

PEVENSEY AND WESTHAM CONSERVATION AREA CHARACTER APPRAISAL

Overview

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

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

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

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

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

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

This character appraisal considers:

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

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

The character appraisals have been prepared in conjunction with policies concerning the historic environment, including the emerging Wealden District Local Plan. The weight to be given to the emerging Local Plan will be according to the National Planning Policy

Framework. The conservation area character appraisal documents will assist in the planning decisions and be used in conjunction with Local Plan policies and any future Management Plan when assessing applications.

This document is for:

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

1 Background

1.1.1 Pevensey and Westham conservation area was first designated in 1976 and reappraised and re-designated with its current boundary in 2017. The reasons for designation of the conservation area are explained in the Background Paper accompanying the Autumn 2016 Consultation on the Wealden Local Plan. To view the document, along with further information on the process and how community involvement and public consultation was undertaken; how the input from the community was evaluated; and how it influenced the recommendations for designation of areas, please see the Conservation Area Background Paper 2018 and the Heritage pages on the Council's website.

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

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

2 Context

2.1 Introduction to the Conservation Area

2.1.1 The villages of Pevensey and Westham are located in the western part of the Pevensey Levels, four miles north-east of Eastbourne. The villages are virtually surrounded by the flat open countryside of the Coastal Levels and dominated visually by Pevensey Castle which sits centrally between the two settlements.

2.1.2 The settlements have grown out from the east and west gates of the Roman Anderitum Fort and Norman Castle. They lie on a slight ridge at the western end of the levels with the land to the south originally covered by sea. With the recession of the sea, much of the surrounding land is low-lying marsh, flat and interspersed only with occasional trees, resulting in far reaching views across the landscape.

2.1.3 Settlement in the area of the village of Pevensey began with the construction of the Roman Fort of Anderitum built c.293-300. It was already a town in pre-conquest times with a saltern and 12 houses documented in 1054 (Harris 2008). The town developed as a port or 'haven' and settlement took place within a grid of roads between the castle gates and river. Westham is recorded in the Domesday book as a hamlet to the west of Pevensey Castle. Both villages host early churches.

2.1.4 Early industry in the area appears to have revolved around agriculture, grazing sheep on the drained marshland of the Pevensey Levels, and salt making.

2.1.5 The village of Westham has now expanded to a much greater extent since the 19th century and is much larger in population than its formerly larger neighbor, Pevensey, which has contracted in size since Medieval times.

2.1.6 The villages lie within the separate parishes of Pevensey and Westham. Pevensey Parish covers the settlements of Pevensey and Pevensey Bay; and Westham Parish covers Westham Village, Stone Cross and Hankham. The Parish of Pevensey had an overall population of 3,199 in 2021.¹ The Parish of Westham had an overall population of 7,149 in 2021.²

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 generations³.

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

¹ <https://pevensey.parish.uk/census/>

² <https://westham.parish.uk/census/>

³ National Planning Policy Framework <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

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 Assets⁴ which sets out an iterative approach to the assessment of setting. It is not the only approach that can be employed but it is a well-established approach that has stood up to examination at appeal including Public Inquiries. It is advised therefore that its advice and guidance should be referred to when considering development that may affect the setting of a conservation area, or any other designated heritage asset within or adjacent to its boundary.

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

2.3 Topography and Landscape Setting

2.3.1 The villages of Pevensey and Westham are located in the south-west part of the Pevensey Levels, four miles north-east of Eastbourne. The villages are virtually surrounded by the flat open countryside of the Coastal Levels and dominated visually by Pevensey Castle which sits between the two settlements. The topography of the area has influenced the layout and development of the two settlements and associated Roman and Norman coastal defenses on a slight ridge at the western end of the Pevensey levels.

2.3.2 The Pevensey Levels are extensive tracts of low-lying reclaimed wetland with pockets of higher ground, historically called 'eyes', many of which are associated with farm buildings and settlements. Around 10,000 years ago, rising sea levels flooded the lower reaches of the coastal river valley creating a tidal estuary consisting of a wide shallow bay backed by the rising ground of the High Weald. This bay was partly sheltered by storm beach shingle spits which allowed sediment to be deposited and form peat as the sea level receded in the Bronze Age. These sediments have produced the high-quality agricultural land as the bay and marshes were drained, forming reedy meadows. Much of the area was still under water as recently as 700 years ago and was important for salt making, with remains of the industry evident in the form of low mounds throughout the Levels.

2.3.3 The settlement setting predominantly comprises a mix of historic and ancient field types associated with the low-lying Levels landscape with more regular piecemeal enclosure adjacent to Pevensey Castle.

2.3.4 A distinctive windswept feel characterises the large-scale open landscape of predominant pasture. Large fields are set within an irregular network of drainage ditches and banks, with a few hedges (often associated with old, silted dykes) and trees, except on

⁴ <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

areas of higher ground where isolated groups of trees associated with small settlements add variety and interest. Ditches are typically fringed with reeds while patches of standing water and rushy pasture further reinforce the wetland character. Although intensively farmed, much of the area is still wet pasture and is managed for grazing. Much of the area is designated as a Site of Special Scientific Interest (SSSI), and the Pevensey Levels are designated as a Ramsar Site and Special Area of Conservation.

Pevensey Levels Landscape

2.3.5 The history of the landscape is most evident in the:

- low lying reclaimed wetland actively maintained by purpose-built drainage systems;
- open landscape with extensive grazed wet meadows;
- Scarcity of trees and hedges.
- Low density dispersed settlement, mostly farmsteads on medieval sites
- 'Eyes' - islands of higher ground, many with farmsteads
- Evidence for historic salt works where seawater was evaporated to form salt crystals, resulting in distinctive low mounds;
- Shingle beaches;
- Pevensey Castle and Martello Towers dominate the landscape;
- Widely spaced roads and isolated settlements with roads slightly raised above the surrounding land.

2.3.6 The landscape surrounding Pevensey and Westham also falls within the Pevensey and Hankham Local Landscape Area which is a low-lying open landform with a general absence of tree cover, defined by a strong sense of remoteness and tranquility with a network of narrow, rural lanes. To the north of Westham, low hedges and trees enclose pastoral fields, whereas to the south there is a stronger sense of openness with reed fringed ditches to the marshes being a key feature. The openness of the landscape promotes long distance views to the treed settlement edges. The sense of tranquility is diminished by the presence of the A27 road corridor and proximity to densely settled urban edges.

2.4 Geology and Building Materials

2.4.1 Along with the whole of Sussex, the rocks of the Pevensey and Westham area are sedimentary. The bedrock underlying the Pevensey Levels was formed of sands laid down in a freshwater-brackish flood plain environment of braided rivers and channels. Areas of Weald clay was laid down in the lagoons and tidal deltas. Overlaying this sand and clay is marine Lower Greensand, Gault Clay and Upper Greensand deposits.⁵

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

⁵ <https://nationalcharacterareas.co.uk/pevensey-levels/description/>

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 Pevensey and Westham conservation area.

2.5 History of the Settlement

Note: Unless otherwise referenced, historical information is taken is from the EUS

Prehistoric

2.5.1 There is ample evidence for later prehistoric exploitation and/or utilization of the Tunbridge Wells Sand peninsular, flanked to the north, east and south by the now reclaimed marshland of the Pevensey Levels. Surface finds of Mesolithic flintwork around the edges of the Pevensey Levels suggest that the area provided an ideal landscape for hunting and fishing throughout the Mesolithic period. This activity continued into the Neolithic period and beyond, when peat accumulations began to allow access further inland.

2.5.2 Within Pevensey, there has been one excavation that produced limited evidence of prehistoric activity with finds of six Neolithic or Bronze age waste flint flakes at The Old Farmhouse, High Street (1994). In 2010, an excavation in Church Avenue, Westham located another Neolithic or Bronze Age struck flint flake, broadly contemporaneous with the flakes found at The Old Farmhouse and worked flint recorded at the Old Dial House, where in the early 1940s a hole dug in the garden uncovered prehistoric flintwork and pottery. Further excavation at The Old Dial House located a small selection of finds comprising Bronze Age flintwork and Iron Age pottery, which may represent a transitional Late Bronze Age / Early Iron Age settlement. Another nearby excavation at St Mary's Churchyard exposed a hearth and midden from a Late Iron Age occupation site, probably situated on a low east-west ridge above Mountney Level.

Roman (AD43-c.410)

2.5.3 The Roman invasion of Britain in AD43 resulted in dramatic changes to this island's social and economic environments. It is likely that many of the rural farmsteads and associated field systems that were in existence in the Late Iron Age continued throughout the Roman period.

2.5.4 The large Roman shore fort at Pevensey was constructed on what was once a peninsula surrounded by the sea and salt marshes in around AD290 to defend the coast against raids by the Saxons. The Fort of Anderitum and settlement that grew up outside the fort, provided a focus for activity in the Roman period. The fort was surrounded on three sides by the sea, with the Arlington to Ouse Valley Roman Road running up to its western gate. The road followed the alignment of Rattle Road and High Street through Westham, whence it continued on to Stone Cross, Berwick and Selmeaton where it met a north-south route. A possible branch road was uncovered, along with two Roman coins, during the excavation of a drainage ditch in 1968, to the west of Castle View Gardens in Westham. This road may have defined the western limit of the Roman settlement that grew up outside the fort, as all recorded activity is sited to its east. The Roman fort had an associated harbor, which archaeological evidence suggests may have been on the north-west side of the castle, north of the B2191, with a channel extending west, remnants of which survive as the

current village pond across Peelings Lane in Westham.

2.5.5 Roman pottery found on land known as Canon Corner or Westham Green, at the junction of High Street with the B2191, indicates there was likely to be occupation in the immediate vicinity from at least 1100 onwards. The finds do not point to significant occupation in this location, but Roman pottery and other material recovered from St Mary's Churchyard suggest settlement a little further to the south-east. Three sherds of East Sussex Ware were also found in Butchers field to the north, closer to the suspected quayside.

Saxon (410-1066) and Norman

2.5.6 In the late 5th century the Roman fort was captured and sacked by Aelle, first Saxon King of the South Saxons.

2.5.7 The first historic reference to Pevensey is in 792 when the Castle was given to the Abbey of St Denis at Paris. The medieval borough of Pevensey originated as a Late Saxon settlement, probably largely or even entirely built within the walls of the Roman Fort. In 1054, the settlement comprised a saltern and 12 houses and the Domesday Book records that Pevensey was a pre-conquest town. The town had an important port for coastal and cross channel shipping.

2.5.8 It is unclear where the pre-conquest town was located as very little archaeological excavation has taken place within the castle walls. There is some evidence for Saxon occupation outside of the east gate, so it is possible the town had already begun to expand to the east by the time of the Conquest.

2.5.9 In September 1066, William, Duke of Normandy, landed at Pevensey and set up a defensive camp within the remains of the Roman Fort before marching on to Hastings and Battle. As conqueror, William rewarded his knights with land and property, and granted immense lands in several counties to his half-brother, Robert, Count of Mortain, including what remained of the extensive Roman castle at Pevensey. The relationship between castle and town was important in the Norman colonisation of England and this can clearly be seen at Pevensey where Robert, or his officials, pursued an active, even aggressive, policy of commercial expansion (English Heritage 2019).

Place name, Domesday and early manors

2.5.10 The name Pevensey derives from the Old English personal name *Pefen* and *ea*, the latter meaning 'river'. The name is documented from 788 and both the Norman settlement and Rape adopted the name.

2.5.11 Pevensey was a small centre in 1066 with 52 burgesses. When Robert took over the town only 27 burgesses were left, but by 1086 there were 110 households placing Pevensey in the largest 20% of settlements recorded at the time of the Domesday survey. Robert was making money from rent, tolls and the mint that had been established in 1077, as well as the town mill, revealing Pevensey to have been a flourishing local centre which dominated the land around it and probably served as a market for the thriving local industry of salt-making (English Heritage 2019). One of only seven mints operating in the Norman period in Sussex, the mint at Pevensey ceased operation in the 1150s.

2.5.12 The land making up Westham may have formed part of the Manor of Renching or

the Manor of Peelings, which were also held by the Count of Mortain. Both were amongst the smallest 20% of settlements recorded in Domesday. The settlement at Westham is recorded from 1222.

2.5.13 Pevensey was granted a Charter in 1207, confirming the town as a borough and a corporate member of the Cinque Ports. However, by 1288 the changing river channels and water courses within the estuary and bay resulted in an accumulation of deposited silts and a gradual recession of the sea and consequent decrease in the importance of the port. By the 15th century, Pevensey was only involved in minimal coastal trade, with beach-based boats.

2.5.14 The Manor House in Pevensey appears to have been located to the east of the castle until around c.1850 when it was demolished.

Castle and Military fortifications

2.5.15 Robert, Count of Mortain used the walls of the Roman fort as a base for the construction of a new castle. The existing walls were retained with minimal alteration to form the outer bailey of the castle, and a new inner bailey was created at the eastern end.

