape and around the conservation area provide evidence of earlier development and activity, such as hedges demarking field systems, mature trees, isolated farmsteads, the site of a former windmill, and historic boundary treatments.

2.4 Geology and Building Materials

2.4.1 Along with the whole of Sussex, the rocks of the Pell Green and Cousley Wood area are sedimentary. Descending the higher land of the High Weald towards the Low Weald, the rocks become younger. The geology is predominantly clay and this will have influenced the type of local building materials used to create the unique identity of settlements in the area. Pell Green and Cousley Wood lay on a succession of sandstones, siltstones and mudstones of the Tunbridge Wells formation, formed in the Cretaceous period, with mudstone of the Wadhurst Clay formation to the south.

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 the Pell Green and Cousley Wood conservation area.

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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 Pell Green and Cousley Wood is not fully understood, although there is evidence of early activity in the area.

2.5.2 A flint working site has been recorded through fieldwalking at Woods Green [10]. Further to the south west a Neolithic mace-head was discovered in the creation of a garden at Moseham House, Wadhurst Lower High Street in 1910/11 and a stone polisher found nearby [11]. It has been suggested that Copstone Shaw in Pell Green may be a historical reference to a cop stone (megalithic standing stone) in the locality and the place name is recorded on earlier maps. However, it is more likely to be a derivative of 'copse tun' (small woodland farmstead) given the location and woodland behind. In the wider area, Iron Age ironworking sites have been found at Sandyden (Mark Cross) and Frant, together with ironworking evidence at Saxonbury Iron Age hillfort.

Roman and Saxon

2.5.3 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 excavation in the area. There have been numerous discoveries of Roman iron workings in the wider area, five of which are within the vicinity, including the large scale (3ha) site at Bardown.

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

Domesday and manorial history

2.5.5 Pell Green and Cousley Wood are not mentioned in the Domesday Book of 1085, instead forming part of the Archbishop of Canterbury's extensive manor of South Malling, recorded as containing 254 tenants at the time of the survey. The great manor of South Malling, which was granted to the archbishops of Canterbury before the Norman Conquest and remained in their possession until the 16th century, stretched from Lewes Bridge up to the Kent border at Lamberhurst.

2.5.6 In the 16th century, the manor was broken up into three new lordships – the manors of Ringmer, Framfield and Mayfield, with Pell Green and Cousley Wood falling within the Manor of Mayfield. The manor was surrendered to Henry VIII as part of the Dissolution in November 1545 and purchased by 1546 Sir Edward North, Chancellor of

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10 ESHER MES4871
11 ESHER MES4829

the Court of Augmentations, at which time it included over 8,000 acres of land. It was soon sold to Sir John Gresham, a London merchant who became Lord Mayor of London.

2.5.7 The manor passed to a younger member of the Gresham family, Sir Thomas Gresham, in 1567. Gresham was the founder of the Royal Exchange and Crown Agent in Antwerp, responsible for buying arms for the Crown. Gresham established Mayfield Furnace, where he set up a gun foundry, casting large naval canons for export.

2.5.8 Henry Nevill inherited the manor from his great-uncle, Sir Thomas Gresham, in the late 16th century [(12)]

2.5.9 In the 1590s the manor was fragmented and parts sold off. Enfranchisements, conveyances and other documents indicate that much of the land around Cousley Wood Road (referred to at the time as Corsley Street) was sold by Henry Nevill to the local gentry, who by this time had also become ironmasters. These included Thomas Russell, John Saunders, Thomas Saunders, Thomas Longley, William Fowle, John Barham, William Benge, John Dunmoll, Thomas Ballard and Richard Ballard. Many of these names, such as Fowle, Barham, Saunders and Benge are synonymous with the iron works and large ironmaster houses around Wadhurst, as well as featuring on the unusual iron graveslabs in Wadhurst church from this period (see post-medieval trade and industry below).

Medieval and post-medieval development

2.5.10 Cousley Wood Road appears to be an early ridgeway from Sparrows Green to Lamberhurst with medieval farmsteads still remnant along the road. Pell and Cousley are mentioned in the 13th century, but the ridge top route along Cousley Wood Road may predate this. The economy of the hamlets was originally linked to farming and seems to have developed in association with local large farmsteads in the area. The hamlets would have been small agricultural communities, possibly with with some local small-scale trades and services, the main services ans settlement located at Wadhurst.

2.5.11 The recording of the place names in the 13th century may indicate some small-scale settlement along the route at this time in the form of isolated farmsteads. Cousley is recorded in 1273 in the Custumal of the Archbishop's Manors in Sussex, 'lye' meaning place at the woodland clearing. Pell is also listed, with the the place likely deriving from 'pel' meaning an area within a triangular feature or palisade, or 'pull' meaning a body of water. The name Pell is also listed in the subsidy roll of 1332, with the reference to the widow of John at Pell [(13)].

2.5.12 The two large farmsteads in the hamlets are Great Butts and Great Pell; which were both owned by landowners that became prominent figures with the advent of the iron industry in the area. The expansion and wealth of these farmsteads may have influenced the growth of the hamlets, providing local employment.

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12 Henry Nevill's mother was Elizabeth Gresham, niece and heir of Sir Thomas Gresham
13 Savidge, A. & Mason, O. 1988 Wadhurst: Town of the High Weald

2.5.13 Great Butts, located to the south side of the road in Cousley Wood, was owned by John Barham and his descendants from the 16th-18th centuries. In the earlier 16th century John Barham owned Great Butts, Lamberhurst (aka Gloucester) forge, Verridge and Brookland forges and Bartley mill, with the lay subsidy roll of 1543 indicating that he was the wealthiest person in Wadhurst at this time [(14)]. Nicholas Barham was a prominent lawyer at Gray's Inn in the mid-later 16th century. He was made serjeant-at-law in 1567 and was the prosecutor in the trial of Thomas Howard, 4th Duke of Norfolk, for high treason in conspiring with Mary, Queen of Scots to depose Elizabeth, in 1571–2 [(15)]. In the 17th century his descendants built on the family wealth with the acquisitions of other properties and ironworks, including Shoesmiths, Snape, Scrag Oak, Buckhurst, Faircrouch and Coushopley, which they built or remodelled into imposing ironmaster's houses. By the 18th century the family fortunes had waned with the collapse of the iron industry in the area and the properties were sold off in the first half of the 18th century. Great Butts was sold in 1720 and after subsequent owners was purchased by the Crossley family in the 19th century.The Crossleys appear to have demolished the existing house and built the current one in the mid-19th century.

2.5.14 Great Pell is located to the south side of the road behind a small green at Pell Green. It appears to have been purchased, along with land, by Thomas and Richard Ballard from Henry Neville in the 1590s. In around 1641 it was purchased by Nicholas Saunder(s), a wealthy landowner and ironmaster, who also owned other properties in the area, including Cousley Wood Farm (outside the conservation area). It passed to his son and then great nephew, William Benge, another great ironmaster who owned Gloucester furnace. During this period of ownership by local ironmasters the house was said to comprise an older hall house to the rear, fronted by four large gables to create an imposing mansion (two of which were removed in the 19th century). In 1728, the family having fell on hard times, Great Pell was sold to John Smith, son of the vicar of Wadhurst. In 1818 it was purchased by George Courthope of Whiligh and two of the front gables were removed to create the current facade [(16)]. A valuation from 1885 for timber at Great Pell suggests that, like Great Butts, it had been purchased by the Crossleys by this time.

2.5.15 Pell Green and Cousley Wood remained small hamlets throughout the medieval and post-medieval periods, albeit occupied by prominent figures. There is no market or fair recorded in the hamlets, the nearest being at Wadhurst, which held a weekly market and annal three-day fair from at least 1253. Agriculture continued to be of local importance, as attested by the many farms in the area. The list of those pardoned following Cade's rebellion in 1450 gives further insight into trades in the parish at this time, with a carpenter, barber, two husbandmen, a draper and a tanner recorded from Wadhurst[(17)].

2.5.16 As well as the large farmhouses along this route, it is likely that the smaller properties clustered around them along the road would have been occupied by this employed by these local landowners and ironmasters. A number of enfrachisements from the 16th century onwards show that many of the properties, as well as land, in the hamlets

14 Savidge, A. & Mason, O. 1988 Wadhurst: Town of the High Weald
15 Dictionary of National Biography Vol 3, 1885
16 Savidge, A. & Mason, O. 1988 Wadhurst: Town of the High Weald
17 Savidge, A. & Mason, O. 1988 Wadhurst: Town of the High Weald

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at this time were owned by the same ironmasters and that held the large properties in the area.

2.5.17 The hamlets seems to have undergone only limited growth throughout the medieval and post-medieval period and still remain relatively modest.

Trade and industry

2.5.18 Early industry in the area appears to have revolved around agriculture. Farming was important to the local economy and included arable, livestock and dairy farming, and later hop farming.

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

2.5.20 Wealden iron production had a significant impact on the economy of the area from the 16th century, with 36 ironworks within 10km of Wadhurst at its peak. Local furnaces and forges owned or leased by the families associated with Pell Green and Cousley Wood, include Riverhall forge and furnace (16th-17th century), both owned by the Fowles; Scrag Oak (Snape) furnace (17th century), owned by the Barhams[18]; Lamberhurst (Gloucester Furnace) (17th-18th century), owned by Benge [19]; Brookland forge and Verridge forge in Frant (16th-17th century), owned by Barham and leased by Saunders; and Hoadley Forge in Lamberhurst (16th-17th century), leased by Saunders and Ballard [20].

2.5.21 The ironmasters who ran the furnaces and forges in the Parish and wider area were local prominent figures and owned land and many of the large properties in the area during the late 16th-early 18th centuries. Many of the families also inter-married, further consolidating their power and influence. A number of the families have memorials and/or iron graveslabs in Wadhurst church. iron graveslabs that are placed around the church and date from 1617 to 1799. Numbering 30 in total, as well as one in the porch and another in the churchyard, this is the largest collection of iron slabs and names represent many of the local ironmasters and their families, including the Barhams, Saunders, Legas and Fowles.