2.5.16 The castle continued to be of strategic importance in the 12th and early 13th centuries. King Stephen laid siege against Pevensey castle in the winter of 1146-47 when the lord, Gilbert de Clare rebelled. The castle was eventually starved into surrender and then remained under royal control until 1232. During this period, the castle was slighted by King John in 1216 to prevent it falling into enemy hands.

2.5.17 By 1246, the castle and Rape were in the hands of Peter of Savoy who undertook extensive works to the castle, including the inner curtain wall and towers.

2.5.18 In 1398, Henry Bollingbroke, son of John of Gaunt, Duke of Lancaster, made Sir John Pelham Constable of Pevensey Castle. Under Pelham, the strategically important castle was held against the King's forces when Henry arrived in England in 1399 intending to seize the crown from Richard II. When Henry became King, Pelham was confirmed in his position as Constable of Pevensey and granted the original lands belonging to the castle, amounting to about one sixth of the whole of Sussex (Haslam 1981-2015).

2.5.19 With Pelham's death in 1429, the castle reverted to the Duchy of Lancaster and became eligible for use as a royal prison. It was used to hold James I of Scotland and the Queen Mother, Joan of Navarre, as well as other nobles seen as threats to the crown in the early 15th century. A prison for ordinary felons had been recorded at Pevensey from 1178-79. It would appear that there was also a gallows in the town in the 14th century.

2.5.20 By c.1500 the castle was largely redundant. It was recorded in 1573 as being badly decayed and was valued at only £40 in 1649. The fortunes of the castle revived with the coming of the railway in the 19th century when it became a visitor attraction.

2.5.21 During the French Revolutionary and Napoleonic Wars (1793-1815), a chain of defensive 'Martello towers' were constructed along the south and east coasts of England, including a number in Pevensey Bay. In June 1803 a barracks for 700 men was proposed at the castle, but appears to have been abandoned in favour of a location nearer the coast. Another barracks for between 2000-3000 men was built in 1804 and is likely to have been located on the northern side of Westham. The influx of large numbers of soldiers is likely to have had a substantial economic impact on the area in the early 19th century.

2.5.22 In the mid 19th century, a large number of rifle and artillery volunteer units were set up, representing a concerted effort by the authorities to create a reserve of men with military training. In 1859 voluntary service was opened up to the general population and proved very popular. There were at least two volunteer units in Pevensey, including the Cinque Ports 9th Artillery Volunteers, under Captain William Taylor from 1878; and the Cinque Ports 2nd Volunteer Brigade E Division from 1890. In the late 19th century, a drill hall was built in Westham, near the railway station. Drill halls had originated as a building type following the formation of the Rifle Volunteer Corps in 1859 and were dedicated training facilities for the army's volunteer units. During WWI, the 6th Sussex Battery 2nd Home Counties Brigade RFA used the hall for training.

2.5.23 During WWII the area was of strategic importance in protecting the country from invasion through the Pevensey Marshes and intercept airborne attacks. In 1940, the castle was refortified as a command and observation post. Pill boxes and an anti-tank gun blockhouse were added to the existing defenses. The RAF had two radar stations on the Levels that were used to direct fighters onto targets by radio. RAF Pevensey was a chain home station with huge masts, whilst RAF Wartling was a Ground Controlled Interception station, both playing important roles in the defence of the country during WWII. RAF Pevensey closed in December 1945, but RAF Wartling remained open during the Cold War and closed in 1964.

2.5.24 The drill hall in Westham does not appear to have been used during WWII, other than serving as a reception centre for children who had been evacuated from London.

Churches

2.5.25 Documentary evidence and some standing fabric shows that a church existed in the location of St Nicholas, Pevensey in the 12th century. A church here also formed part of the endowment for a new chapel at the castle in 1100-06. The surviving church fabric is largely from the first half of the 13th century and was restored in the late 19th century.

2.5.26 In Westham, the Church of St Mary the Virgin dates from around 1080. It is one of the first churches built by the Normans soon after landing and its large size suggests patronage from the Norman lords of Pevensey Castle (Chase n.d.). Around 1300 the earlier church was enlarged such that only the nave and south transept of the 11th century cruciform church remain. The north aisle, north porch and tower were built in the late 14th or 15th century; so too the chancel which is an early 15th century rebuilding, restored in the 19th century under Paley and Austin.

2.5.27 Kitchin's map of 1763 indicates the presence of vicarages at both Pevensey and Westham, and there are surviving 17th century vicarage houses in both settlements, immediately adjoining the eastern side of the respective churchyards.

2.5.28 In Pevensey, the former vicarage is said to have been constructed in the late 17th century, and was probably modified and enlarged in the early 19th century. Diocesan reports on the condition of the parsonage house paints an unsympathetic situation in 1820-22, where the existing house was described as '*a miserable cottage, only just covered from the wind and weather*'.⁶ Correspondence held at The Keep shows that discussions for a new vicarage were underway as early as the 1830s.⁷ The First Edition OS map, surveyed

⁶ Timothy Brittain-Catlin, *The English Parsonage House in the Early Nineteenth Century*, referencing EP/II/41/66

⁷ ESRO AOB 6/6/6

from 1873-4 and published in 1875, shows that at that date the vicarage was situated to the north of the market square, with the earlier building relegated as the 'Old Vicarage'. In 1877-8 the old vicarage house was altered and enlarged in a '*quiet domestic style influenced by later 17th and early 18th English Domestic Architecture*' by George Gilbert Scott Jr. for the Rev. Robert Sutton.

2.5.29 An annual seven-day fair was held around the feast of St John the Baptist at the end of August and is recorded as being held at the end of the 14th century and into the mid 15th century.

Medieval and post-medieval development

2.5.30 The fortunes of the town of Pevensey were closely linked to the receding sea and subsequent decline of the sea port and maritime trade links, and was mirrored by the decline of the castle. Attempts to control inland flooding of the marshes around Pevensey are recorded as far back as 1455, when water was diverted to create a faster flow to the sea. The construction of a sluice at the mouth of the haven followed as a further measure, and was in place with a sluice house by 1597. The final major work aimed at controlling inland waters was completed in 1748 with the 'New Cut' dug inland from the coast creating a permanent channel. The former sluice house in Pevensey Bay was converted to the Star Inn (Robertson 1982).

2.5.31 In 1292 there were 46 burgesses, and an additional 6 empty properties. By the mid 16th century there were only around 20 houses in the town for which rents were still being paid. Limited areas of archaeological excavation appear to show that the 12th century settlement at Pevensey occupied much of the footprint of the current settlement today with the High Street already densely built up. The High Street appears to have been the primary street in the town from the outset, with the church located behind the burgrave plots on a subsidiary road. Through a lack of finds resulting from test pits in various locations along the High Street, the archaeological evidence (or lack thereof) appears to reinforce the fact that the town shrank from the late 14th century through to the early 16th century.

2.5.32 There is no evidence for an early bridge at Pevensey, but documentary evidence indicates one existed by 1326, possibly replacing an earlier ferry.

2.5.33 The medieval village of Westham extended west along the High Street up to, but not beyond the present-day village pond at the junction with Peelings Lane. Although Westham is only recorded from 1222, there is archaeological evidence of settlement at the eastern end, close to the castle walls, from at least 1100. A fragment of a chimney pot recovered at Canon Corner suggests high-status occupation here in the medieval period. Another pit with a significant quantity of pottery dated between 1200-1375 was also located near Canon Corner, and further pottery dated c.1100-1350 has been found at the Primary School. An underground passage or tunnel of medieval construction was also discovered close to the west gate of the castle in 1967. At the opposite end of the village, and demonstrating the extents of the known medieval and post-medieval settlement, a 13th century pot sherd was found in Peelings Lane.

2.5.34 Whereas Pevensey shrank after the medieval period, indications are that Westham may not have suffered similar decline, and there are a number of surviving post-medieval houses in Westham High Street. Masonry comprising possible stone flooring and a section of brick/flint walling of a 17th century building have been found beneath the road in front of

The Old Corner House, broadly in the location of development seen on a 1595 map. The Old Corner House is understood to be 18th century in origin, and shows later post-medieval redevelopment. Finds in Peelings Lane representing a domestic assemblage from the later 17th century onwards may relate to development seen on the late 18th and 19th century maps in the vicinity of Street Farm which formed the north-western end of the settlement. The fairly extensive farm was demolished in the later 20th century with the modern expansion of Westham.

2.5.35 There are 12 surviving buildings in Pevensey from the period 1500-1800, including the Mint House, the Court House, Banks Lodge and Penthouse Cottages. The 18th century is represented by Camden Cottage and Post Office Cottage which date from 1717.

2.5.36 In Westham, there are two 16th century domestic buildings at The Old Dial House, 82 High Street and Oak House, 84 High Street (Martin and Martin 2004 and 2007); and four buildings of 17th century or earlier origin, including Tudor Court, Old George House, and The Old Vicarage and Gleadon Cottage and the Castle Gallery. The 18th century is also well represented, with a further three buildings – The Old Corner House, 33 High Street (formerly Midland Bank), 92 and 94 High Street – and a garden wall at The Paddock, 96 High Street.

2.5.37 The villages existed in a worked landscape, largely still discernible. An archaeological evaluation undertaken in advance of construction work for school buildings in Westham in 2002 uncovered ditches, gullies and post holes dating to the medieval period representing a system of land division. Later excavations confirmed the presence of medieval boundary ditches and areas of ridge and furrow have been identified. North of the village, further evidence of linear boundary ditches and manuring carried out in the 12th to 14th centuries provides additional evidence of the worked landscape.

Trade and industry

2.5.38 One of the main medieval industries was salt making. Over 100 salterns are recorded in the Domesday Book in the Pevensey Levels area. The industry went into decline with the reclamation or 'inning' of the marsh in the 12th and 13th century. By 1287, most of the current extent of the Pevensey Levels had been reclaimed and the salt-making industry had ceased.

2.5.39 Perhaps as early as the medieval period, a cattle pound was built up against the Roman wall to the fort, close to the west gate. It hints at the importance of the adjacent Pevensey Levels for grazing. Between the years of 1283 and 1294, up to 600 sheep were kept on grazing land attached to the castle for the value of their wool (Robertson 1982). An annual July livestock fair was still being recorded in the mid 19th century, and a cattle market was established east of the castle in the late 19th century. In Westham, Butchers Field is so named as it was originally used to hold cattle pending their final visit to the Butcher's shop. The cattle market ceased in 1951.

2.5.40 In the 16th century there appears to have been a short revival in the use of Pevensey as a port, with records of Wealden iron being exported to London. As late as 1683, materials exported via Pevensey included wool, leather and cloth, as well as timber, but navigable access from the town to the sea was all by lost at the end of the 17th century. By 1714, trade had ceased and the customs house closed, the castle was decayed and Pevensey had no significant urban industry to sustain it. Reduced to a village on the edge

of grazing land, Pevensey's interests became largely agricultural.

2.5.41 Based on the trade directories from the 1850s onwards, occupations in both Pevensey and Westham were largely related to agriculture, rural crafts and small industry or the village trades. Interestingly, the number of trades listed in Westham in the earlier 19th century exceeds those listed in the larger Pevensey. By 1858 the situation had reverted with Pevensey again being the larger centre.

2.5.42 Nonetheless, Pevensey was a modest settlement with some local trades and a number of outlying farms. The settlement had two public houses – the New Inn (now the Smugglers Inn) and the Royal Oak Hotel. An inspector of weights and measures was located at the Town House; and the town had a parish clerk; solicitor and clerk to the justices and corporation, a police constable, town sergeant and jail keeper, all representing the Borough status which was held until 1882. Trades listed at Pevensey in the later 19th and early 20th century include: boot and shoe maker, baker and grocer, shopkeeper/newsagent, beer retailer, coal merchant, ship owner, gardener, grazier and cow keeper, dairyman, laundress, post office, dressmaker and tailor, carpenter and builder, butcher, school master/mistress, farmer, cattle salesman, toy dealer, wheelwright, bricklayer, currier, sexton, surveyor, and chimney sweep. In 1915, Barclays Bank came to Pevensey.

2.5.43 Westham, boosted by the arrival of the railway in 1846, boasted a variety of trades such that by the early 20th century they included (or had included) farmer, dairyman, cowkeeper, grazier, cattle salesman, butcher, saddler and harness maker, wheelwright, blacksmith, carpenter, grocer, draper, shopkeeper, boot and shoemaker, beer retailer, tea dealer, tailor, dressmaker, laundry/laundress, baker, station master, postmaster, insurance agent, stationer, cycle repairer, school master/mistress, teacher, hair dresser and private gardener. The baker in Westham was also a 'fly' keeper (a fly was a type of small carriage), and later ran the Post Office. From 1858 onwards, a coal merchant is also listed in the village, perhaps related to the coalyard at No. 96 High Street. Around the turn of the century, two medical professionals were also resident in the town, one physician and surgeon and the other a surgeon, medical officer and public vaccinator. There was only one public house in Westham High Street which was the Pevensey Castle (now The Heron) which appears in the directory for 1878.