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18 owners of Great Butts in Cousley Wood
19 inherited Great Pell from Saunders
20 both Saunders and Ballard owned Great Pell at different times

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

2.5.23 Like the rest of Wealden, the area would have suffered with the decline of the iron industry, with the local ironworks ceasing operation by the end of the 18th century with water shortages hindering production, increased foreign imports and increased national competition for more efficient coal powered ironworks. There was also hardship in the area as a result of economic depression and poor harvests following the end of the Napoleonic Wars in the earlier 19th century.

2.5.24 The leather industry also appears to have been an important trade, with Wadhurst as one of the industry's Wealden centres in the mid-16th century. Tanning was an important cottage industry throughout the middle ages and into the 19th century. The leather products from the tanning industry were then used within other cottages industries in the area, from glove-making, to tack and saddle making. The Wadhurst area was well suited to this process as the market and surrounding farms ensured a supply of hides and the oaks that were abundant in the Weald had a particularly high tannin content. Water was also available for the process, which required soft water for the tanning stages. The Wealden social composition of small farms with multiple-occupation work-forces also involved in the iron industry, allowed for a seasonal cycle of skilled workers. However, the industry died out with the increased competition form the more efficient and cheaper production in the factories of more industrial towns [(21)] Cordwainers are recorded in the 1851 Census in Pell Green and Cousley Wood, suggesting there was still a local leather industry in operation at this time.

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

2.5.26 The most visible remains of the industry are the roundels/oast houses dotted around the landscape, used for drying the hops. These oast houses were often added to the more historic medieval farmsteads as the farming industry changed to embrace hop growing and drying. Hop growing reached its peak in the 19th century, with many farms having a 'hop garden' and building their own roundel to dry hops for the local or London market. Deeds and conveyances in the Sussex Record Office mention a number of oast houses in the area in the 18th century. The later roundel oasts still survive at Great Pell and behind Pell House and the familiar white cowls that cap the roudels can be seen in the surrounding landscape.

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21 Sussex Industrial History Issue 19, 1989

2.5.27 It is not known when the hamlets were first serviced by a public house. An unverified account states that the Old Vine public house was built in 1515 and that in the same year two cottages were built using timbers taken from two nearby barns that were 'distressed' [22]. Whilst the age of the building and its first used as a public house has not been firmly established, it was certainly recorded as The Vine from the mid- 18th century [23]. In documents from 1747, 1749 and 1755 it is recorded as house and stable called The Vine and occupied by victuallers (innkeepers).

2.5.28 A windmill stood in the field between the main road and windmill lane in Cousley Wood in the 18th century. It is shown on the draft OS map of circa 1800 and deeds of 1838 refer to a 'wind corn mill erected and built by William Latter' [24], who was also recorded as an Overseer in 1778. A miller is recorded in the 1851 census, but was in a dilapidated state in 1885 and not shown on 2nd edition OS map. Whilst the mill has been demolished, the mill house still stands.

Church and religion

2.5.29 The parish church is located in Wadhurst and was constructed in the 13th century.

2.5.30 There appears to have been a chapel in the vicinity of the hamlets in the 15th century, as in 1498 the chapel of the Holy Trinity is listed in the rental of the Archbishop's manor somewhere by the road running through the area, but its exact location is unknown [25].

2.5.31 The Rehoboth chapel was built at Pell Green in 1824 as a strict Baptist chapel. Its origins lie with William Crouch, who began preaching from the kitchen of a local carpenter, Thomas Kemp. It was formally recognised as a church in 1818 and, outgrowing its premises, the chapel was built on land belonging to Kemp in 1824 and extended in 1831 and 1841. The cottage adjacent also dates from 1824 [26].

2.5.32 In 1902 Cousley Wood Free Church was founded on Monk's Lane as the Pell Green Mission by Joseph Osborn Capell, who resided at Sadlers. The church is described as inter-denominational and was faced with blue-painted corrugated iron with a brick base Services were still being held in the 1980s [27], but it has since been converted to a house and refaced.

Institutions

2.5.33 Wadhurst Parish is recorded in a 1777 Parliamentary report as having workhouse accommodation for up to 30 inmates [28]. Many Parish workhouse were established after Knatchbulls' Act of 1723, which stipulated that poor relief would only be granted once a pauper had been admitted to a workhouse. Hundreds of workhouses were set up, often

22 www.theoldvineinn.co.uk
23 ESRO ref: AMS 6461/2
24 ESRO ref: SAS/CO/2/53
25 Savidge, A. & Mason, O. 1988 Wadhurst: Town of the High Weald
26 Savidge, A. & Mason, O. 1988 Wadhurst: Town of the High Weald
27 Savidge, A. & Mason, O. 1988 Wadhurst: Town of the High Weald
28 Report from the Committee appointed to inspect and consider the returns made by the Overseers of the Poor. Reported by Thomas Gilbert 15th May 1777

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in existing rented buildings. The Wadhurst Parish workhouse was located near where the doctor's surgery is now to the rear of St. James's Square in Wadhurst and was demolished in the 19th century [29].

2.5.34 Parish workhouses continued in use until the large union workhouses were set up following the 1834 Poor Law Amendment Act. The Ticehurst Poor Law Union was formed in 1835 with a new large workhouse built at Ticehurst taking the poor from Wadhurst parish [30].

Education

2.5.35 The Mission Hall and Church House was built as a National School in 1864 on land known as Holloway's Fields. These schools were founded in the 19th century by the National Society for Promoting Religious Education and provided elementary education, in accordance with the teaching of the Church of England, to the children of the poor. Whilst a school, the building was also used for church services and Sunday School, with a photograph from circa 1935 showing children attending Sunday School outside the school. It closed as a school in 1949, but continued to be used for church services until 1970, subsequently being used as a private house.

Transport

2.5.36 In the 16th century the roads through the Weald of Kent and Sussex were considered so poor and perilous that an Act was passed to try and improve them by laying out new and wider roads. This seems to have had little impact, for in the 17th century Lord Chancellor Cowper wrote that the 'Sussex ways are bad and ruinous beyond imagination' and Dr. Barton wrote in 1751 that even in summer 'our horses could not keep on their legs, on account of these slippery and rough parts of the roads', even suggesting the animals and women of the County are 'so long-legged...from the difficulty of pulling the feet out of so much mud' [31]. The situation was certainly worsened by the iron industry, which necessitated the movement of heavy goods along the roads, pulled by Oxen. The notoriously bad Wealden roads were therefore ripe for improvement by the Turnpike Trusts. In exchange for keeping the roads in a good state of repair, Acts of Parliament allowed the trusts to levy tolls for using the roads, collected at turnpike gates with houses adjacent for the toll keeper. The road from Wadhurst to Lamberhurst, along Cousley Wood road, was turnpiked in 1765. The toll house was at Pell Green and the tithe map appears to show the toll gate crossing the road in front of Chapel Cottage .The old toll house at Pell Green was conveyed to George Courthope in 1875 [32].

19th-20th century

2.5.37 There were ten households listed at Cousley Wood Street in the 1851 census, with 16 at Cousley Wood and four at Lower Cousley Wood. The trades listed at Cousley Wood Street are an innkeeper and blacksmith, master blacksmith, six farm labourers, a

29 Savidge, A. & Mason, O. 1988 Wadhurst: Town of the High Weald
30 http://www.workhouses.org.uk/Ticehurst/
31 after Bell-Irving, 1903
32 ESRO ref: QDD/5/1/2

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cordwainer, and a sawyer, with the children in the households listed as scholars. Most of those listed in the outlying households are farmer/farm labourers, but other occupations include basket maker, dress maker, grocer, wheelwright, draper, carpenter, boot and shoemaker and butcher. A miller is listed at Mill House1851 census.

2.5.38 There are 22 households listed at Pell Green in the 1851 census, with many listed as farm labourers, in addition to three cordwainers, a dressmaker, beer shopkeeper, brickmaker, road labourer, tailor's journeyman, land proprietor and Baptist minister [(33)].

2.5.39 The 1881 census is similar, but new occupations include a traction engine driver and a bricklayer at Cousley Wood and a police constable, house painter and travelling book seller at Pell Green 1881[(34)]. A miller is no longer listed, with a farmer listed at Mill Cottage.

2.5.40 There has been some development in the mid-later 20th century at Cousley Wood, with houses extended westward along Cousley Wood Road and along the western side of Newbury Lane. The Old Post Office, on the north side of Cousley Wood Road, was built in front of a much older property (now demolished) in the early 20th century. The ground floor shop front has been replaced with a residential frontage in the 21st century. The car garage on the south side of Cousley Wood was constructed in a previously empty field in the mid-20th century.

2.5.41 There has been small-scale development at Pell Green in the earlier 20th century, with a small number of houses built between the Rehoboth Chapel and Mon's Lane.There has been limited development the later 20th century with very small-scale infill of a couple of houses within the historic hamlet.

2.5.42 There has been some later 20th century extension along the road between the hamlets, which sits outside the conservation area, but the houses are set back from the road and screened by hedges and trees, which maintains the appearance of an open space between the hamlets.

Population

2.5.43 The population of the Parish was around 676 in 1524, 1,310 by 1676, 1801 by 1,677 [(35)], 2,491 by 1841, 3,216 by 1881, and 3,771 by 1931[(36)], however, these statistics are for the whole Parish, and the map and census data shows that the hamlets were modest settlements with little growth in the 19th or 20th centuries, with most of the population growth in Wadhurst. The maps suggest that the growth following the arrival of the railway in 1850 did not affect these hamlets, but was concentrated in the areas around Durgates and Sparrow Green to the east, nearer to Wadhurst station.

2.5.44 The population for the Parish of Wadhurst was 4,883 in 2011, with Pell Green and Cousley Wood continuing to remain small hamlets with little growth [(37)].

33 1851 Census, Wadhurst. Transcribed be weald.org
34 Census, Wadhurst. Transcribed be weald.org
35 Wadhurst EUS
36 weald.org
37 2011 Census; Office for National Statistics (ONS)

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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 A map of Sussex produced in 1724 by Richard Budgen shows the settlement of Cousley Wood, which is called Cousley Wood Street, as well as a large house at Great Pell. The map is not detailed enough to shown individual properties, but shows the settlement of Cousley Wood extending along Cousley Wood Street.

2.6.6 The 1800 draft OS map shows buildings clustered around the road junction with Windmill Lane extending along the north and south side of the main road, roughly corresponding to the current settlement pattern. Roads are shown to the south side of Cousley Wood Road, with three roads leading south in close succession to Great Butts, Little Butts and following the line of the current road and track towards Great Pell Wood and a further road leading from the east to what is now Mereworth Cottages.

2.6.7 A map of Sussex produced in 1825 by Christopher Greenwood and John Greenwood shows similar roads and settlement and shows buildings extending along the north side of Cousley Wood Street from the junction with Newbury Lane to the juction of Sleepers Stile Road, perhaps suggesting more settlement at Cousley Wood than in now present.

2.6.8 The 1840 Tithe Map for Wadhurst shows the extend of the Cousley Wood and Pell Green hamlets, with a distinct gap between the two that has been infilled with development along the road in more recent years. There are not as many buildings shown at Lower Cousley Wood, perhaps suggesting that this hamlet reduced in size.

2.6.9 Cousley Wood is centred around the road junction extending south to Little Butts Farm and north towards Monks Park. Small field enclosures can be seen all around the hamlet. Luck's Farm can be seen on the south side of the road and Great Butts Farm is shown to the south west of the hamlet. The Old Vine public house and a number of other buildings are shown clustered around the road junction, including a building in the vicinity

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of Stone Cottage, Swallows, Forge Cottage, Lynharst Cottage, Corner Cottage, Rosebank, Beaver Cottage, Yew Tree Cottage, Owlers, Milll House and Oak Cottage.

2.6.10 Pell Green is located along the road to the north of Great Pell Farm, with buildings mainly located on the north side of the road between The Barn and the Rehobeth chapel. The Balaclava Inn and a brick kiln and yard are located further to the south west at Pell Hill and there is a small cluster of buildings to the north east at the road junction leading to Hook Green.

2.6.11 The 1874 first edition OS map shows little change to the hamlets from the Tithe map, with the most notable additions being the school, Lynhurst and Bay Tree Cottage (labelled as the Post Office) and Quarry Cottages at Cousley Wood. Great Butts Farmhouse appears to have been moved and rebuilt. Two small buildings have been added at Pell Green.

2.6.12 The subsequent maps show little changes to the Cousley Wood or Pell Green. At Cousley Wood one building (Southland) was added by the 1898 2nd edition OS map and the windmill is no longer shown. The building called the Old Post Office is shown on the 1910 3rd edition OS map and labelled as Post Office, and two sets of cottages were added along Windmill Lane by the 1930 OS map.

2.6.13 At the junction of the main road and Monks Lane three buildings were added to the small group of buildings labelled as Baldocks by the 2nd edition 1898 OS map. Two more small buildings were added to Baldocks by the 1909 3rd edition OS map, along with the Mission Hall on Monks Lane and two buildings (Cassionbury (now Sadlers) and Meadowcroft) at Pell Green. Two glasshouses and five buildings were added on the peripheries of the hamlet by the 1930 OS map.

2.6.14 There has been some development in the mid-later 20th century at Cousley Wood, with houses extended westward along Cousley Wood Road and along the western side of Newbury Lane, as well as the construction of the car garage to the west of the Old Vine public house. There has been small-scale development at Pell Green in the later 20th century, with a couple of individual houses added and on subdivided plots within the historic settlement.

2.7 Areas of Archaeological Potential

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

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

2.7.3 The NPPF makes it clear that up-to-date evidence of the historic environment should be used to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be found in the future. Areas of archaeological interest are frequently updated and are not shown on the appraisal

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

2.7.5 There has been very little archaeological investigation in and around Pell Green and Cousley Wood, including within that part covered by the Conservation Area. However, when considering the archaeological potential of settlements; the knowledge that the place names are recorded in the 13th century; and the natural resources of the area for industry; there is potential that unknown archaeological features will remain. It is also important to recognise that archaeology often survives 19th and 20th century development.

2.7.6 It is misleading to assume complete destruction of buried or hidden features which could survive within later buildings and structures as well as in below ground features. Therefore, archaeological remains of any period, both above and below ground, could be found within the conservation area. Any proposals to carry out works which include ground disturbance or works to a historic building are likely to require an appropriate form of archaeological evaluation and assessment, to assess the potential for evidence of past human activity and provide evidence for the substance and evolution of the place, and its people and culture [39].

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

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38 HER East Sussex: http://thekeep.info/east-sussex-historic-environment-record-her/
39 National Planning Policy Framework

3 Character Appraisal

3.1 Introduction

3.1.1 Pell Green and Cousley Wood conservation area is formed of two character areas for the purposes of the appraisal and this is shown on the map in Appendix 1.

A. Cousley Wood

B. Pell Green

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

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

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

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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

- Two small hamlets of Pell Green and Cousley Wood set within open countryside.
- Historic core of each hamlet focused around large farmsteads that sit by road junctions.
- Cluster of 16th century or earlier to 19th century buildings forming the small hamlets, with very little later development.
- Buildings in almost exclusively in residential use, with very little commercial activity.
- 16 grade II listed buildings or structures within the conservation area.
- Some older buildings are timber-framed, but this has been concealed by later refacing with brickwork, tile-hanging and weatherboarding.
- Most buildings are two storey in height, predominantly of brick, in combination with some tile-hanging and weatherboarding.
- Roofs are predominantly covered in plain clay tiles, with occasional use of slate.
- Built form within the village is predominantly sited along the roads with varied setbacks.
- The two large farmsteads in the hamlets sit back from the roads within large grounds.
- Hedges are the most common boundary treatment and contribute to the character of the area.
- Trees are an important feature of the conservation area and its wider setting.

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- Key buildings: The Old Vine, The Mill House, The Mission Hall and Church House, Great Butts House, The Rehoboth Chapel, Great Pell Farmhouse, Great Pell Oast, and Pell House.
- Key open spaces include the the fields between and around the two hamlets; the space in front of and adjacent to the Old Vine public house; the field between Cousley Wood Road and Windmill Lane; the cricket ground; and the triangular field in front of Great Pell Farmhouse.
- Key views include: those along the roads extending through the hamlets; across the fields within and around the conservation area; across the wider countryside; and down towards Bewl Water and the surrounding countryside from Windmill Lane.

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3.3 Character Area A - Cousley Wood

Introduction to the character area

3.3.1 This character area is formed of the hamlet of Cousley Wood. This area includes the historic core of the hamlet from The Mill House to the north, Great Butts and Luck's Farm to the south, the Old Newsagent (Croxted House) to the west and Oak Cottage and Windmill Lane to the north. The character area is primarily residential.

3.3.2 The hamlet has developed along the main road (B2100) from Sparrow's Green and continuing on to Mark Cross and Rotherfield to the west, and Lamberhurst to the east. The area is first mentioned in the 13th century and appears to have developed along the road from this period. The historic development appears to have been quite modest, centring around the road junction with Newbury Lane to the north and Butts Lane to the south, and the historic farmstead of Great Butts. The 19th century documentary evidence suggests that the area was largely agricultural with a small number of trades and businesses.

3.3.3 The character area is surrounded by open agricultural land, which falls away to the south from the ridgeway along which the settlement has developed.

3.3.4 Buildings in the character area are listed as dating to the 17th century or 18th or earlier. Some of these buildings may be earlier timber-framed buildings, with refacing in the 18th-19th centuries. Many of the unlisted buildings along the main road are shown on the 1840 Tithe map.

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 hamlet means that there is open countryside and some areas of woodland surrounding the character area. Notable green spaces in the hamlet include the green space in front of and adjacent to the Old Vine public house; the field between Owlers, the Mill House and Windmill Lane; and the cricket ground. The space adjacent to the Old Vine is quite small, but is in a prominent position in the centre of the hamlet and the trees and wide verge contribute to the rural character of the hamlet.

3.3.6 Trees are also important both within the character area and in the wider setting and these reinforce the rural character of the hamlet. There are some important tree specimens within the character area and these are noted on the visual appraisal map in Appendix 1, along with the identification of important hedgerows. Important specimens include the many individual prominent trees and groups of trees in gardens, those marking garden boundaries and field boundaries, the groups of trees between the road and Great Butts house, and the groups of trees encompassing Quarry Cottages.

3.3.7 The roads through the character area are notable for their green and rural character. Hedges and trees line the roads and much of the roadside has grass verges

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instead of pavements. Windmill Lane is a narrow rural lane with no walkways and is flanked by drainage ditches and hedges.

3.3.8 Views through the character area are generally east and west along the main road. Views across the wider countryside are also important, with the elevated position affording views across the High Weald, although these are sometimes terminated by high hedges and trees obscuring views north and south. There are views from the slightly more elevated ground along Windmill Lane, which affords views across the surrounding countryside and of Bewl Water.

Local built form

3.3.9 The oldest buildings in the character area are listed as 17th century, but may be earlier. Buildings within the character area, listed and unlisted, have not often been the subject of archaeological survey and so dating of the buildings can be uncertain. Older buildings have often been re-fronted in the 18th-19th centuries, which has obscured earlier phases. Buildings in the character area date from the 17th century or earlier to the 20th century.

3.3.10 Development is generally fronting onto the roads, but with various setbacks. Plot sizes are quite variable and the buildings themselves range from attached cottages of varying sizes to the large house of Great Butts.