2.5.44 The early 20th century saw similar patterns emerging in both Pevensey and Westham, with the appearance of leisure and tourism facilities, including the cycle repairer in Westham, cycle-maker in Pevensey, refreshment rooms, lodging houses and antiques dealer.

2.5.45 There are two other notable trends discernible from the directories. The first, from the mid 19th century, includes various trades and industries related to the brickfields. In the 19th century, two brickfields were operating in Westham, between the High Street and the railway line at the south-western end of the settlement. One of these was existence by 1851 and both are marked on maps in 1875, initially manufacturing tiles but later only clamp bricks. The last recorded owner was in 1878, and the whole enterprise may have moved to Hide Hollow after the clay reserves were exhausted. The wind pump used to drain the claypit has been re-erected at the Weald and Downland Open Air Museum.

2.5.46 Secondly, from 1866 and into the early 20th century, market gardening had a significant impact on both Pevensey and Westham, as well as the wider parishes. One

nurseryman, florist and fruit grower in Westham also had pleasure grounds with an ornamental lake and refreshment room at his nursery (Pevensey and Westham Historical Society). Another market garden was run by George Funnell on Upper Rattle Road and in Pevensey, the market gardener James Watson provided 'grapes, fresh cut and bouquets to order' from his premises. At the Old Mint House, nurseryman and florist William Hermon had extensive glasshouses, storerooms and sheds, and supplied flowers to the cemetery at Eastbourne.

Institutions

2.5.47 In the medieval period, the burgesses of Pevensey had a hospital outside of the town in adjacent Westham. The medieval church of St Mary's incorporates an earlier building of cruciform plan. An unusual string course feature on the south wall indicates the presence of a covered a cloister walk. The location outside of the west gate of the castle may suggest that this early building was the Hospital of the Holy Cross, recorded from 1292. With the foundation of the Hospital of St John in Westham in the early 14th century the earlier hospital may have become the church to serve the more populous settlement outside of the castle walls. Situated beyond the west end of Westham High Street, the later Hospital of St John the Baptist, was not suppressed in the 16th century and after the Reformation became a charity. Until c.1968 an almshouse of four tenements administered by the St John the Baptist Trust sat on the north side of Rattle Road and may have been related to the ancient foundation.

2.5.48 There is also a suggestion that a terrace of cottages surviving as Grace Cottage and Laurel Cottage (Nos. 92-94 High Street) together with yards now part of The Paddock (No. 96 High Street) in Westham formed the local parish Poor Law facilities. Although neither Pevensey or Westham are listed in the 1776-7 Parliamentary Survey, the deeds for Grace Cottage (No. 94 High Street) and conveyancing details held at The Keep show that '3 dwellings and cottage behind, coalyard, garden and meadow' were sold by the 'Guardians of Eastbourne Union and the churchwardens and overseers of Westham' in 1836. The deed also references cartage facilities including a cart lodge and stables (Barnes 2021).

2.5.49 In 1832, the government had appointed a Royal Commission of Enquiry to investigate the workings of the Poor Law and make recommendations for improvement. The report proposed to transfer the burden of relief from parishes to new locally elected Boards of Guardians. Westham transferred to the newly formed Eastbourne Poor Law Union under the Board of 17 Guardians representing the 14 parishes in the Union. The facilities in Westham, presumably found to be surplus to the new Board's requirements, were sold off. The Reverend Henry Thomas Grace, vicar of Folkington and resident of Westham, was named as Guardian for Westham parish. He is said to have been an associate of the Duke of Devonshire, a leading political figure in enabling the reforms. Conveyancing details show that Nos. 92-94 High Street transferred to the Reverend Grace in 1836, hence 'Grace Cottage' (No. 94 High Street).

2.5.50 Through the 19th century, Pevensey retained its corporation status, consisting of a bailiff, jurats and commonalty, holding quarterly sessions in the town hall. Following the Municipal Corporations Act of 1883, Pevensey lost its borough status in 1886. As a result, Pevensey Court House became St Nicholas Working Men's Club, and was used for local business meetings.

Transport

2.5.51 The London Brighton and South Coast Railway (LBSCR) arrived in 1846 with the construction of the line from Lewes to St Leonards. The station was constructed at Westham, with a later halt provided in 1905 for visitors to Pevensey Bay.

Education

2.5.52 In his 1852 *Notes on the Churches in the Counties of Kent, Sussex and Surrey*, Arthur Hussey notes that the south transept of Westham Church had been converted for use as a school. By c.1862, a Parochial School for boys and girls had been constructed adjoining the churchyard, behind Oak House at 84 High Street. The 19th century buildings survive today as part of the Pevensey and Westham CofE Primary School (formerly Westham County Primary). Extensions and further buildings were undertaken in 1935, the late 1950's and mid 2000s.

2.5.53 Pevensey National School was founded in Church Lane in 1876, succeeding an earlier parish school recorded in 1855. National 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. The National School closed in 1958, with children transferred to the primary school in Westham. The former National School in Pevensey is now a private dwelling.

19th and 20th century development

2.5.54 The 19th and early 20th century saw little expansion of the town of Pevensey, with the settlement of Wallsend, now Pevensey Bay, being the focus of expansion. It wasn't until the mid 20th century that any significant new building had taken place in the town.

2.5.55 In contrast, the village of Westham has grown significantly from the mid 19th and through into the 20th and 21st centuries. The initial catalyst for expansion was the coming of the railway and easy access to other local areas, and the servicing of the large military presence in the area.

2.6 Historical Maps

2.6.1 Maps are useful for showing the development of areas and generally survive from the 18th century onward. Earlier maps are typically representative of settlement and tend to lack detail, although some of the early Estate maps do show individual buildings and features with some accuracy.

2.6.2 Robertson notes that a map of Pevensey from c.1270 indicates the presence of the Court House at an early date. Both the small market town of Pevensey and the parish of Westham are named on John Norden's 1595 map of Sussex, and on subsequent 17th century versions of county maps including John Speed's map from 1610 and Robert Morden's map of 1695. These maps are typically large scale and lack detail of the layout of built form.

2.6.3 Most fortunately, a copy of an early map for *The Queen's Salts and other lands at Pevensey* dating from 1595 survives, giving a detailed picture of the town at that time. The map shows the town of Pevensey to the east of the castle arranged along three parallel roads – High Street, Church Lane, and a road running to the south of the church. In addition, a shorter element of road ran behind the Mint House, parallel with the main high street, and

turned south to rejoin the main road part way down. North-south routes connecting the High Street and Church Lane are also shown. To the west of the castle Westham High Street is shown running directly from the western gate of the fortified area with built form on either side as far as the Church.

INSERT COPY OF 1595 MAP

2.6.4 The area is also covered by the maps produced by different generations of the Budgen family of cartographers, who lived in the District. The maps include the first large-scale map of Sussex produced by Richard Budgen in 1723-4. At 1-inch to 1-mile scale, the map shows the villages of Pevensey and Westham either side of the castle, and each extending out in a linear fashion amongst marshland. Both churches are depicted – in Pevensey with a pointed tower and in Westham as a flat tower.

2.6.5 In preparation for the 1-inch to 1-mile 'Old Series' of the Ordnance Survey (OS) maps, a series of preliminary surveyor's drawings were made between the 1780s and 1840. Road. Thomas Yeakell and William Gardner first published their Topographical Map of the County of Sussex in four sheets between 1778 and 1783, said to be the most important of all Sussex maps. The map drew on the advance in surveying techniques being made at this time and proved a landmark map of the county and of large-scale mapping in this country in general, marking the new era of trigonometrical survey and serving as the template for later OS maps (Kingsley 1982). Notably the map includes detail such as field boundaries not found on earlier maps of Sussex, or the more diagrammatic depictions on later maps, including Gardner's 1795 map with Thomas Gream, Yeakell having died in 1787. Both the 1778-1783 and 1795 map show the settlements at Pevensey and Westham with some clarity.

2.6.6 Yeakell and Gardner's map of 1778-1783 is the first to show Westham in detail. It shows the village as being quite small, stretching from St Mary's Church westward to the other side of Peelings Lane, and with a few detached elements outside the castle walls. The tenements on the south side of the High Street extend back from the high street in line with the rear of the churchyard, and have a similar depth to the north, in a regular burgage pattern. Pevensey is depicted as three parallel routes extending eastwards to a bridge over the river, with a somewhat more amorphous form. The church is sandwiched between the lower two routes, and a large house and enclosure is shown to the south.

INSERT COPY OF YEAKELL & GARDNER 1778-1783 MAP

2.6.7 Whereas Yeakell & Gardner's map shows three parallel routes in Pevensey, the 1795 Gardner & Gream map shows only two. It seems likely that the 1795 map omits more minor streets, as Church Lane appears to have been left off. Thomas Budgen's 1789 OS Surveyor's draft for Eastbourne covers Pevensey and Westham at its eastern extent. It appears to show all three parallel routes in Pevensey, and shows some westward expansion of Westham, including the Barracks.

2.6.8 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 cultivation.

2.6.9 For Pevensey, the tithe map of c.1839 shows that the settlement had shrunk slightly, with the loss of the road to the south of the church and any buildings along this settlement edge. The subsidiary parallel road to the north of the High Street running behind the Mint House had also disappeared.

INSERT PEVENSEY TITHE MAP EXTRACT

2.6.10 The Westham Tithe Map, also dated 1839, shows the village with greater detail, but in much the same form as the earlier maps with sporadic development closely straddling the High Street as far west as the junction with Peelings Lane, with small clusters of development to the west at the junction with Eastbourne Road and along Rattle Road.

INSERT WESTHAM TITHE MAP EXTRACT

2.6.11 The most accurate and detailed maps available tend to be the 1:2,500 or 25-inch Ordnance Survey maps, starting with the first edition maps of the 1870s through to the present day. The first edition of the larger 1:10,560, or 6-inch, maps are particularly valuable in that many landscape features made their debut on these maps, including parks and ornamental grounds, orchards and gardens, and distinguishes the different types of woodland and uncultivated ground, as well as providing many placenames. The Ordnance Survey maps also record historic footpaths and routes which may survive today.

INSERT FIRST EDITION 6-INCH MAP EXTRACT

2.6.12 The OS maps evidence small scale piecemeal redevelopment of vacant plots in Pevensey in the 19th century. The most significant developments were the demolition of the Manor House to create the Cattle Market, construction of the 'Royal Oak and Castle Hotel PH' and construction of Castle Terrace. The semi-detached pair known as Ivymead and Everstone also appear on the Second Edition of the map from 1898, together with the new National School in Church Lane. To the north, the most notable additions were the extensive nurseries with their attendant glasshouses, storerooms and sheds, largely in place by c.1900. The largest was that of the florist and nurseryman William Herman who was at The Mint House.

2.6.13 In this period, Westham was expanding to the west towards the railway station and Railway Hotel. The Barrack Field to the north of the settlement, relates to the military occupation in the area; and Brick Fields between the High Street and railway line show that the brick and tile industry was already established in Westham at this period.

INSERT SECOND EDITION 1899 25-INCH MAP EXTRACT

2.6.14 Maps from the late 19th century and early 20th century show how Westham began to expand far quicker than the adjacent Pevensey. Between the First and Second World Wars, houses were built on the north side of Pevensey High Street between the Smugglers Inn and the bridge. Followed by later 20th century housing of Bridge End. The late 20th century saw the infill of remaining plots on the south side of the east end of the high street and the infill of the south-east quarter of the village. There has been very little 21st century development due to landscape and heritage constraints with Pevensey remaining small scale and probably covering a smaller area than in the medieval period.

2.6.15 In Westham, the village was expanding rapidly to the north and west, with some development to the south of the railway station. Westham has continued to expand exponentially into the 21st century with new housing development to the north and south of the western end of the High Street into Rattle Road and south along the B2191 towards Eastbourne.

2.6.16 Historic England holds a number of historic aerial images from the 1930s, 40s and 50s which show the 20th century changes to the villages and castle, and demonstrates the character of the area prior to some of the larger infrastructure projects which brought about changes. As a snapshot in time, the high-resolution images also allow for some reasonable understanding of individual buildings in the settlements. For instance, in Westham it records construction of The Paddock between 1931 and 1936, at the same time as demolition of part of the Heron public house, and building works to St Mary's Church and the castle. In both Westham and Pevensey the photographs show the extent and character of the market gardening, generally north of the High Streets, and shows some historic features now lost.