3.3.11 The mix of periods of building can be identified, to some extent, by the uses of building materials, and the architectural fashions of the time. The earliest building is a mixture of brickwork, tile-hanging and render, which may conceal earlier surviving timber framed construction. The 18th and 19th century houses are constructed of local red bricks with grey headers used to create a chequered pattern, with some red clay tile-hanging and clay plain tile roofs. There is a small amount of white weatherboarding present within the character area and some of the buildings have slate roofs. The 20th century buildings are mainly brick built in stretcher bond using local brown bricks with burnt inclusions.

3.3.12 The character area is abundant in the use of natural boundary treatments, with hedgerows and trees forming an important and prominent feature along the roads, providing a noticeable break between Pell Green to the west. Even where there has been some 20th century extension along the road between Cousley Wood and Pell Green, the houses are set back from the road and screened by hedges and trees, which maintains the appearance of an open space between the two hamlets.

Listed buildings

3.3.13 There are seven designated Grade II listed buildings within the character area, listed as dating from the 17th-19th centuries or earlier. 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.

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3.3.14 The Old Vine public house [(40)] is listed as 17th century, although other sources date it to the 16th century. It is a timber-framed building, refaced with white weatherboarding and some tile-hanging to the side elevation. It comprises a front range running parallel with the road and crosswing, with further additions to the rear, all with tiled roofs and red brick chimneys. The windows are casement windows in a mixture of styles, including plain glazing with wooden transoms, rectangular leadlights, and diamond leadlights. A white picket fence extends to the front of the building.

3.3.15 Almost opposite the Old Vine, on the corner of Windmill Lane, Corner Cottage is listed as probably 17th century. It is timber-framed, with a small amount of exposed framing visible from the road. The building is largely obscured by hedges, fences and a later extension, but the listing states that it is mostly refaced with red brick and tile-hanging above; with dark stained weatherboarding also visible on the end gable.It contains casement windows. It has a hipped tiled roof and the listing states that there is an L-wing to the south east.

3.3.16 Further north east along Cousley Wood Road, Owlers (formerly listed as Pear Tree Cottage) sits to the north side of the road behind high hedges. It is listed as probably 17th century and is faced in red brick on the ground floor, with tile-hanging above on the front elevation and white weatherboarding above on the rear and side elevations. The roof is half-hipped and tiled and there are two red brick chimneys. It has casement windows with diamond leadlights.

3.3.17 Upper Verds and Lime Trees (Croft Cottage) sits on the southern side of Cousley Wood Road behind high hedges. It is listed as 18th century or earlier. It has five casement window bays and is red brick with tile-hanging above and a tiled roof. It has four chimneys, with one end stack built of coursed stone with ashlar above. It appears to have been adapted from an earlier baffle-entry house and is now split into two cottages.

3.3.18 Lucks Farmhouse is not visible from the road, being set back within its own grounds and wider farmland to the south of the road. It is listed as 18th century or earlier and described as being red brick on the ground floor with tile-hanging above and a tiled roof. The description states it is a four window range with casement windows and a modern porch. Some of the ancillary buildings around the farmhouse are shown on the 1840 Tithe map.

3.3.19 Beaver Cottage, sits on the eastern side of a narrow sunken lane, called Butts Lane, which leads from the south side of Cousley Wood Road to Little Butts farmhouse. The cottage is listed as 18th century or earlier and was occupied as two cottages in the later 19th and 20th centuries. It has three window bays with casement windows and a gabled porch with tiled roof containing two plank doors. It is constructed of red brick in English bond with tile-hanging above and a tiled roof. It has three chimneys, the more centrally placed stack appearing to be older than those on the gable ends, which appear to be later additions.

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40 currently the Galapagos

3.3.20 Quarry Cottages sit back from the road on the western side of Butts Lane and are listed as early 19th century cottages. They are constructed of red and grey chequered brickwork, with white painted quoins at each end of the facade and a tiled roof. The windows are 4 x 4 pane sash windows surrounded by white painted quoins and each cottage has a recessed panelled door surrounded by white painted quoins, although one cottage has the addition of a modern front porch.

Key unlisted buildings or structures

3.3.21 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 Pell Green and Cousley Wood conservation area, and contribute to its wider historical value [41]. 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.

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

3.3.23 Beginning at the eastern end of the character area, The Mill House sits in front of the field containing the former windmill to the north of Cousley Wood Road. It is constructed of chequered red and grey brickwork with tile-hanging above and a half-hipped tiled roof with central chimney stack. It has four casement windows that appear to have metal glazing bars, and a central porch. It may be a late 17th-earlier 18th century baffle-entry house, with the windmill itself referenced from the 18th century and the house shown on the 1800 draft OS map.

3.3.24 The Mission Hall and Church House was built as the a National School [42] in 1864 on land known as Holloway's Fields. It closed as a school in1949, but continued to be used for church services until 1970, subsequently being used as a private house. It is a decorative building, constructed of red bricks in English bond with bands of grey bricks. It has arch-headed windows with brick voussoirs in pale cream and red bricks forming a pointed arch above the windows surmounted by grey header bricks. The porch door has similar decoration and retains a plank door. The chimneys have tumbled brickwork and dentilation. The roof is tiled and contains a roof lantern with a lead roof that presumable

41 Conservation Principles, Policies and Guidance, Historic England, April 2008
42 A national school was a school founded in the 19th century by the National Society for Promoting Religious Education.

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housed a bell. A wall extends around the building with capping bricks and dentilated brick beneath, a small iron gate still being visible within the foliage that now partly covers the wall.

3.3.25 Rosebank sits on the corner of Cousley Wood Road and Butts Lane. It is a symmetrical cottage with two ground floor and first floor casement windows either side of a central hooded door with white rendered end chimney stacks. It is constructed of chequered red and grey bricks with tile-hanging above and a slate roof. The cottage is shown on the 1840 Tithe map.

3.3.26 Lynhurst and Bay Tree Cottages sit on the north side of Cousley Wood Road opposite the Old Vine. The building was once the former Post Office, as shown on the 1st edition OS map. It is constructed of chequered red and grey brickwork and tile-hung above, the brickwork showing evidence of a central doorway and large shop window, now blocked and containing a modern casement window. The remaining sash windows are modern replacements. The roof is tiled and has a central red brick chimney stack. It replaced a buildings shown on the 1840 Tithe map that sat further back from the road and may still survive in the back range of the building.

3.3.27 Continuing westwards along Cousley Wood Road, Forge Cottage and The Cottage are one building constructed of painted red brick with tile-hanging above and a tiled roof, hipped at one end and half-hipped at the other. It contains modern casement windows. Adjacent and sitting further back from the road is the old forge, a single-storey building labelled as 'smithy' on the 1st edition OS map. It is constructed of red brick with large window openings in the front and side elevations and a large door in the gable end, replaced with later windows and doors.

3.3.28 Ketley Cottage is set back from the road and was moved to Cousley Wood from Ketley Farm during the construction of Bewl Water in the 1970s. It has been rebuilt on the site and is a timber-framed building with red brick on the ground floor and exposed framing above, with a hipped, tiled roof. It has timber casement windows with diamond lead panes and a timber front porch with gabled roof.

3.3.29 Elder Cottage also sits back from the road adjacent to Ketley Cottage. It is a timber-framed building with exposed box framing on the ground floor and weatherboarding above. It has a large red brick chimney stack and the tiled roof is hipped at the west end. The east end of the building appears to have been truncated, which is also corroborated by earlier maps that show the building continuing to the east. Modern casement windows have been inserted between the timber-framing. The style is consistent with a late14th-15th century hall house that has undergone subsequent alterations.

3.3.30 Swallows appears to be shown on the 1840 Tithe map and is generally of a mid-18th-earlier 19th century style, but is now faced in 20th century stretcher bond brickwork with weatherboarding above and 20th century casement windows and a slightly off-centre hooded door. The roof is tiled with decorative fishscale tiles at the ridgeline and end chimney stacks.

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3.3.31 The Old Newsagent's Shop (Croxted House) appears on the maps between the 1909 3rd edition and 1932 4th edition OS maps. It contains a shop front and sash windows, with some later reworking. The brickwork appears to have been colourwashed red and is in stretcher bond with fine pointing in white lime between the bricks. The Old Newsagent's Shop sign is dated 1932-1995.

3.3.32 Great Butts House, to the south of the road, was owned by John Barham and his descendants from the early 16th century It was purchased by the Crossley family in the 19th century, who appear tohave demolished the existing house and built the current one in the mid-19th century. The house is a large property with a main range and two side ranges. It is constructed of red brick in Flemish bond with a stone string course between the ground and first floor and hipped slate roof with large red brick chimneys. The main range has three large window bays, each containing a large 8 x 8 pane sash window with stone voussoirs above. The central doorway has a painted architrave and fanlight with a flat hood held on carved brackets above. There is a similar two-storey two window range adjoining to the south and single-storey range adjoining to the north, both of which are subservient to the main range and may have been added later. The farm buildings to the north east of the house; Great Butts Barn, Owl Barn and Great Butts Farm; are shown on the 1840 Tithe map and predate the current house. The buildings have been converted to seperate dwellings are are a mixture of brick and dark stained weatherboarding with tiled roofs.

3.3.33 Along Newbury Lane, Oak Cottage is of a mix of periods, incorporating a small timber-framed cottage at the north end that has with later stretcher bond brickwork on the ground floor and tile-hanging above, possibly dating the the mid-18th century. It has a large end chimney stack in red and grey chequered brickwork and a central doorway with a flat hood on carved brackets, with casement windows either side. To the side and rear are two earlier 20th century additions. The rear extension is constructed of red brick in stretcher bond with a bay window and slate roof, whilst the front extension is in local reddish-brown bricks in stretcher bond with a rough cast rendered gable, sash windows and a slate roof.

3.3.34 Other, mainly earlier 20th century buildings, that make a positive contribution to the character area in general as part of overall group value include Woodstock, the Old Post Office, Mead Cottage, Villa Elizabetta and St Budeaux cottages, Southlands, Yew Tree Cottage and Melrose and Hazeldene cottages.