2.7 Areas of Archaeological Potential

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

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

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

2.7.4 The Historic Environment Records for East Sussex is located at The Keep in Falmer, and information can be accessed online (25) 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 Pevensey Castle is a Scheduled Monument and preserves extensive standing remains of the Roman fort of Anderitum, built in c.293-300AD. The walls survive up to 9m high in areas and create a circuit, rather than square or rectangle, which is unusual. D-shaped bastions along the walls also survive along with the remains of three gates. No archaeological remains have been found of the Roman harbor which is likely to have existed to the west of the fort. Only very minor areas of excavation have ever taken place within the Roman Fort area so it is quite possible that any future work could reveal later Saxon settlement within the area.

2.7.6 There is little evidence remaining of the Norman interventions at the castle, with the keep likely to be 12th century in date. Evidence for defensive ditches dating from the Norman period have been found within the castle area. No excavations have so far demonstrated that any civilian use of the area within the castle walls continued after the Norman Conquest.

2.7.7 Therefore, it is highly likely that the town had moved outside of the castle walls by

this time. Limited excavations with the Pevensey area along the High Street have revealed evidence for Norman civilian occupation including rubbish pits containing pottery. A larger excavation in 2000 to the south-west of the church and east of the car park found widespread evidence of buildings and floor surfaces of probably 12th and 13th century date were discovered in 2000. Excavation has also confirmed the existence of the parallel road running behind the church with limited edge of town settlement.

2.7.8 There are no obvious surviving medieval civilian or commercial buildings in Pevensey, this may be down to lack of any systematic standing building archaeological survey of either Pevensey or Westham. It is highly likely that some remains of medieval buildings survive fossilized within the existing predominantly later post medieval buildings. Any future development within the conservation area, within either the Pevensey area or Westham area, could reveal archaeology of significance dating from as early as the 11th century.

2.7.9 Mid 20th century excavations have revealed evidence of a medieval harbour, built no earlier than the 13th century, at the eastern end of the settlement of Pevensey.

2.7.10 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.⁸

2.7.11 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.

⁸ National Planning Policy Framework

3 Character Appraisal

3.1 Introduction

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

- A. Pevensey Castle
- B. Pevensey town
- C. Westham village

3.1.2 The character areas relate to distinct areas of development that each have specific characters and histories. 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 area and considers:

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

3.2 Key Characteristics of the Conservation Area

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

Key Characteristics of the Conservation Area

- Two settlements which have grown up at the east and west gates of the Roman Anderitum Fort, Saxon short fort and Norman Castle, which is a Scheduled Monument.
- Medieval settlements of Pevensey and Westham on a slight ridge at the western end of the Pevensey Levels.
- Historic core of Pevensey which still exists within a discernible medieval layout based on parallel routes and burgage plots.
- Linear medieval core of Westham and commercial centre prior to arrival of the railway.
- Large number of listed and historic buildings or structures dating from the 13th to early 20th centuries, reflecting different periods of development in the villages.
- Most buildings in Pevensey are in residential use, with very little commercial activity in the village. The Smugglers Inn and Court House are the only listed commercial properties.
- Buildings in Westham evenly split between residential use and commercial use. The Heron public house is a purpose-built commercial building.
- Built form within the villages is predominantly sited along the roads with limited or no setbacks.
- A number of older buildings visibly timber-framed, and others where the

timber frame has likely been concealed by later refacing/refronting.

- Most buildings are two storey in height, predominantly of brick, flint and render, with clay tile roofs.
- Boundary walls and enclosure are a key part of the character of the settlements. Buildings sit close to the pavement, with or without front boundary treatments comprising predominantly flint and brick walls.
- Trees and hedgerows are an important feature of the conservation area and its wider setting.
- Key buildings: Pevensey Castle, St. Mary's Church, St. Nicholas Church, The Court House, The Heron, The Royal Oak and Castle, and The Smugglers Inn.
- Key open spaces include: the castle, the churchyards, the market square and cattle market car park in Pevensey, Butchers Field and Canon Corner in Westham.
- Key views include the panoramic views from and towards Pevensey Castle; directed vistas along the High Streets in both directions; views of the churches over and behind historic buildings; views out from the historic core to the surrounding landscape; and views of man-made landmarks within the wider landscape, such as the Martello towers on the coast.

3.3 Character Area A – PEVENSEY CASTLE

Introduction to the character area

3.3.1 Character Area A encompasses the castle, including Anderita Saxon Shore fort, traces of later Norman defences, an enclosure castle, a 16th century gun emplacement and World War II defences. It also includes key portions of the setting of the castle and between the settlements of Pevensey and Westham, including a section of Hankham Level to the north and to the south towards Anderita Park.

3.3.2 Pevensey Castle is operated as a tourist attraction by English Heritage with associated catering facilities at Castle Cottage Tearooms. A public right of way crosses the outer bailey linking the east and west gates and the settlements beyond.

3.3.3 To the north and south, the character area is surrounded by expansive, open and generally flat countryside comprising the Pevensey Levels. To the east it is bordered by Character Area B: Pevensey Town, and to the west by Character Area C: Westham.

Landscape setting

3.3.4 The landscape setting contributes to the significance of the character area and the way in which it is appreciated. The rural location of the castle means that there is open countryside surrounding the character area, and intrinsic to the setting of the castle in terms of its defensive role. The Pevensey Levels sit below the village and offer panoramic views towards the coast, and back to the castle. The castle is a publicly accessible open space, which affords extensive views over the surrounding landscape and to the villages either side owing to its higher topographical advantage.

3.3.5 Trees are also important both within the character area and in the wider setting and

reinforce the rural character of the village. There are some important tree specimens within the character area, particularly to the south of the castle, and these are noted on the visual appraisal map in Appendix 1, along with the identification of important hedgerows. Vegetation in the adjoining character areas, and outside the conservation area marking field boundaries also make an important contribution to the rural character of the setting.

3.3.6 Views within the character area generally open, taking in the imposing walls of the castle and the church towers within the village cores outside the east and west gates. The gates in particular serve to frame views into the adjoining settlements, and also frame views into the castle grounds and towards the keep.

3.3.7 Views across the wider countryside are also important, with the elevated position affording views northwards across the low-lying Levels towards the High Weald. From the northern part of the grounds, wide panoramic views taking in the two church towers and southwards across the Pevensey Levels, taking in the string of defensive Martello Towers on the coast, are particularly important. The observatory dome at Herstmonceux and the radar station at RAF Wartling are notable man-made features in the landscape, with Pevensey Castle also visible on a clear day. There are also closer views from the grounds over and across the castle walls to The Gables and other properties the north of the castle in Pevensey (character area B).

3.3.8 Equally, there are numerous views across the low-lying, open landscape towards the castle, from public rights of way, the train line and road network. Views back to the castle from the surrounding area are particularly important, with its elevated position reflecting the defensive position. In places, especially from the north, the views include mounds formed from the extensive salt working on the Levels. Views from the coast are particularly important, including the extensive views from the A259 through Pevensey Bay where the castle is appreciated with both church towers. Closer views towards the castle from the Cattle Market carpark and Anderita Park and Pevensey Recreation Ground which provide a strong sense of place are also important.

Local built form

Note: Unless otherwise referenced, this description is taken is from the EUS

3.3.9 Pevensey castle is remarkable in that it preserves extensive upstanding remains of the Roman fort of Anderitum, built in c.293-300. The remains comprise a near circuit of walls standing in many parts almost their full height up to 9m high, together with D-shaped external bastions, and the remains of three gates: the substantial west gate which was the principal entrance to the Roman fort, replaced in the medieval period; a more modest and much remodelled east gate; and a smaller postern gate on the north side. The wall itself has a flint-rubble core faced with Upper Greensand (possibly from the outcrop on the coast at Eastbourne), and Tunbridge Wells sandstone (probably from a local outcrop), with occasional bonding courses of brick (substituted with Horsham stone along part of the north wall).

3.3.10 There is no clear architectural evidence for the Late Saxon town documented in Domesday Book, but it has become generally accepted that the semi-ruinous Roman Fort was the location of Pevensey at this period. Excavations have shown limited evidence for Early and Middle Saxon occupation, with possible abandonment in the 6th century. By the mid 7th century, occupation had been reestablished.

3.3.11 There is little in the way of upstanding evidence of the late 11th-century castle. It was probably Robert, Count of Mortain, who created the first permanent defences, refortifying the Roman perimeter wall and creating two enclosures (or baileys) within it, divided by a ditch and a timber palisade. The herringbone flint-rubble repairs to the Roman bastions most probably date from this period. The Norman works also included replacement of the collapsed southern part of the circuit of Roman walls (i.e. forming part of the perimeter of the Norman outer bailey).

3.3.12 Dating of the keep is difficult in that it lacks clearly datable features, only partially survives, and is of several phases. The most distinctive features are the multiple D-shaped tower-like projections, suggestive of the late 12th century. The gatehouse to the present inner bailey predates the adjoining walls and, with its two D-shaped towers, can be dated to c.1200. In the south-east corner of the inner bailey a small postern gate dates to the early 12th century. It is unclear whether the foundations of a chapel in the castle inner bailey are those of the early 12th century or a later rebuild: certainly, this chapel had been in existence for some time by the mid 13th century and was replaced by a timber chapel in 1302. Excavation of the chapel in 1852 exposed foundations showing a simple two-cell church to which a north aisle was added.

3.3.13 The castle saw significant change in the mid 13th century, with the creation of the surviving inner bailey. This involved replacement of the Norman inner bailey defences and construction of curtain walls linking three new D-shaped towers to form a new inner bailey in the south-east corner of the Roman fort: the gatehouse of c.1200 was retained. The moat dates to this period. The internal face of the curtain wall shows scars (including fireplaces) of the domestic buildings from the 13th and 14th centuries that edged the inner bailey.

3.3.14 The threat of the Spanish Armada (1588) led to the construction of a gun emplacement in the outer bailey. Otherwise, following centuries of decay, it was repaired as a historic monument in c.1925. Further works were undertaken during WWII, with the perimeter defences refortified, pillboxes for machine-gun posts built, and a blockhouse for anti-tank weapons constructed in the mouth of the Roman West Gate. The towers of the inner bailey were refitted as barracks for the garrison.

Designations

3.3.15 The Castle is designated as a Scheduled Monument. Being first listed in February of 1915, the designation is extremely early. Anderita was the last Saxon Shore fort to be built in England and forms one of the best surviving examples, with substantial standing remains. The reuse and repair of the Roman fort during the medieval and Tudor periods and during World War II illustrates the continuing strategic importance of the site; it is likely that the Norman defences were amongst the first to be constructed in England. The later, medieval enclosure castle also survives well in standing and buried form and illustrates, in its utilisation of the walls of the earlier Roman fort and the gradual construction of its component parts, the importance of improvisation in medieval architecture. The concealed World War II pillboxes and machine gun posts also survive well, although the entrances to some have been blocked. These are of a particularly unusual, inventive form, carefully tailored to suit their historic setting.

Key unlisted buildings or structures

3.3.16 Key unlisted buildings or structures that make an important contribution to the character of the conservation area and historic integrity of the settlement are identified within this character appraisal and on the accompanying map. These buildings and structures form part of the designated heritage asset and have been identified via consideration of their evidential, historical, aesthetic and/or communal values, and in some instances for their contribution to the setting of designated heritage assets. Whilst key unlisted buildings have been identified on the visual appraisal map in Appendix 1, this does not exclude other buildings or structures 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.

3.3.17 Castle Cottage, now a tearoom, has been included in the Character Area owing to its physical relationship with the castle, though it also strongly relates to Character Area B: Pevensey Town. It is a 19th century building, originally a cottage, of cement render construction with prominent gables, arch headed windows and a wrap-around verandah. Outbuildings have been built up against the walls of the castle, and a number of domestic boundary walls survive. In the mid 19th century, a dairyman is recorded as living in the cottage, but by 1890 it was host to the custodian of the castle and a tearoom supporting the tourism interests of the town.

Other features of the character area

3.3.18 There are other notable features within the character area which add to the visual, historical and cultural interest. Street furniture comprises a number of cast-iron bollards outside the castle's east gate, together with the village sign and brazier, and a pair of timber benches. The use of post and rail fencing outside the west gate and along the eastern side of the character area also contributes to the rural qualities of the area.

3.3.19 The character area is lit sparingly, via traditional streetlights outside each gate of the castle. This helps to maintain the rural character of the village and is particularly important due to inter-visibility with the surrounding countryside and the landmark quality of the castle above the Pevensey Levels.

3.3.20 Sounds, smells and general activity also contribute to the historic character of conservation areas. Generally, the village is quiet but the public space outside of the east gate, and proximity to the Royal Oak and Castle Inn and Castle Cottage Tearooms adjacent to the castle mean that pedestrian activity levels are higher here. Such activity is key to the character of the historic market town and consistent with the historic character of the former cattle market.

Detractors

3.3.21 There are few detractors in the character area. The B2191 is a busy road, and traffic regularly backs up outside the east gate where it joins Pevensey High Street. With its higher activity levels, the traffic outside the east gate can be disruptive to the otherwise rural qualities of the character area. There is a small amount of clutter here, with highways signage and other A-board advertisements immediately outside the castle gates. The car parks immediately east of the castle can be busy and with ad-hoc parking on the verges at peak times.