Other features of the character area

3.3.35 There are other notable features within the character area which add to the visual, historical and cultural interest. There is very little street furniture in the character area, as would be expected in a rural hamlet. There is a wooden fingerpost at the road junction with Newbury Lane and a post office lamp box, both on the green in front of the Old Vine. There is a mid-20th century metal cast village sign with embossed lettering and Sussex coat of arms at either end of the hamlet on Cousley Wood Road. There is also an Ordnance Survey (OS) benchmark chiselled into the brickwork on the side of the Mission Hall and Church House.

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3.3.36 Sounds, smells and general activity also contribute to the historic character of conservation areas. The hamlet is relatively quiet, which reinforces the rural character of the area.

Detractors

3.3.37 There are few intrusive modern features within the character area, however, there are a few examples of inappropriate modern boundary treatments with the use of close-boarded fencing along the roadside boundary of some properties.

3.3.38 The character area is largely unlit, as would be expected in this setting, with very few street lights in this otherwise naturally dark setting.

3.3.39 The main detractor in the character area is traffic, which passes quite quickly through the hamlet along Cousley Wood Road. This affects the rural character of the area and the noise from vehicles interrupts this otherwise quite area.

Summary

3.3.40 In conclusion, this character area includes development from a mix of periods and architectural styles and is predominantly residential. The area includes the historic core of the hamlet, which has developed along Cousley Wood Road between Great Butts Farm and the Mill House. The hamlet is surrounded by open agricultural land and the settlement has historically been largely agricultural, with some local trades or services that have since been lost. The earliest buildings in the hamlet are listed as 17th-18th century, but may be earlier. There has been some limited infilling over the intervening period, with a small number of buildings from the late 19th and and 20th centuries and some extension at either end of the hamlet and along Newbury Lane. The roads through the character area are notable for their green and rural character, with hedgerows and trees forming an important and prominent feature. Notable green spaces in the hamlet comprise the space in front of and adjacent to the Old Vine public house; the field between Owlers, the Mill House and Windmill Lane that once contained a windmill; and the cricket ground. The surrounding fields make an important contribution to the rural setting of the hamlet. The identified character also includes other features, both man made and natural, which add to the historic significance of the area.

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3.4 Character Area B - Pell Green

Introduction to the character area

3.4.1 This character area is formed of the hamlet of Pell Green. This area includes the historic core of the hamlet extending along Cousley Wood Road from Great Pell farmhouse to the south west to the small group of buildings at the junction of Monk's Lane to the north east. The character area is primarily residential.

3.4.2 The hamlet has developed along the main road (B2100) from Sparrow's Green and continuing on to Mark Cross and Rotherfield to the west, and Lamberhurst to the east. The area is first mentioned in the 13th century and appears to have developed along the road around the junction with Pell Hill and Balaclava Lane, and the large farmstead of Great Pell. The historic development appears to have been quite modest, with a small group of buildings extending mainly along the north west side of the road from the turning to Great Pell Farm to the Rehoboth Chapel and another small group of buildings at the junction of Monk's Lane (referred to as Baldocks on earlier maps). The 19th century documentary evidence suggests that the area was largely agricultural, with some local trades and a brickyard located nearby.

3.4.3 The character area is surrounded by open agricultural land, which falls away gradually to the north west and rises slightly before again falling away to south east, either side of the ridgeway along which the settlement has developed.

3.4.4 Buildings in the character area are listed as dating to the 17th century or 18th or earlier. Some of these buildings may be earlier timber-framed buildings, with refacing in the 18th-19th centuries. Many of the unlisted buildings along the main road are shown on the 1840 Tithe map.

Landscape setting

3.4.5 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 hamlet means that there is open countryside and some areas of woodland surrounding the character area. Notable green spaces in the hamlet include the fields that sit either side of the road, especially the triangular field in front of Great Pell Farmhouse and the fields to the south eastern side of the road that extend between and behind building.

3.4.6 Trees are also important both within the character area and in the wider setting and these reinforce the rural character of the hamlet. There are some important tree specimens within the character area and these are noted on the visual appraisal map in Appendix 1, along with the identification of important hedgerows. Important specimens include the many individual prominent trees and groups of trees in gardens, those marking garden boundaries and field boundaries, the woodland to the north of the road behind Hill Cottage, the group of trees around the large pond adjacent to Great Pell farmhouse, and the group of trees in Copstone Shaw.

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3.4.7 The roads through the character area are notable for their green and rural character. Hedges and trees line the roads and much of the roadside has grass verges instead of pavements. Windmill Lane is a narrow rural lane with no walkways and is flanked by drainage ditches and hedges.

3.4.8 The roads through the character area are notable for their green and rural character, although this is beginning to be eroded by the use of close-board fencing along garden boundaries. Hedges and trees line the roads and much of the roadside has grass verges instead of pavements, with some paving along the verge on the south eastern side of the road. Monk's Lane is a narrow rural lane with no walkways and is flanked by banks and hedges.

3.4.9 Views through the character area are generally east and west along the main road. Views across the wider countryside are also important, with the elevated position affording views across the High Weald to the north, and views across the fields to the south, albeit sometimes limited by the rising topography.

Local built form

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

3.4.11 Development is generally fronting onto the roads, but with various setbacks. Plot sizes are quite variable and the buildings themselves range from attached cottages of varying sizes to the large house of Pell Green Farmhouse.

3.4.12 The mix of periods of building can be identified, to some extent, by the uses of building materials, and the architectural fashions of the time. The earliest buildings are clad in a mixture of brickwork, tile-hanging and weatherboarding, which may conceal earlier surviving timber framed construction. The 18th and 19th century houses are constructed of local red bricks with grey headers used to create a chequered pattern, with some red clay tile-hanging and clay plain tile roofs. There is some use of white weatherboarding present within the character area and a limited number of the buildings have slate roofs. The 20th century buildings are mainly brick built in stretcher bond, with some use of roughcast render and tile-hanging.

3.4.13 The character area is abundant in the use of natural boundary treatments, with hedgerows and trees forming an important and prominent feature along the roads, providing a noticeable break between Cousley Wood to the north east and Pell Hill and Sparrow Green to the south west. Even where there has been some 20th century extension along the road, the houses are set back from the road and screened by hedges and trees, which maintains the appearance of an open space between the hamlets. As already noted, there has been more recent use of close-board fencing along garden boundaries, which is beginning to erode the rural character of the hamlet, although in most cases natural boundary treatments are still visible behind the fencing.

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Listed buildings

3.4.14 There are nine designated Grade II listed buildings within the character area, listed as dating from the 17th-19th centuries or earlier. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.4.15 Great Pell Farmhouse is set back along a narrow lane leading to to Wadhurst village to the south east of Cousley Wood Road. It was purchased in the 17th century by wealthy ironmasters and remodelled as a four-gabled mansion, running at right angles to an older hall house to the rear. The house was reduced in size to two gables by George Couthorpe in the earlier 19th century [(43)]. The house is listed as 17th century, but archaeological survey of the building confirms that parts of the 16th century building remain [(44)]and the house was remodelled and extended in the 17th century, with further changes in the 19th century. It has two half-hipped gables, each comprising three storeys with casement windows to each floor and a ground floor porch in the centre. It is constructed of red brick on the ground floor and tile-hung above with a tiled roof.

3.4.16 To the north east of Great Pell Farmhouse is Great Pell Oast, now converted to a house. There are two 19th century roundels constructed of red brick with tall conical tiled roofs and their cowls intact. A barn is attached, constructed of red brick and weatherboarding with a tiled half-hipped roof.

3.4.17 To the north east, Days Cottage and garden used to occupy the entire triangle of land that extends to Great Pell Farm. The listing for Days Cottage states that it has the date 1595 attached but the exterior appears 18th century. The building appears to have undergone much reworking, with the roof raised at one end to create a large dormer and painted brickwork on the ground floor with weatherboarding above.

3.4.18 Pell House, on the north west side of Cousley Wood Road, is a four window range Georgian house, with a plaque on the front elevation dating it to 1794. It is constructed of red bricks with sash windows, a two-storey projecting bay also containing sash windows, and a door with hooded porch supported on Doric columns. It has a tiled roof and three red brick chimneys.

3.4.19 Continuing along the road, Windrush and Barcaldine cottages are one building listed as 18th century. The building is faced in white weatherboarding with a half-hipped tiled roof. It has three sets of sash windows and two doorways with flat hoods on brackets and a later porch. To the rear is a single-storey weatherboarded workshop building added in the later 19th century. A small picket fence extends in front of Barcaldine.

3.4.20 On the opposite side of the road, Sharon cottage is also listed as 18th century and is an L-shaped building with the front gable projecting forward to sit directly on the road frontage. It is faced in white weatherboarding with sash windows, a plank door with simple flat hood, and a half-hipped tiled roof.

43 Savidge, A & Mason, O. 1988 Wadhurst, Town of the High Weald
44 ASE report 2017 ref.443

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3.4.21 The Rehoboth Chapel sits along the road frontage on the norht west side of the road. It was constructed as a chapel in 1824 and is single-storey and faced in white weatherboarding, with a slate roof. It has three large round-headed sash windows with wooden shutters and two doorways, one double and one single, both with six panel doors and flat hoods above.

3.4.22 Chapel Cottage, adjacent to the Chapel, is listed as 18th century or earlier. It has painted brick on the ground floor and is tile-hung above. It has three casement windows and a door with flat hood above, rising to a tiled roof with a large red brick chimney breast on south-west wall.

3.4.23 Copstone Cottage is on the periphery of the historic hamlet on the edge of Copstone Shaw. The house is listed as early 19th century with chequered red and grey brickwork on the ground floor and tile-hanging above with a slate roof. It has three sash windows and a doorway with tiled hood. A single-storey range constructed of red brick with a tiled roof is attached to the north east.

Key unlisted buildings or structures

3.4.24 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 Pell Green and Cousley Wood conservation area, and contribute to its wider historical value [(45)]. These buildings and structures have been identified via consideration of their value to the heritage asset (conservation area), through their evidential value, historical value, aesthetic value and communal value, and in some instances for their contribution to the setting of designated heritage assets. Where ancillary buildings to listed buildings have been identified as key unlisted buildings on the visual appraisal map, and although these buildings may be considered to be curtilage listed, it is important to note that they also make a valuable contribution to the character of the conservation area in their own right.

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

3.4.26 The group of cottages between Pell House and the Rehoboth Chapel, comprising Blackberry Cottage, Rosemary and Welby cottages (one building), along with the listed buildings adjacent [(46)] were all owned by Thomas Kemp. Blackberry, and Welby and Rosemary Cottage (attached) are shown on the 1840 Tithe apportionment. Another building called Rosemary was constructed in the mid 19th century between Blackberry Cottage and Windrush and Barcaldine cottages. The buildings are a mix of

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45 Conservation Principles, Policies and Guidance, Historic England, April 2008
46 Windrush and Barcaldine cottages and Sharon cottage

weatherboarding, tile-hanging, render and brick. An area of timber-framing can be seen beneath the tile-hanging on the south west elevation of Rosemary and Welby cottages.

3.4.27 Buildings called The Barn and Garden Cottage were formerly farm buildings associated with Pell House. The Barn and a building on the site of Apsley Cottage, which is likely incorporated into the current house, are shown on the 1840 Tithe map, along with a further barn to the east of Apsley Cottage. Garden Cottage was a hop kiln with roundel oast and attached stowage barn and are shown on the 1st ed OS map. The buildings are now in residential use.

3.4.28 The Barn sits to the south west of Pell House perpendicular to the road. It is constructed of brick with white shiplap boards above and a half-hipped tiled roof. Apsley Cottage sits to the north east of Pell House and has a 20th century tile-hung and brick facade and tiled roof, but with an older white weatherboarded range to the rear. It may have been converted to a house in the 20th century from an earlier ancillary building. Garden Cottage is constructed of red brick with a slate roof to the stowage barn and roundel. The barn in front, shown on the 1840 Tithe map, is constructed of red brick with dark weatherboarding above and a tiled roof.

3.4.29 Extending along the road between the Rehobeth Chapel and Monk's Lane, Hill Cottage, Saham and Sadlers are all earlier 20th century Arts and Crafts style houses, which remain relatively intact. They are built using red brick, render and tile-hanging and represent the extension of the hamlet at this time. Hill Cottage and Saham have large front porches extending across the front of the properties with tiled porch roofs, whilst Sadlers is a much larger property with two large gables, one of which contains canted bay windows.

3.4.30 There are a number of other buildings at the junction of Monk's Lane that form a historic group of cottages. Larches sits on the corner of Cousley Wood Road and Monk's Lane and comprises an older, lower range shown on the 1840 Tithe map and possibly 17th century, and a late Victorian extension attached to the south western end when the older range was perhaps also refaced. The older range is red and grey brick on the ground floor with tile-hanging above, casement windows and a half-hipped tiled roof with decorative ridge tiles and finial added to match the later addition. The Victorian addition is constructed of red and grey chequered bricks with sash windows, two full height window bays containing sashes, and a tiled roof with decorative ridge tiles and finials.

3.4.31 To the rear of Larches a cottage called The Carriage House sits back from the road and is shown on the 2nd edition OS map. It is constructed of red brick on the ground floor and white weatherboarding above with a tiled roof and the same ridge tiles as seen on the Larches. A single storey range is attached. Given its name and location it could have been built as a carriage house to Larches and converted to a house at a later date.

3.4.32 Adjacent to Larches a row of cottages extends along Monk's Lane. and may have been an ancillary building on the 1840 Tithe map before being replaced by cottages, mainly in the mid-later 19th century. Windell Cottage is shown on the 1st ed OS map and appears to be mid-later 19th century, but the steeply pitched roof may indicate it incorporates something of the building shown on the 1840 Tithe. It has white painted brick

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on the ground floor and tile-hanging above, with tiled roof containing two dormer windows. Numbers 1 and 2 Monk's Lane are attached to the south and maps indicate the building replaced (or remodelled) an earlier building in the early 20th century. It is constructed of red brick in stretcher bond, with sash windows and a tiled roof. Sitting to the north of Windell Cottage along Monk's Lane is Chapel House, built (or remodelled) in the mid-later 19th century. It is constructed of white painted brick with a slate roof.

3.4.33 In 1902 Cousley Wood Free Church was founded on Monks Lane as the Pell Green Mission. It has recently been converted to a house and refaced with white painted vertical boards and a slate roof.

Other features of the character area

3.4.34 There are other notable features within the character area which add to the visual, historical and cultural interest. There is very little street furniture in the character area, as would be expected in a rural hamlet. There is a wooden fingerpost at the road junction with Monk's Lane and another at the junction with Pell Green Lane.

3.4.35 Sounds, smells and general activity also contribute to the historic character of conservation areas. The hamlet is relatively very quiet, which reinforces the rural character of the area.

Detractors

3.4.36 There are few intrusive modern features within the character area, however, there are a few examples of inappropriate modern boundary treatments with the use of close-boarded fencing along the roadside boundary of some properties.

3.4.37 The character area is largely unlit, as would be expected in this setting, with very few street lights in this otherwise naturally dark setting.

3.4.38 The main detractor in the character area is traffic, which passes quite quickly through the hamlet along Cousley Wood Road. This affects the rural character of the area and the noise from vehicles interrupts this otherwise quite area.

Summary

3.4.39 In conclusion, this character area includes development from a mix of periods and architectural styles and is predominantly residential. The area includes the historic core of the hamlet, which has developed along Cousley Wood Road, and the small group of buildings at the junction of Monk's Lane. The historic development appears to have been modest, with a small group of buildings extending mainly along the north west side of the road between Great Pell Farm and the Rehobeth Chapel. The hamlet is surrounded by open agricultural land and the settlement has historically been largely agricultural, with few trades or services. The earliest buildings in the hamlet are listed as 17th-18th century, but may be earlier. There has been some limited infilling over the intervening period, with a small number of buildings from the late 19th and and first half of the 20th centuries and some extension at either end of the hamlet. The roads through the character area are

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notable for their green and rural character, with hedgerows and trees forming an important and prominent feature. Notable green spaces in the hamlet comprise the fields on the south east side of the road, which make an important contribution to the rural setting of the hamlet and the field between Great Pell Farm and the main Cousley Wood Road. The surrounding fields make an important contribution to the rural setting of the hamlet.

3.4.40 The identified character also includes other features, both man made and natural, which add to the historic significance of the area. There is good inter-visibility between the village and the surrounding open countryside.

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4 Architectural Form, Detail, Materials, Textures and Colours

4.1 Introduction

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

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

4.2 Key Characteristics

Key Characteristics

- The predominant wall construction material is brick, often with tile-hanging to the first floor.
- Weatherboarding tends to be used on smaller cottages, especially in Pell Green, and is white painted on domestic buildings.
- Weatherboarding is seen on some former agricultural buildings, where it is generally untreated or dark stained.
- Exposed timber framing is not a common feature, although there are some examples.
- There is very little use of render.
- Roofs are covered with clay plain tiles, with the occasional use of slate.
- Roofs are hipped, half-hipped and gabled.
- Where historic windows survive they are predominantly simple side hung casement windows of timber, with some metal, and traditional timber vertical sliding sashes.
- The majority of the doors in the conservation area are traditional four or six panel timber doors and some plain planked doors.
- There is one shop front in the conservation area.

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- Hedges are the most common boundary treatment and contribute to the character of the area.

4.3 Architectural Form and Layout of Built Form

4.3.1 Pell Green and Cousley Wood have both developed as small settlements along an east-west route through the Weald. The historic core of each hamlet is focused around large farmsteads that sit by road junctions. Development has been modest and comprises a cluster of 16th century or earlier to 19th century buildings forming the small hamlets, with very little later development.

4.3.2 The buildings in the conservation area almost all front onto the roads extending through the hamlets, although the large farmsteads are set back from the roads within larger grounds. Plot sizes are quite variable and the buildings themselves range from attached cottages to the large houses of Great Pell and Great Butts.

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

4.4 Walls

4.4.1 The mix of periods of building can be identified, to some extent, by the uses of building materials, although some of the buildings in the village of earlier timber framing have been refronted in brick and tile-hanging or weatherboarding. The buildings are in a mixture of materials, including red brickwork, many with grey brick header chequered decoration, and often with tile-hanging to the first floor. Weatherboarding tends to be used on smaller cottages, especially in Pell Green, and is white painted on domestic buildings. Weatherboarding is also seen on some former agricultural buildings, where it is generally untreated or dark stained. There is very little use of render. Roofs are covered with clay plain tiles, with the occasional use of slate.

4.4.2 The predominant building material seen in the village is brick, often with tile-hanging to the first floor. Up until the 19th century and the coming of the railways, brick would have been made locally from the abundant clay within the High Weald landscape.

4.4.3 The pre-1894 parish area of Wadhurst (as recorded by Molly Beswick[47]) had 12 recorded brick and tile works in the parish, although not all were in operation at the same time. The earliest recorded brick and tile works in the parish was a tile works at Snape in the mid-14th century. Close to the conservation area, a brick works is recorded at Pell Green on the corner of Balaclava Lane from 1839 until the 1890s.

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

4.4.4 There were no limekilns recorded on the 1st edition O.S. map for the pre-1894 parish area of Wadhurst, the closest being in Rotherfield parish. Lime would have been used to create lime mortar for building and lime plaster, which could be applied as an interior an exterior finish to buildings. Lime was also used in agriculture to make the Wealden clay soils easier to work[48].