3.3.22 Sections of tall trellis style fencing have been introduced at Castle Cottage

Tearooms, within the setting of the castle. At the front, the fencing replaced a hedge behind a portion of the low flint boundary wall, and has a more suburban character than the nearby post and rail fencing.

Summary

3.3.23 In conclusion, this character area encompasses the castle, including Anderita Saxon Shore fort, traces of later Norman defences, an enclosure castle, a 16th century gun emplacement and World War II defences, as well as portions of its immediate setting. The built form dates from various periods and reflects the long history of use and adaptation to the earliest part of the settlements at Pevensey and Westham and which add to the historic significance of the area. There is distinctive and important inter-visibility between the castle and the surrounding open countryside.

3.4 Character Area B – PEVENSEY TOWN

Introduction to the character area

3.4.1 The character area comprises the core of the historic town of Pevensey, concentrated on the main High Street which extends from the bridge to an open area near the east gate of the castle, and a secondary parallel street to the south. The town still largely exists within its original medieval core based on the two parallel routes of High Street and Church Lane. The built development has a strong linear form tight to the High Street, more informal and understated along Church Lane with the church located to the south of the medieval burgrave plots. On the north side of the High Street, plots extend their full historic depths defined by the drainage ditches, with no notable built development behind, reflecting the late 16th century map. The character area is now primarily residential, with a small service and commercial function at the western end, closely related to the settlement at Westham.

3.4.2 Aside from the church, there are no immediately obvious medieval domestic or commercial buildings surviving in Pevensey, partly as a result of the decline of the town, but also owing to later re-fronting and alterations obscuring earlier fabric. The church has fabric from the late 12th and first half of the 13th centuries, with secular buildings ranging from the 16th to the 19th centuries.

3.4.3 The character area is surrounded to the north and south by open countryside, and to the west by Pevensey Castle in Character Area A. To the east, it is bounded by 20th century expansion along the High Street to the bridge and junction with the A259, with the A27 roundabout beyond.

Landscape setting

3.4.1 The landscape setting contributes to the significance of the character area and the way in which it is appreciated and experienced. The rural location of the village, surrounded by the Pevensey levels, with its open grazed flat land, tree lined ditches and areas of woodland along the river corridor to the east are particularly important as a historic landscape setting. The churchyard within the character area is publicly accessible open space, as well as being the village burial ground. The former market place and cattle market at the western end of the character area are also important open spaces.

3.4.2 Trees are also important both within the character area and in the wider setting and these reinforce the rural character of the village. There are some important tree specimens within the character area and these are noted on the visual appraisal map in Appendix 1, along with the identification of important hedgerows. Particularly noteworthy specimens include those within the churchyard, and on the southern and northern boundaries of the conservation area and lining the ditches within the Levels landscape. Within the wider landscape, the strong tree boundary to the immediate south of the Pevensey Bypass is particularly important and helps to conceal this modern landscape feature in views from the conservation area as well as helping to maintain lower noise levels particularly in the summer.

3.4.3 Views through the character area are generally along the High Street and across the open areas to the rear of the properties on the north side. The Church and Pevensey Castle are key focal points in the townscape. The castle gateway and associated walls are a key visual termination of the views west along High Street, as well as framing views out of the castle, and the high walls themselves provide a strong visual boundary to the B2191 as it exits/enters the character area. Unusually, there are also close elevated views into the character area from the castle which allows the historic layout of the village to be appreciated, with its grid pattern of roads and prominent church building and linear development along the High Street, together with its wider landscape setting. There are a number of views from the High Street over and across the townscape towards the tower of St Nicholas Church, and including from gardens and spaces to the rear of the High Street and the gardens of the Smugglers Inn and The Royal Oak and Castle Inn. Glimpsed views down the narrow twittens and lanes between the high street and Church Lane and between some of the buildings add to the visual interest when moving through the character area.

3.4.4 Other important views are obtained to and from the public open spaces, including the market square, the Cattle Market car park and the churchyard. The open land to the south of St Nicholas' Church and the Vicarage and east of the Cattle Market car park contains archaeological evidence for the expansion of the medieval and later medieval village, including the former road that ran parallel to the High Street and scattered occupation of the area. It has a strong southern treed boundary, with scattered trees within the churchyard and the grounds of the vicarage. Similarly, the open land to the north of the buildings on the High Street has evidence for previous occupation and a parallel roadway. Plot subdivisions to the rear of the properties have survived and deep plots at the eastern end of this area extend back to the drainage ditches defined by a strong tree line. The fact that both these areas have remained substantially undisturbed and unchanged when reviewing the map regression evidence and that there is high archaeological value gives their open character high significance which is an important part of the significance, character and appearance of the designated conservation area.

3.4.5 Views across the wider countryside from the surrounding Pevensey Levels and back to the church and castle, particularly from the south, are also important.

Local built form

3.4.6 Along the main High Street extending east from the castle gate, almost all the buildings in the character area front onto the street with facades running parallel to it. Many buildings sit directly on the road frontage or are set back with modest front gardens defined by boundary walls immediately adjacent to the footpath, resulting in an enclosed feeling. At the western end, the return façade of The Royal Oak and Castle Inn and adjoining boundary

walls frame the former market area. Where the B2191 diverts northwards around the castle, the parallel ranges of Priory House (formerly the Priory Court Hotel) and The Coach House are end-on to the road, but continue to front south towards the High Street. The Gables and Gable End sit tightly on the footpath and corner with the field access. Further west, the plot sizes are larger, with more generous setbacks, but still defined by boundary walls.

3.4.7 On the north side of the High Street, the continuous frontage is broken by a pair of narrow accesses between Mint Cottage and Castle Terrace, and by accesses to The Old Farmhouse and the Smugglers Inn, reflecting historic yards. The rear plots are larger and extend northwards to the tree belt which defines the drainage ditches, reflecting both the late 16th century map and gardens shown on the first edition of the 6-inch OS map, and representing the early 20th century market gardening land uses which were closely related to the historic core.

3.4.8 On the south side, a noticeable gap in the frontage is provided by The Oaks and Kylemore. The Oaks is set more generously back from the road, contrasting with the forward position of The Court House and Goal, though the boundary wall and vegetation continue to provide some enclosure to the street. Kylemore was built in the 1970s to replace a Victorian dwelling on the site, which sat tight to the north-west corner of the plot and fronted east onto an enclosed garden. The redeveloped Kylemore has a main range parallel to the road, with a central perpendicular range presenting a large gable onto the high street. The flint and brick garden wall has been retained, and may have some archaeological interest.

3.4.9 Goal Lane and Little End provide connections through to Church Lane behind. It is a narrow road, tightly constrained on the north side by outbuildings and boundary walls behind the High Street properties. The south side of the road is dominated by the church and former vicarage, which sits in a large plot with associated outbuildings and The National School.

3.4.10 The mix of building periods within the character area can be identified, to some extent, by the uses of materials, although some of the buildings thought to be of earlier timber framing have been refronted in brick and tile. The material palette includes red brickwork, painted brick, flint with brick or stone dressings, render, tile-hanging and more limited use of painted weatherboarding. Roofs are covered with clay plain tiles or slate.

Listed buildings

3.4.11 There are 14 listed buildings or structures within the character area, ranging in date from the 13th to the 20th century, with most dating from the 17th and 18th centuries. Most of these are grade II, excepting the Church which is grade I and The Mint House which is grade II*. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.4.12 The earliest identified building within the character area is the church, built when Pevensey was at the height of its prosperity and dedicated to St. Nicholas, patron saint of sailors. It is listed at grade I. The current church building dates to the 13th century, and is built of flint, green sandstone, ironstone and Caen Stone, with a plain tiled roof and a timber shingled broach spire. It suffered badly after the Reformation and was restored by George Gilbert Scott Junior, who was also responsible for the contemporary alterations and

enlargement of the adjoining Vicarage.

3.4.13 The Court House is a two storey stone building, with likely medieval origins, but rebuilt in the 16th century and partially refaced in the 19th century. This building comprised the Court Hall or Town Hall on the first floor approached by an external stair and a prison lock-up on ground floor, with a small exercise yard at the rear. That it still retains a public function as the Pevensey Court House and Goal Museum is a key part of its significance. Wallby is the domestic portion behind (south) and is 18th century in date, facing west onto the narrow alley. It has a polite, symmetrical appearance with a rendered frontage, 6-over-6 timber sashes at ground floor and 2-over-2 timber sashes at first floor, all lacking horns indicative of its early date.

3.4.14 The Mint House and Mint Cottage sit at the western end of the High Street, close to the castle gate. The Mint House is a substantial two storey property originating in the late 15th or 16th century, with a continuously jettied timber frame, later underbuilt on the original wall line in brick, with a plain clay tile roof and a substantial chimney stack at the western end. At the eastern end, it is adjoined by a matching gabled element of c.1600, tile hung over brick. The property has been the subject of much recent interest and study, partly due to the contemporary formerly detached kitchen, one of the largest known to survive in East Sussex (Martin & Martin 2018). The adjoining Mint Cottage was originally built in the first half of the 16th century or earlier as an entirely detached structure. It has a lower form, with rendered masonry base and decorative scalloped tile hanging to the frontage, terminated by large ashlar stone quoins of the returning flint wall. The roof is hipped and covered in plain clay tiles, with an end chimney stack in brick. The windows throughout both properties are characterful 20th century leaded lights.

3.4.15 The presence of The Old Farmhouse on the street frontage is consistent with Pevensey High Street having been densely built up from an early period. It is listed at grade II, with presumed 17th century origins, although it has not been studied in any detail. The earlier element appears to have been four bays with an outshut to the east, later extended to the west. The frontage is of coursed pebble flints with red brick dressings and quoins, with leaded casement windows. The original slate roof was replaced with plain clay tile in the late 1980s.

3.4.16 Penthouse Cottages is a terrace of four cottages constructed in the 17th century. Nos 1-3 were later refaced in coursed flint with brick dressings, including window quoins, banding at low level, and a tile creasing course above the ground floor windows. The flint of No. 3 has unfortunately been over-painted. At the east end, No. 4 Penthouse Cottages was underbuilt with brick, with tile-hanging to the first floor and a bungaroosh gable end to the east. Unusually, some of the windows are leaded-light horizontal timber sliding sashes, while others are metal casements. The rear (south) elevation is more informal, of knapped flint with green sandstone and bricks in bungaroosh, similar to the east gable. At the west end, there is tile-hung element oversailing a narrow twitten connecting High Street through to Church Lane, under the same tiled roof as the adjoining cottages.

3.4.17 Adjoining Penthouse Cottages to the west is Banks Lodge, listed at grade II. It has a 16th century or earlier core, now faced with coursed flint cobbles with stone dressings, including stone mullions and dripstones and a four-centered stone doorway. The roof is tiled with plain clay tiles, book-ended by gable-end chimney stacks.

3.4.18 Lyons Close is a two storey house of red brick and grey headers, with a moulded

wooded eaves cornice and tiled roof. In its earliest form, it was a small two-room timber framed cottage with an outshot to the rear and a projecting chimney to the eastern gable end wall, constructed in the early 17th century. In the first half of the 18th century, the small cottage was extended at both ends, with a new brick frontage onto the High Street, giving the house its present-day appearance (Martin & Martin 2006). It has similar detailing to the nearby Camden Cottage (including Post Office Cottage) which was similarly enhanced in c.1717.

3.4.19 In its earliest form Camden Cottage was a small three-bay 16th century timber framed house, refronted and extended to the west, probably to provide a separate cottage, in the early 18th century. The cottage was extended to the east at a slightly later date to provide service or commercial accommodation, with further alterations c.1800 when the walls were raised and the roof reconstructed and in the early 20th century including extension to the rear (Dickinson 2002). The name of Post Office Cottage refers to the former post office and shop, said to have been built during WWII. The shop was demolished in the early 2000s when Candlewick Cottage was built in its place. The post box was repositioned into a brick and flint pier at the front.

3.4.20 On Church Lane, the former vicarage, now comprising Vicarage Cottage on the east side fronting east and Marsh Hall on the west side fronting north, was constructed in the late 17th century and modified and enlarged in the early 19th century. Listed at grade II, the older section fronts west onto the churchyard and is two storeys plus an attic, with steeply-pitched hipped tiles roofs, with three hipped dormers. The walls are faced with roman cement with red brick dressings, quoins, and framing panels between the ground and first floor windows, cornice and eaves cornice. It has tall four-over-six, French style sashes at ground floor and large four-over-four sashes at first floor, with multi-paned casements to the dormers. The Victorian extension fronts east and is rendered beneath a clay tile roof, with split-pane sashes and a brick porch.