4.4.5 Although there are domestic buildings surviving from the 16th century within the conservation area, which would originally have had externally visible timber frame and render, these structures have undergone later re-facing with brickwork and are clad in tiles or weatherboarding to create a more 'modern' facade.

4.4.6 The 18th and 19th century brickwork construction is mainly of Flemish bond, where bricks are laid in a chequered pattern, as seen on many buildings in the conservation area. English bond can also be seen, such as at Beaver 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 [49]. Many of of the buildings in the hamlets incorporate red and grey bricks to create a chequered pattern. There are not many examples of decorative brick patterns in the conservation area, although the former school does have alternating courses of grey bricks between the red bricks and cream brick detailing.

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. Some of the earlier 20th century houses in the conservation area, such as Croxted House, are built in stretcher bond.

4.4.9 Some of the brickwork in the conservation area has been painted white, such as Days Cottage and Chapel House on Monk's Lane.

4.4.10 Photos of brick detailing

4.4.11 There is use of tile-hanging in the conservation area. This is mainly seen in combination with brick where the buildings are underbuilt in brick on the ground floor and tile-hung above to conceal earlier timber-framing. The tile-hanging in the conservation areas is plain and is a common feature in both hamlets.

4.4.12 Photo of tile hanging

4.4.13 There is some use of weatherboarding within the conservation area, being more prevalent in Pell Green. The weatherboarding used on domestic buildings is white painted and mainly used on first floors with brick below and/or on side and rear elevations. There are some examples of the use of full-height weatherboarding, such as Windrush and Barcaldine cottages, and Sharon cottage. There is some use of dark stained

48 Leslie and Short eds. (1991) Historical Atlas of Sussex
49 where the entire elevation is laid in headers

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weatherboarding on ancillary and farm buildings, such as the former farm buildings at Great Pell and Great Butts.

4.4.14 photo of weatherboarding

4.4.15 There is very little use of render in the conservation area, with some on earlier 20th century roughcast render on Oak Cottage and and on the Arts and Crafts houses in Cousley Wood.

4.4.16 Photo of render

4.4.17 Exposed timber framing is not common within the conservation area, although Ketley Cottage and Elder Cottage have exposed timber framing with render panels and an area of timber framing can be seen beneath tile-hanging on the side elevation of Rosemary and Welby cottages.

4.4.18 Photo of timber framing

4.4.19 There is very little use of stone within the conservation area. There is some use in association with other materials, such as the stone plinth and chimney on the otherwise with brick and tile-hung building at Upper Verds and Croft Cottage.

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.

Slate

4.5.3 There is some limited use of slate in the conservation area on earlier- mid 19th century buildings, such as the Rehoboth Chapel, Copstone Cottage, and Great Butts House. However, it is not a common feature of the conservation area and seems ot have been used for a very limited time.

Roof forms

4.5.4 Roof forms throughout the conservation area are a mixture of gables, hips and half hips.

4.5.5 The roofs generally run parallel to the road with end gables or hips and the occasional use of half-hips. Generally speaking, full hips are only seen on the earliest buildings, such as the timber-framed Elder Cottage, which may be a medieval hall. Half

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hips and gables are seen on a wider range of buildings, generally dating from the 17th century onwards. Some of the 19th and 20th century buildings have projecting gables typical of Victorian and Arts and Crafts styles.

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

Chimney stacks and pots

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

4.5.8 The majority of chimney stacks in the conservation area are quite plain and very in size depending on the size, age and status of the building. The stacks are mostly unpainted are include simple end stacks, as seen on Blackberry Cottage, as well as larger more centralised stacks, as seen on Upper Verds and Croft Cottage.

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

Rainwater goods

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

Barge boards

4.5.11 Barge boards to roofs are not a common feature of the conservation area, with many gabled roofs instead have small mortared verges. However, they are seen on some of the late 19th-early 20th century buildings, such as Larches.

4.6 Windows

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

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

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4.6.3 Earlier wrought iron casement windows are not common in the the conservation area, but examples can be seen, such as those on the upper floors of the side elevation of the Old Vine public house. These metal casements are identified by external hinges and decorative window furniture, such as the internal catch handles and stays. The windows have leaded lights that can vary between small rectangular panes and diamond panes.

4.6.4 Within earlier domestic buildings, where the timber frame has been concealed by brick or tile-hanging, small casement windows are often used. These small window types fit within concealed timber framing behind later refacing on these earlier properties, such as those seen on Owlers and Upper Verds. Casement windows were the norm in the 17th and 18th centuries, but did continue to be used throughout the 19th and 20th centuries. There are some timber-framed casement windows on a number of properties in the conservation area, such as Beaver Cottage.

4.6.5 Later in the 18th century and into the 19th century, the double hung sash was introduced, often with six over six or four over four small panes, and became the popular window style of this period. During the 19th century panes of glass were larger and both sash and casement windows had larger panes of glass with fewer, if any, glazing bars. Sharon cottage and Copstone Cottage are both examples of earlier small 4 x 4 pane sash windows, whilst the late Victorian extension to Larches contains large pane sash windows.

4.6.6 The is use of earlier 20th century timber sash windows and casement windows, which generally are larger and with longer proportions, such as those seen on Saddlers.

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

4.7 Doors

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

4.7.2 The majority of the doors in the conservation area are traditionally detailed four or six panel timber doors and some plain planked doors. There are some front porches to properties within the conservation area, some of which are historic (although not necessarily original) and others that are a more recent addition. There use of door hoods is quite frequent in the conservation area, such as Pell House, the Rehoboth Chapel, Copstone Cottage and Rosebank.

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

4.8 Shopfronts

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

4.8.2 Shop fronts were introduced in the 18th century and the majority dating from the 18th and 19th century are designed on an individual basis, utilising a variety of architectural detailing and styles, with small paned windows. Later 19th century shop fronts have larger areas of plate glass as this material became more widely available, changing the scale in the design of shop fronts. **(50)**

4.8.3 There is one example of a shop front in the conservation area, with The Old Newsagent's Shop (Croxted House) retaining its earlier 20th century shop front, albeit with some later reworking.

4.9 Garden Walls, Fences and Other Means of Enclosure

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

4.9.2 Pell Green and Cousley Wood contain a mixture of boundary treatments, comprising hedges, limited use of fences and walls, as well as some properties with no front boundaries. Hedges are the predominant boundary feature within the conservation area, which reflects the rural character of the area.

4.9.3 There is a simple picket fence in front of a a limited number of properties, such as the Old Vine public house and Barcaldine.

4.9.4 There is very little use of brick walls or railings in the conservation area, which is limited to a small section of wall in front of the former school and the Rehoboth Chapel, and modern railings in front of Great Pell farmhouse.

4.9.5 The majority of properties have retained an historic method of defining the boundary. There is some use of close boarded type fencing, which can be an alien feature,

50 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

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detracting from the historic character of the area, and further incursion of this feature should be discouraged.

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5 Trees, Open Spaces and Views

5.1 Introduction

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

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

5.2 Key Characteristics

Key Characteristics

- Trees form an important backdrop to the conservation area.
- There are prominent tree specimens and groups of trees, which include the many individual trees and groups of trees in gardens, those marking garden boundaries, and field boundaries. This includes the groups of trees between the road and Great Butts house; the groups of trees encompassing Quarry Cottages; the woodland to the north of the road behind Hill Cottage; the group of trees around the large pond adjacent to Great Pell farmhouse; and the group of trees in Copstone Shaw.
- Hedgerows and trees are an important boundary feature and also provide a noticeable break between the hamlets of Pell Green and Cousley Wood.
- The roads through the conservation area are lined with trees and hedges and are notable for their green and rural character.
- Important open spaces include the fields between the two hamlets; the space in front of and adjacent to the Old Vine public house; the field between Owlers, the Mill House and Windmill Lane that once contained a windmill; the cricket ground; the fields that sit either side of the road in Pell Green, especially the triangular field in front of Great Pell Farmhouse; and the fields to the south eastern side of the road in Pell Green that extend between and behind building.
- Views through the character area are generally along the roads extending through the hamlets. There are also views across the fields within and around the conservation area.
- Views across the wider countryside are also important and the views from the slightly more elevated ground along Windmill Lane, which affords views across fields down towards Bewl Water and the surrounding countryside.

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5.3 Trees and Hedgerows

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

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

5.3.3 The rural location of Pell Green and Cousley Wood means that there is open countryside and some areas of woodland surrounding the conservation area. Trees form an important backdrop to the hamlets, with areas of woodland and smaller groves and shaws. Field boundaries and lanes are also lined with trees and hedges in this High Weald landscape.

5.3.4 Particularly prominent trees and groups of trees within the conservation area include the many individual prominent trees and groups of trees in gardens, those marking garden boundaries and field boundaries. Within Cousley Wood this includes the groups of trees between the road and Great Butts house, and the groups of trees encompassing Quarry Cottages. Within Pell Green it includes the woodland to the north of the road behind Hill Cottage, the group of trees around the large pond adjacent to Great Pell farmhouse, and the group of trees in Copstone Shaw.

5.3.5 Hedgerows can often be fundamental in understanding the development of the landscape, being remnant boundary features which have remained after later development has taken place.

5.3.6 Hedgerows and trees are an important boundary feature throughout the conservation area and help to reinforce the rural location of the hamlets within the High Weald, as well as providing a noticeable break between Pell Green and Cousley Wood. Even where there has been some 20th century extension along the road between the hamlets, the houses are set back from the road and screened by hedges and trees, which maintains the appearance of an open space and separation between the two.

5.3.7 The roads through the conservation area are notable for their green and rural character. Hedges and trees line the roads and much of the roadside has grass verges instead of pavements.

5.3.8 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.

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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, there are important green spaces in both hamlets, as well as the green space between them that keep them distinct from each other.

5.4.3 Notable green spaces in Cousley Wood comprise the space in front of and adjacent to the Old Vine public house; the field between Owlers, the Mill House and Windmill Lane that once contained a windmill; and the cricket ground.