3.4.21 The 18th century is represented in Pevensey by Court Lodge and Eastnor House, and The Oaks. Both have vernacular character and appearances, with a mix of render, tile hanging and weatherboarded elevations with plain clay tile roofs. Unusually, The Oaks has a mansard roof form, with two gabled dormers with decorative barge-boards. At Court Lodge and Eastnor House the windows are 20th century leaded-light casements, whereas The Oaks retains multi-paned timber sashes to both the front and rear elevation, which can be seen from Church Lane. Otherwise, the period is represented by refrontings of earlier buildings such as at the Smugglers Inn, where an 18th century parapet style frontage has been put on a timber framed building, with the timbering and plaster-infilling still exposed at the rear.

3.4.22 There is one grade II listed building in the character area from the 19th century, comprising The Gables and Gable End. It is predominantly rendered, and features prominent gables with decorative treatments including, timber bargeboards, fish-scale and banded tile-hanging, oriel windows, hood mouldings over some of the windows and distinctive gothic style glazing bars, with canted brick chimney stacks. The Ordnance Survey mapping shows that it was greatly enlarged between c.1873-4, when it is shown as a simple, linear range of three terraced properties, and 1899 when it takes on its present scale and form, including a large conservatory at the rear. In the 1950s, a large hall and another small room were used as a local archaeological exhibition space.

3.4.23 Between the Smugglers Inn and Farm Cottages, there is a grade II listed telephone box, of the K6 variety designed in 1935 by Sir Giles Gilbert Scott. Giles Scott was the son of George Gilbert Scott Junior, who enlarged and altered the Vicarage in Church Lane. When the call-box was placed, it had a prominent position adjacent to the public house yard and at the south-east corner of the allotment gardens.

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 Pevensy and Westham conservation area, and contribute to its wider historical value. 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. Whilst key unlisted buildings and structures have been identified on the visual appraisal map in Appendix 1, this does not exclude other buildings or structures 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 or structures identified on the visual appraisal map.

3.4.25 The key unlisted buildings identified in the character area date predominantly from the 19th century, representing a mix of commercial buildings, modest dwellings and subservient outbuildings. Boundary walls also have a strong influence on the townscape character, and are discussed further under 'other features'.

3.4.26 At the far eastern end of the character area, Kings Terrace is a range of three later 19th century cottages, unusually perpendicular to High Street. The rendered triple gables of the eastern elevation provide a strong visual reference on approach to the Conservation Area. The western elevations are bungaroosh, with small enclosed gardens facing a narrow access. The end terrace, No. 3, has a somewhat unfortunate two storey lean-to extension rendered at ground floor and boarded at first floor, which sits forward of the building line.

3.4.27 The Barn was originally an outbuilding to Lyons Close, later an annexe which was extended and converted to a separate dwelling in the mid 20th century. The frontage is of some considerable age, roughly coursed snapped and field flints, and with stone quoins. It has a half-hipped roof covered in clay tiles, interrupted at the ridge by the taller perpendicular rear extension. The western flank is constructed of a more modern mix of red brickwork in stretcher bond with brick soldier courses over the windows. The modern extensions incorporate portions of a historic flint boundary wall. The more recent single storey extension built off the boundary wall is poorly detailed, and has suffered from some inappropriate repairs.

3.4.28 Towards the western end of the High Street, Castle Terrace is a terrace of six properties built between c.1873 and 1898 over part of the yard historically associated with The Mint House and Mint Cottage. As a group, they have a strong Victorian character by virtue of their shared detailing, large ground floor bay windows, painted rendered facades, and natural slate roofs. The group demonstrates a key development in terrace design, with the party walls taken up through the roof to form a parapet, as fire prevention and

punctuating the terrace form. Notably, all of the terraces still retain their front courtyards, defined by low boundary walls and capped piers; and all have deep narrow gardens to the rear. The end chimney stack has been lost from No. 6 at the eastern end.

3.4.29 Bag End Cottage is a 19th century cottage to the rear of Mint Cottage, bearing a datestone of 1896. It is two storeys, with rendered elevations, a hipped slate roof and fronts east with a shallow garden to the rear. It has a symmetrical façade of four windows and central door, with ashlar lined render and the windows are Victorian split pane sashes with horns. It has only a glimpsed presence from High Street, but nonetheless contributes positively in its age, form, features and materials and general historic character.

3.4.30 Priory House, formerly the Priory Court Hotel, is a 19th century or earlier building of double-pile form with rendered and half-timbered frontage. A building is shown where Priory House now stands on the 1595 map, at the western end of the now lost northern street, and portions of the building are said to perhaps be 16th century. The western gables are in flint and brick, with a single storey range incorporating part of a flint boundary wall appended at an angle. The roofs are covered in plain clay tiles and the windows throughout are 20th century leaded-light style. With its conversion to a private dwelling, a pair of unsympathetic stained wooden gates have been added to the boundary wall recently.

3.4.31 Ivymead and Everstone are a pair of semi-detached 19th century villas built on the north side of the castle with front gardens defined by a flint wall and metal gates between capped brick piers. Both have roughcast rendered elevations with brick detailing, overpainted on Ivymead, and there is a party wall parapet. The hipped roof is covered with clay pantiles, not widely used in the conservation area but not atypical of the period, as well as demonstrating the wider availability of materials in the 19th century afforded by the railways. Both have canted bay windows adjoining a recessed arched porch with a pair of windows at first floor. The historic windows have been lost, but the modern replacements on Everstone mimic the split-pane Victorian design. Ivymead has been extended with a two storey flat roofed extension which could be improved.

3.4.32 Returning to the High Street, the Royal Oak and Castle Inn is an early 19th century building fronting west onto the former market area. The lower range to the east extending along High Street probably originally had a domestic function and has been extended further to the east in the 20th century. On the high street, the two elements have a continuous frontage, sitting tight on the back of the pavement, with roughcast rendered elevations and slate roofs. At the west end, the public bar has larger 3-over-3 sashes to the ground floor, those on the west front with leading, and 8-over-8 timber sashes at first floor, some with horns and some without. The eastern range has a Georgian style doorcase and wide 8-over-8 multi-pane sashes, most of early 18th century design without horns, possibly reused from elsewhere. There are also views of the south elevation from Church Lane, and from the pub garden, where the form and historic features are also appreciable.

3.4.33 To the east of the Royal Oak and Castle Inn is a small yard containing a pair of brick outbuildings incorporating some earlier fabric. The western outbuilding appended to the end of the public house is built of brick in English garden wall bond, with stone quoins and window surrounds. The eastern outbuilding is in a mix of brickwork in English garden wall bond, probably at least partly built up from a boundary wall, and also has stone window surrounds. The eastern gable is in coursed pebbled flint. They both have matching 20th century infilled garage fronts, plain clay tiled roofs with half-hips.

3.4.34 On Church Lane, there are a pair of characterful 19th century buildings at the east end, both with a relationship to the Vicarage. The Old Stables likely pre-date the schoolhouse, and is a single range built of red brick laid in Flemish bond, possibly built over a yard or garden wall fronting Church Lane, which is in Flemish garden wall bond. It has a plain clay tiled roof with gables and half hip, with painted barge boards and decorative Victorian ridge tiles. The windows are modern domestic style leaded lights. The Old School House, with date stone of 1876, sits prominently on the corner of Church Lane, and appears to have been built over part of the earlier stable yard of the Vicarage, with a narrow L-shaped yard to the south-west. It was historically accessed from the east side, where the door has been infilled, and is constructed of red brick in stretcher bond, with yellow brick banding and brick on edge window heads, and a plain clay tiled pitched roof with painted white barge boards to the gables. The large window openings are characteristic of a school building, though the windows themselves are modern. A traditional iron fence and gates survives to the south.

Other features of the character area

3.4.35 There are other notable features within the character area which add to the visual, historical and cultural interest, including traditional street furniture such as the K6 telephone box, lamp posts and bollards, as well as boundary treatments and outbuildings. Traditional stone kerbs survive in some places including the former market square, as do traditional surfaces including brick pavers and cobbles. Trees and other natural features, addressed in Section 5 also contribute positively to the area.

3.4.36 Plot boundaries are typically well-defined within the character area, reinforcing the historic settlement pattern and burgage plots. Boundary treatments are a key feature of the area, and typically comprise flint walls of varying heights, often with brick quoins and/or copings. Red brick is also used for some walls and occasionally as a paving material, as outside of The Mint House and The Barn. Particularly notable boundary walls include the tall flint gardens walls of Little End and The Barn which bound Church Lane; the churchyard wall and vicarage garden walls on the south side of Church Lane which are in a mix of bungaroosh, flint and brick; the walls of the Cattle Market; the garden walls defining the gardens between High Street and Church Lane, along the connecting lanes and twittens; to the side and rear of the Smugglers Inn, Farm Cottages and The Old Farmhouse which represent the yards; and defining the corner at The Mint House. Rendered brick boundary walls as at Castle Terrace, metal railings as at The Old School House, and low picket fences are used much more sparingly. Vegetation is sometimes used in combination with walls, as at The Oaks, and along Church Lane. Timber fences and hedges are not a common feature within the character area.

3.4.37 The tall flint boundary wall at Kylemore likely pre-dates the 19th century, incorporating later alterations along its length. At the western end it is constructed of coursed pebble flints, incorporating random brickwork, with a modern brick soldier course. It is possible that some of the scarring in the wall relates to the Victorian dwelling which sat tight in the corner of the plot and was later demolished to make way for the present building. At the eastern end it is larger, field flints, more randomly coursed and retaining half-round brick copings. The wall's height and continuous length provides a strong sense of enclosure and acts as a strong historic feature in this part of the High Street where Kylemore and Farm Cottages represent later 20th century interventions.

3.4.38 Another feature of the character area is historic outbuildings, which give an indication of historic uses and often help to define spaces (yards) within the Conservation Area. These may have had various uses through time, as with The Old Coach House in High Street east of The Mint House, which is now a small dwelling but has been associated with the former nursery and used as a shop. At the Smugglers Inn, the rear outbuilding, historically a stable or coach house, was run as the 'New Inn Garage' in the early 20th century, with petrol pumps at the entrance to the yard. On Church Lane, a number of older outbuildings have been converted to provide garaging or other storage. Outbuildings are typically subservient in scale and modest in character, with evidence of their past uses, and importance in terms of the grain of the character area. Where they are converted to new uses or separated off, care must be taken to ensure that they remain of appropriate character and respect the historic spaces as far as possible.

3.4.39 Owing to the density and layout of the streets, views within the character area are typically directed, but there are glimpsed views between the high street and Church Lane; and of the church spire, often layered with other buildings; and of the castle which provide ever-present sense of place.

3.4.40 Sounds, smells and general activity also contribute to the historic character of conservation areas. Aside from traffic, the village is very quiet. It is lit sparingly, but with traditional lamp posts which are a positive feature, including those immediately outside the castle gate and in the cattle market car park, on High Street outside Eastnor House, in the front garden at Priory House (formerly Priory Court Hotel), at the corner near Anderida House/Tawny House and outside Castleside/Ivydene, where they continue into the adjacent character areas. There is one other traditional metal lamp post at the eastern end of Church Lane near the fire station, just outside of the conservation area boundary, but nonetheless positive.

Detractors

3.4.41 There are few intrusive modern features within the character area. Some close-boarded fencing has been introduced in a key part of the conservation area, outside of the castle, on the corner of the B2191 at The Coach House and Priory House (formerly Priory Court Hotel). Together with this, the use of plastic bollards on the corner of the B2191 outside Priory House, are unfortunate, particularly as traditional metal bollards survive nearby outside of the castle gate.

3.4.42 The overhead wirescape on Church Lane is also a visual detractor.

Summary

3.4.43 In conclusion, this character area comprises the historic settlement of Pevensey, which still largely exists within its original medieval core based on two parallel routes, encompasses a large number of designated and non-designated heritage assets. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. The rural location of the village, surrounded by the Pevensey levels, and open setting has both high archaeological value contributing to the significance and visual and spatial value in terms of the character and appearance of the area.

3.5 Character Area C – WESTHAM VILLAGE

Introduction to the character area

3.5.1 Character Area C is formed of the historic core of Westham village extending out from the castle's west gate along High Street. This represents the linear medieval core of the village and the commercial centre before the arrival of the railway in 1846 and corresponding expansion to the west thereafter. Development in the character area is a mix of periods dating from the 14th century, and represents a mix of building types and architectural styles. The settlement has historically been a mixture of houses and a small commercial High Street with services for the village, with extensive market gardening to the north and south, and closely linked to the centre of Pevensey to the east.

3.5.2 Whereas the eastern end of the area is largely residential, the western end of the area is primarily commercial and retail with some flats above shops. With a linear settlement pattern, the south side of the street in particular is a continuous run of historic frontages and boundary walls from different periods. The continuity is interrupted on the north side by the early 20th century Church Avenue development and Myrtle Court, which replaced a row of four historic cottages in the late 1950s.

3.5.3 The character area is bordered to the east by Character Area A (Pevensey Castle). To the south it is bordered by Pevensey and Westham Primary School and open countryside crossed by the railway line. To the north is the early 20th century Church Avenue estate and open countryside crossed by the A27. To the west, is considerable 20th century development.

Landscape setting

3.5.4 The landscape setting contributes to the significance of the character area and the way in which it is appreciated. The position in relation to the castle and low-lying marshy Levels mean that there is open countryside surrounding the village. To the east, the rural landscape comes right up to the village edge. It includes the open fieldscapes immediately south of Pevensey Castle, up to and including the drain, and encompassing the churchyard extension to south-east of St Mary's Church, where intervisibility between the church and castle is particularly important. To the north, it includes Butchers Field, which is still occasionally used for grazing, providing an important link to the past associations with Pevensey. The other aspects are more enclosed, with modern settlement expansion to the west, and wrapping the north and south sides of the historic village.

3.5.5 Trees are important both within the character area and in the wider setting and these reinforce the rural context of the village. There are some important tree specimens within the character area and these are noted on the visual appraisal map in Appendix 1, along with the identification of important hedgerows. Particularly noteworthy specimens include those bounding Butchers Field leading into the village, outside the castle's west gate and in the churchyard. Other trees within gardens and outside the conservation area marking field boundaries also reinforce the verdant rural character and setting of the character area.

3.5.6 Views through the character area are generally directed along the roads extending through the settlement. The castle, St Nicholas Church and The Heron public house provide the key focal points punctuating the streetscenes. Views towards the church from the castle's west gate are particularly important due to the historic associations with the

hospital. Conversely, from the other end of the character area, views east from the junction with Peelings Lane take in the commercial core, and are tightly defined by the built development, which serves to direct views eastwards with a strong vegetated backdrop at Canon Corner. From both inside and outside the character area, the rusticated parapet gables of The Heron provide a key focal point.

3.5.7 At the center of the character area, from approximately the junction with Church Avenue, views open up considerably to the east, taking in the churchyard and marking the transition to the more domestic character and rural surroundings of the castle. Looking south-east from the end of Church Avenue, there is also a key view where the group of 16th century timber framed buildings frame the church and churchyard.

3.5.8 Views across the wider countryside are more limited, predominantly confined to the open north-east and south-east edges of the character area. From the northern edge, views across Butchers Field with the open landscape of Hankham Levels beyond are particularly important. On the southern edge, views from the churchyard and its extension take in the settlement boundary in context with the castle and more open Levels. Otherwise there are glimpsed views between properties and across domestic gardens, more open at certain times of the year, from the eastern end of the area towards the coast.

Local built form

3.5.9 Westham village has developed historically in a linear fashion along the High Street, with buildings directly fronting the historic route. The grain is looser at the eastern end of the character area outside of the castle walls, where the church and domestic buildings sit in well-defined, spacious plots. Buildings are still generally close to the edge of the street, with small front gardens behind boundary walls. At the western end of the character area, commercial buildings on the High Street are built directly on the back of the pavement. Many of the historic burgage plot boundaries still exist and are defined by boundary walls. Yards with outbuildings at the rear area also common. On the south side, there is a continuous building line between Nos. 78 and 64 High Street forming a group, with two yard accesses at either end. On the north side of the street, the continuity of the building line is broken by the carpark at The Heron, and another narrow yard access to the east of public house.

3.5.10 The conservation area boundary runs along the rear boundaries of the buildings that front onto the high street representing the deep burgage plots extending out from the road. There is some later 20th century backland development, but this is generally distinctly set behind the traditional rear boundary line of what were probably burgage plots onto the main street.

Listed buildings

3.5.11 There are 12 listed buildings or structures within the character area, ranging in date from the 14th to the 19th century, with most dating from the 17th and 18th centuries. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.5.12 The earliest identified building within the character area is the church of St. Mary. The church is thought to have been built on the site of an earlier chapel attached to the

Hospital of the Holy Cross and incorporates an early 12th century building of cruciform plan. The current church dates to c.1300, with additions from the 15th century. It is constructed of flint with Caen stone dressings, and the tower employs stone and flints in a distinctive chequered pattern.

3.5.13 Listed buildings along the High Street within the historic core represent the development of the town, the local vernacular and the changing architectural fashions with a mix of materials from those locally available and those which have been sourced and imported via the historic port of Pevensey, and later via the railway.

3.5.14 The oldest domestic buildings in the character area date from the 15th or 16th centuries, with very picturesque timbered fronts close to the church. Oak House is said to be a good example of a 15th century house, displaying a close-studded jettied front to the street with shallow oriel windows to the ground floor, and underbuilt and tiled end elevations. The east end was originally a shop. To the west, The Old Dial House (including Heron Cottage) is slightly later in date, c.1540, built during the transition from the old style medieval houses with open halls and the introduction of the early-modern house which was fully floored throughout. It incorporates a number of unusual features both decorative and functional, including the close-studding to the side elevation, decorative ogee-shaped brace detailing and oriel windows. The continuous jetty has been underbuilt in the 17th century, around the same time as rebuilding the western end wall in brick and incorporating a chimney, together with rear outshots. Many of the features were signs of the wealth and status of the original owners and represents the vernacular style of buildings and changing fortunes of the town.

3.5.15 Across High Street, Tudor Court forms a group with Oak House and The Old Dial House (including Heron Cottage). It is 17th century in date, underbuilt at ground floor with tile hung upper elevations, and has been extended to the rear and east, with an unusual end gable elevation. Views from Church Avenue take in the group with the church behind.

3.5.16 To the west, the grain of the High Street tightens and it transitions to more of a commercial character. Old George House at 76-78 High Street is also a 17th century building, partly obscured behind the mock timber frame and rendered frontage, altered at the east end to take a modern shopfront. Immediately opposite, No. 33 (formerly Midland Bank) is an 18th century range with rendered elevations and a slate roof, notably of a later period than the surrounding listed buildings and showing the emergence of early Georgian styles in provincial towns. Beyond the chimney, the eastern end with two garage doors, may be a later addition. At the western end, there is a well-composed shopfront and some surviving historic sash windows. Unusually, the tiling on the upper floor of the western end is painted white.

3.5.17 At No. 74 High Street, Preston Cottage, so named for the former owner John Preston, curate at Westham, is an early 19th century or earlier building faced with cobbles with brick dressings and quoins, now all painted. At ground floor, the western side had a shopfront, now infilled but discernible. It is said to have formerly been The George Inn, with associated stables and coach house. The George Inn is mentioned in a c.1620 lease and was acquired by John Preston in 1808 upon his marriage. By the time Rev. Grace purchased it in 1867, it was known as Preston House.

3.5.18 Outside the west gate of the castle, somewhat detached from the High Street, is a good group of 17th and 18th century domestic buildings including The Old Corner House,

92-94 High Street (Grace & Laurel Cottages), and Gleadon Cottage and The Castle Gallery. The Old Corner House sits in an isolated plot on the north side of the street and has an 18th century character with prominent bays and a shallow front garden behind characterful iron railings with an enclosed yard to the east defined by a flint and brick wall. The listed cottages on the south side of High Street are 17th century or earlier vernacular cottages of brick, tile-hanging and render. Grace Cottage (No. 94) has a brick frontage with gauged brick arches to the openings and blue header details. The Castle Gallery has a large bay window which replaced a modern shop front built out from the frontage. Gleason Cottage a pair of dormers break the eaves and there is a large two storey flat roof extension at the rear of Laurel Cottage built over the catslide.

3.5.19 The flint boundary wall at The Paddock (No. 96 High Street) is an 18th or early 19th century grade II listed structure, which historically enclosed the workhouse coal yard and incorporates a former cart-lodge/stable at its north-west corner. Archaeological evaluation suggested the possible remains of a farriers' workings within the footprint of the cart lodge (Barnes 2021). Recent alterations to the cartshed have resulted in some poorer quality flint to upper part of the gable. The boundary wall is constructed of coursed flint with inserted brick piers and has a flint capping, except for a small section which is stone. On the west side there is a gated entrance which implies the link to the adjoining Nos. 92-94 High Street.

3.5.20 The Old Vicarage sits well back from the road with a 17th century range to front and a larger 19th century range to the rear. Access is via a gated underpass through an outbuilding which has been built over top of the flint garden wall in English bond brick with blue/grey headers.

Key unlisted buildings or structures

3.5.21 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. Where ancillary buildings to listed buildings have been identified as key unlisted buildings on the visual appraisal map, and although these buildings may be considered to be curtilage listed, it is important to note that they also make a valuable contribution to the character of the conservation area in their own right.

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

3.5.23 At 96 High Street, The Paddock is a Sussex-style domestic residence and former doctors surgery built in 1936/7 within the confines of the former walled yard associated with Nos. 92-94 High Street. Whilst 20th century in date, it fits in well in this location, with a brick ground floor, tile hung upper floors and large clay-tiled roof with substantial central chimney stack, casement windows with a diamond leading pattern. The garage/outbuilding incorporates the historic cart shed/stables and sits within the listed boundary walls.

3.5.24 On the north side of Westham High Street is the Victorian Gothic public house, now the Heron, with prominent crow-stepped gables, rendered facades and arcaded windows.

It first appears in the 1878 directories, historically known as the Pevensey Castle Hotel, and had an attached coach house to the west. Historic images from the turn of the 20th century show that the rustication and window heads were historically picked out in a darker colour to the rest of the rendered façade. Aerial images suggest the coach house was demolished sometime between 1931 and 1936, and there is now a car park in the area, and a flat roof extension at the rear. Owing to its architectural treatment and public use, it is a focal point in the High Street.

3.5.25 Other unlisted historic buildings in the High Street also contribute to the commercial character. On the south side of the High Street, these form an attractive group including Nos. 66-72 High Street.

3.5.26 Nos. 70 and 72 High Street are a pair of brick cottages, with a continuous string course banding to the upper level. The brickwork is in Flemish bond, with no obvious break at the party wall, suggesting they were built together. There has been some reworking of the ground floor brickwork across the pair, and ghosting suggests that there was previously a shopfront (between the window of No. 72 and the door of No. 70) with the oriel window over. At No. 72 the first floor sash windows are the pre-1830 type, 6-over-6 without horns, with Victorian counterparts to the first floor of No. 70 and 20th century timber replacements at ground floor.

3.5.27 Nos. 66 and 68 High Street two separate but similar purpose-built commercial buildings, 19th or early 20th century in date with half-timbered upper floors and traditional shopfronts to the ground floor. No. 68 retains its original cast iron windows and curved glass and cast iron windows?? The windows to the first floor are modern replacements. On the north side of the High Street, Nos. 35-37 are broadly similar in style, 19th century in date with half-timbered gables over a brick elevation and with a built-out shopfronts at ground floor.

3.5.28 At the eastern extent of the character area, a pair of rendered buildings bookend either side of the High Street and define the end of the historic commercial area. On the corner with Peelings Lane, Nos. 15-17 High Street is an unassuming 19th century pair, with a canted corner addressing the end of the high street. Its character has been diluted by replacement windows and roof tiles and modern shopfronts, but at the rear and seen from Peelings Lane, is a range of subsidiary buildings representing the old bakehouse. It was also the Post Office which arrived in 1899. The range has also suffered somewhat from modern interventions, but retains some historic character.

3.5.29 On the south side, Nos. 60 and 64 High Street are a pair of cottages, re-fronted with an older double-pile building with rear ranges behind. There is also a detached, brick building behind which is present on historic maps. The rendered parapet frontage is ashlar lined with a string course. There have been a number of unfortunate modern interventions, including the visually detracting damp proof treatment to No. 62, and replacement of the timber sashes.

3.5.30 Behind Oak House, and facing east onto the churchyard is a 19th century brick and flint building representing the old Parochial Boys and Girls school, which later informed the location of the primary school. It has prominent gables with decorative timber bargeboards and white painted timber windows, and still forms part of the School grounds, which adds to its interest.

Other features of the character area

3.5.31 Other features within the character area add to the visual, historical and cultural interest. Most notably, a number of subsidiary outbuildings still survive representing a range of trades and technological/social changes over time. These include the farriers/cart-shed The Paddock, the outbuilding at The Old Vicarage and others, many now converted to other uses. The stable/garage to the rear of The Old Dial House and Heron Cottage appears on historic map c.1875, and its form suggests it was originally built as stabling, which was later enlarged and then totally replaced by 1927 as a garage block with storage loft and outdoor WC. As a functional ancillary building, it reflects move toward more modern forms of transport and associations with the church, whereby the occupant had the means for a car. It is important that these retain their understated and utilitarian character where alternative uses are found.