5.4.4 Notable green spaces in Pell Green include the fields that sit either side of the road, especially the triangular field in front of Great Pell Farmhouse and the fields to the south eastern side of the road that extend between and behind building.

5.4.5 The open landscape makes an important contribution to the traditional open setting of the conservation area. The rural location means that there is open countryside and woodland surrounding the conservation area and between the two hamlets, which is characteristic of the High Weald landscape within which Pell Green and Cousley Wood sit.

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

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

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

5.5.3 Within the conservation area, the key views are along the roads extending through the hamlets. There are also views across the fields within and around the conservation area.

5.5.4 Views across the wider countryside are also important, with the elevated position affording views across the High Weald, although these are sometimes terminated by high hedges and trees obscuring views, or by changes in topography. There are views from the slightly more elevated ground along Windmill Lane, which affords views across fields down towards Bewl Water and the surrounding countryside.

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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.

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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.

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

Key issues impacting on the character and appearance of the Pell Green and Cousley Wood conservation area

- Erosion of architectural detail.
- Inappropriately detailed window and door replacement.
- Scale, design and location of new development, including infill development and outbuildings.
- Loss of important green spaces around and between the hamlets to potential development.
- Light pollution.
- Loss of traditional boundary treatments.
- Highways works.

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6 Considerations for change in conservation areas

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Appendix 1: Maps

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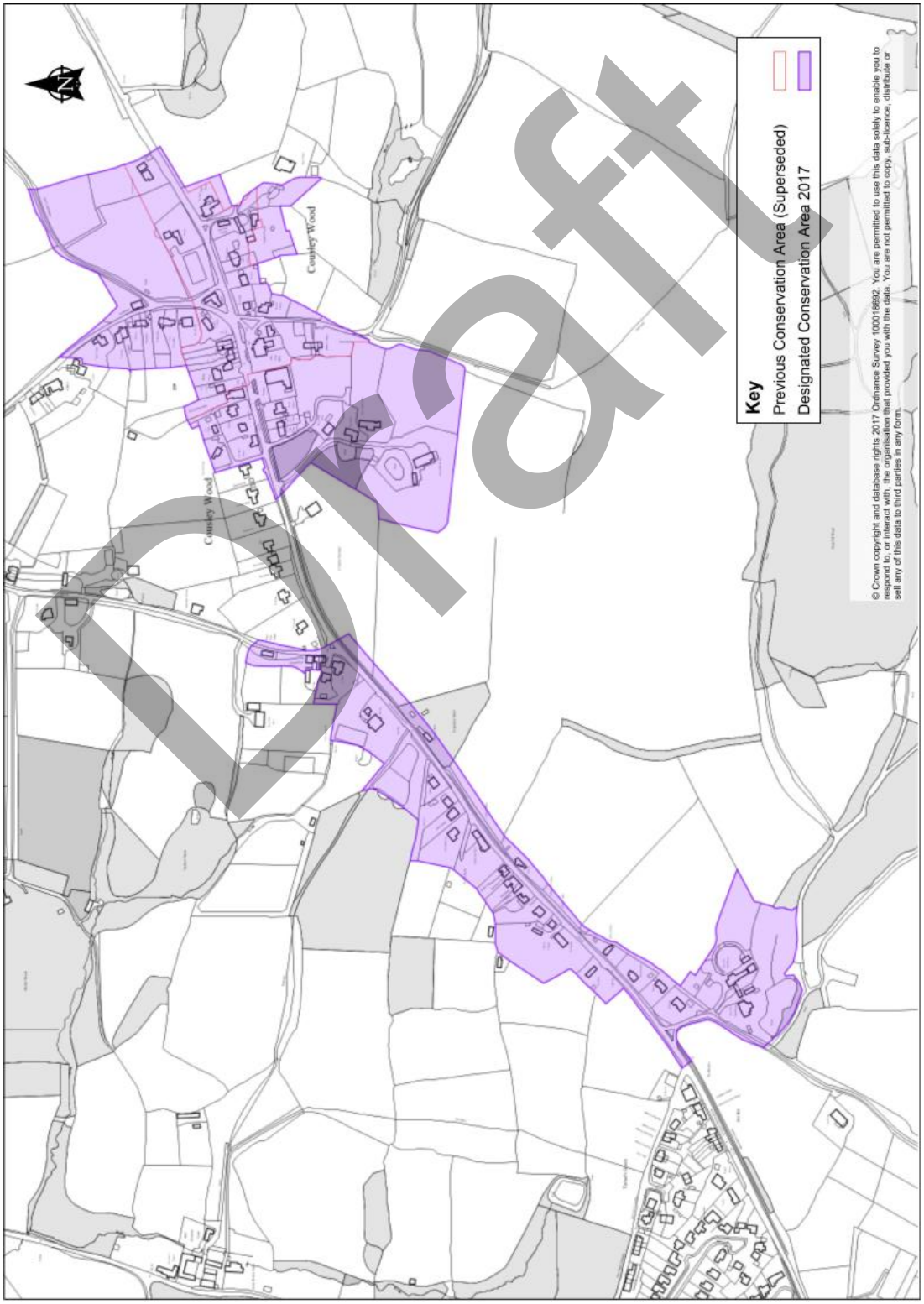
Appendix 1: Maps

1.1 Designated Conservation Area



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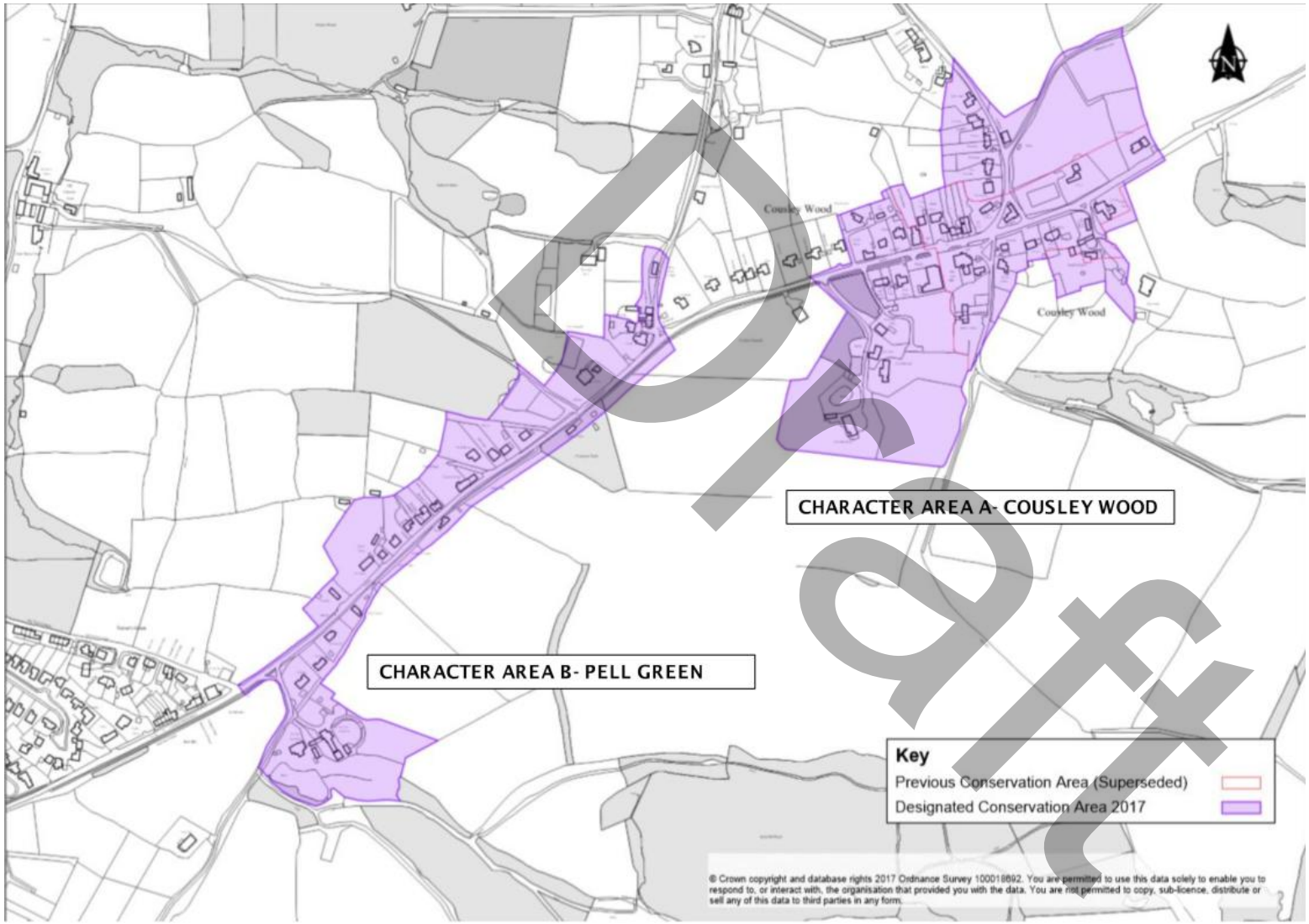
1.2 Character Areas



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1.3 Visual Appraisal

TO FOLLOW

1.4 Views

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Appendix 2: Glossary of Terms

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Fenestration: The arrangement of windows in a building.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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.

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Promontory: An elevated geological outcrop.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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Vernacular: Domestic or functional, rather than monumental buildings, usually constructed of local materials.

Window 'light': The glazed part of a window.

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Appendix 2: Glossary of Terms

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Appendix 3: References

LEGISLATION

- www.legislation.gov.uk
- Town and Country Planning Act 1990
- Planning (Listed Buildings and Conservation Areas) Act 1990
- National Planning Policy Framework 2018
- Further information is also available at: www.planningportal.gov.uk - The Planning Portal is government's on-line resource for services and guidance relating to the planning system.

HISTORIC ENGLAND

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