3.5.32 Boundary walls are typically brick, flint or a combination called 'bungaroosh'. These have an important role in defining burgage plot boundaries. Particularly notable walls including those surrounding the churchyard and vicarage, as well as defining the gardens of The Old Corner House, The Paddock, Tudor Court, The Old Dial House and 78 High Street. There is limited use of brick copings, found at The Old Corner House and the churchyard wall, with mortar cappings being more typical. Otherwise boundaries are hedges, sometimes layered behind boundary walls, and there is some use of close boarded fencing, such as at The Old Vicarage. Butchers Field retains a more open post and rail fence.

3.5.33 Westham is lit sparingly, predominantly along the commercial part of High Street. The modern lamp posts contrast with the traditional lamps in the other character areas. There are only three examples of the traditional lights in Character Area C, being outside the Castle walls and on the short stretch of High Street east of the village sign.

3.5.34 Sounds, smells and general activity also contribute to the historic character of conservation areas. Pedestrian activity is higher towards the castle and at the western end of the character area along the High Street. The B2191 is a busy route, with on-street parking, traffic calming and pedestrian crossings interrupting the flow, sometimes leading to traffic backing up at peak times. However, the character area is generally quiet, which reinforces the rural character of the area. Despite this, Westham retains its village character and a rural feel.

Detractors

3.5.35 There is a fair amount of street furniture in the village despite its rural character. Of note is the village sign, displayed on the green at the junction of High Street with the B2191. Otherwise, the combination of road infrastructure, including traffic calming, pedestrian crossings and highways signage, bollards and mixed surfacing has something of a cacophonous visual effect and would benefit from some consistency. Bollards are a mix of timber, cast iron and plastic and paving materials. Paving materials range from brick pavers in herringbone and straight patterns, patched asphalt, concrete paving slabs, quarry tiles, and exposed aggregate concrete.

Summary

3.5.36 In conclusion, this character area comprises the historic settlement of Westham

incorporating a domestic core and a commercial high street separated by the church and Butchers Field, in a linear pattern along the B2191/High Street. The identified character also includes other features, both man-made and natural, which add to the historic significance of the area. There is limited intervisibility between the village and the surrounding open countryside, apart from at the western end, where the more open setting of Pevensey Castle affords views to and from the castle walls and across the Levels.

DRAFT

4 Architectural Form, Detail, Materials, Textures and Colours

4.1 Introduction

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

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

4.2 Key Characteristics

Key Characteristics

- Buildings are a mixture of exposed timber framing, brick, flint, bungaroosh and render, with slight variations between Pevensey and Westham
- A number of buildings have exposed timber framing with brick or render infill panels.
- Some buildings are rendered, in whole or part, and there is some painted render and brickwork, predominantly in Westham.
- There has been little use of stone on buildings, except on the churches and as dressings on domestic buildings.
- Tile-hanging is typically found on the timber framed buildings, and is used decoratively in some places as on The Gables.
- There is only one example of historic weatherboarding in Pevensey, at The Oaks.
- Roofs are a mix of hips, half-hips and gables and covered in clay tiles.
- Slate is not a common roofing material, but is found on some 19th century buildings
- Where historic windows survive they are mainly casement windows with leaded lights in metal or timber frames, or timber vertical sliding sash windows
- There are some surviving historic and traditional shopfronts in Westham
- The majority of the doors in the conservation area are traditionally detailed six panel timber doors or plain planked doors.
- Flint, brick and bungaroosh walls 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 The villages of Pevensey and Westham have developed around the castle from the

Roman period. Pevensey still largely exists within its original medieval core based on the two parallel routes of High Street and Church Lane. Westham still has legibility as a linear medieval village core and commercial centre before the arrival of the railway in 1846.

4.3.2 In Pevensey, the built development on High Street has a strong linear form, tight to the back of the pavement, and medieval burgage plots extending north to the drainage ditch and south to Church Lane, with strong boundary definitions. In Westham, the eastern end of the area has a looser grain, whereas the western end of the area has a tighter urban grain; but in both areas, the built development tends to sit tight to the street and within well-defined plots.

4.3.3 The buildings in the conservation area almost all front onto the roads extending through the village. Plot sizes are quite variable, as are the buildings themselves representing terraced properties, smaller detached cottages and larger houses interspersed with larger commercial and municipal buildings. Some of the larger domestic properties sit further back on the plots within their own grounds, including at the two vicarages.

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

4.4 Walls

4.4.1 As a whole, buildings in the conservation area are in a mixture of materials, including exposed timber framing with brick or render infill panels, flint, brick, weatherboarding or tile-hanging, render and some painted brick; however there is some slight variation between the use of materials in Pevensey compared with Westham. The use of different building materials to some extent identifies the building period, although some earlier timber framed buildings may have been refronted at a later date. Roofs are predominantly covered with clay plain tiles, with more limited use of slate.

4.4.2 In Pevensey, the predominant building material seen in the village is brick, followed by flint and render. In many instances, the side and rear elevations may be in a different material to the frontage, including bungaroosh, flint or brick. In Westham, brick and render are the predominant building materials, together with more notable visible timber framing. Flint is also commonly used for boundary walls.

4.4.3 Flint is found in abundance on the south coast plain, and is used on a large number of buildings within the conservation area, including on the most important buildings comprising the castle, both churches, and the Court House. Some of the earliest domestic buildings in the Conservation Area are also faced in flint, including on Banks Lodge, The Old Farmhouse and Penthouse Cottages in Pevensey; together with its use on the side elevation of The Oak House in Westham and in the 19th century rear wing. In Pevensey, a large number of properties make use of cobbled flint with brick or stone dressings, with more sparing use of field flints, such as at The Barn, or struck flints. In Westham, flint is used in smaller quantities, but most notably on No.74 High Street, where it has been over-painted. The pebbled flint at No. 3 Penthouse Cottages in Pevensey has also been over-painted. Throughout both settlements, flint is used especially prominently on boundary walls.

Photos of flint detailing

4.4.4 As recorded by Molly Beswick, the parish of Pevensey had only one recorded brickworks, from 1805 and relating to works for or to the Martello towers, which was located in the western part of the parish. By contrast, Westham had at least 10 recorded brickworks, most located in the western part of the parish and post-dating arrival of the railway, the earliest being at Friday Street from the mid 19th century. Two brickyards were located close to the settlements, north of the railway near Pevensey and Westham railway station, which may have been the source of tile used in the villages, or from 1851 onwards for bricks.

4.4.5 There were no limekilns recorded on the 1st edition O.S. map for the pre-1894 parish areas of Pevensey and Westham, with the nearest being in the neighbouring parish of Willingdon. Lime would have been used to create lime mortar for building and lime plaster, which could be applied as an interior or exterior finish to buildings. Lime was also used in agriculture to make the Wealden clay soils easier to work (Leslie and Short eds. (1991) Historical Atlas of Sussex).

4.4.6 Earlier brickwork is typically laid in Flemish or English bond. More economical 'garden wall' varieties of both Flemish and English bond, were typically used on outbuildings and boundary walls. 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.

4.4.7 There are some examples of early use of brickwork in Pevensey, including the Flemish bond with grey headers at Lyons Close. English bond is seen on the outbuildings at The Royal Oak and Castle Inn and The Old Stable. Typical of the 19th century, there is decorative use of polychromatic brickwork banding on the Old School House. In Westham, Flemish bond brick is used at Grace Cottage and Nos. 70-72 High Street, and English bond is used on the blind side elevation of Nos. 35-37 High Street. Flemish or English garden wall bonds are seen in a number of outbuildings throughout, including at The Old Bakehouse, The Old Vicarage and the outbuilding behind Nos. 60-64 High Street in Westham.

Photos of brick detailing

4.4.8 In Pevensey, brickwork remains predominantly uncovered, with only limited use of painted brick at Camden, Post Office and Candlewick Cottages and on the terraced properties known as Holmewood, Winterbourne and Oriel Cottage. In Westham, unlike in Pevensey, painted brick is more common, as seen at The Old Corner House, on the side elevation of No. 33 High Street and on No. 35 High Street. The paintwork appears to be modern, but historically would have been a limewash to provide a sacrificial coat to the brickwork, provide a more uniform colour and appearance, and/or mimic stone.

4.4.9 Bungaroosh, a mixture of brick and flint in a lime render, is also encountered in the Conservation Area, typically on 18th and 19th century buildings or structures. Good examples include the outbuilding at The Paddock (96 High Street) in Westham, and the end gable elevations of No. 78 High Street in Westham and Little End in Pevensey, as well as on the rear west elevation of Kings Cottages. Otherwise, it is found on various boundary walls.

Photos of bungaroosh

4.4.10 Owing to the geology of the area, the use of stone is not common in the conservation area and is limited to use on the church or as dressings on domestic buildings. There are five buildings in Pevensey with stone dressing, including Banks Lodge,

Penthouse Cottages, The Barn, and the two small outbuildings in the yard to the rear of The Royal Oak and Castle Inn. In Westham, the most notable use of stone is in the quoins on the corner of Grace Cottage, and in the side gable elevation.

4.4.11 There are some good examples of exposed timber framing visible in the conservation area, most notably in Westham at The Old Dial House (82 High Street) and Oak House (84 High Street), both close-studded with ogee bracing at The Old Dial House and a surviving jetty at Oak House. Elements of the historic timber frames may also be visible at Nos. 76-78 High Street, Westham and Priory House, Pevensey, which also feature applied timbering. 'Half-timbering' in this way was popular in the 19th and early 20th centuries, and can be seen in the detailing of oriel windows on The Gables, Pevensey; in the frontages of Nos. 66-68 High Street, Westham and in the upper gables of Nos. 35-37 High Street, Westham.

Photo of timber framing

4.4.12 In connection with the 18th and 19th century re-frontings of earlier timber framed buildings, tile-hanging can be seen in the conservation area, where the tile conceals earlier timber-framing behind. Typically, tiles are plain with a consistent reddish orange colour as at The Mint House and Mint Cottage and Eastnor House and Court Lodge in Pevensey; or Laural Cottage (92 High Street), Cleedon Cottage and Tudor Court in Westham. At The Gables in Pevensey the tile-hanging is used decoratively in the gables with polychromatic banding and fish-scale detailing. There is one example of over-painted tile hanging in Westham, on the end elevation of No. 33 High Street, although this is uncommon. The Paddock (96 High Street, Westham) has more mottled tile hanging featuring darker colours which is 20th century but handmade. This compares with the more modern, flat machine-made tiles used on some of the modern buildings in the Conservation Area, although some do include characterful detailing such as fish-scale banding.

Photo of tile hanging

4.4.13 The use of smooth render to simulate stonework and/or unify and modernize earlier facades was popular in parts of Britain in the early 19th century. Examples of render on higher status buildings in Pevensey can be seen at The Gables, where it is ashlar lined to look like stone, and in the 18th century re-fronting of the Smugglers Inn. In Westham, The Heron is the most notable rendered building, together with The Old Rectory. Render is also used on a number of the smaller 18th and 19th century cottages, most notably Castle Terrace in Pevensey, which also features rustication, but also on more modest buildings. Textured render was more typical of the early 20th century, and examples include The Royal Oak and Castle Inn and the former vicarage, as well as Castle Tearooms. In Westham, all of the rendered buildings are painted, unlike in Pevensey character area where render has generally been left unpainted.

Photo of render

4.4.14 The only example of historic weatherboarding in Pevensey is on The Oaks, where it is used full height. The more modern use of plastic weatherboarding at Kylemore is unsympathetic. There are no examples of weatherboarding in Westham.

Photo of weatherboarding

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. Some of the more modern buildings in the conservation area have flatter, modern machine-made tiles.

4.5.3 Modern interlocking concrete tiles can be found on Nos. 15-17 High Street, Westham, and on Ivymead and Everstone in Pevensy. These tiles are not typical of the conservation area or locality.

4.5.4 Perhaps owing to the proximity to local brick and tile makers, there is little use of alternative roofing materials throughout the conservation area, even on later 19th and 20th century buildings when the railways allowed the easier sourcing of alternative material.

Slate

4.5.5 Slate is not a common material in the conservation area, but features prominently on Castle Terrace in Pevensy. In Westham, it is seen on 19th century buildings at The Heron and the single storey range at The Old Bakehouse, as well as on the earlier 18th century range at No. 33 High Street, the latter probably as a result of re-roofing.

Shingle

4.5.6 The tower at St Nicholas Church in Pevensy has a shingle spire.

Roof forms

4.5.7 Roof forms throughout the conservation area are a pleasant mixture of full hips, half-hips and gables. In Westham, the majority of buildings have gables, predominantly end gables, with few front-facing; and the remainder of roofs are fully hipped. The older forms of hipped roof have small gablets to the ends, a product of their construction, as seen at Cleedon Cottage, The Old Oak (with a half-hip) and at Tudor Court. In Pevensy, most buildings have end gables or full hips; and some have a mix of gable to one end and hip or half-hip to the other. Half-hips are more commonly found on ancillary buildings, such as The Barn, the outbuilding at The Paddock (96 High Street, Westham) and the outbuildings at The Royal Oak and Castle; but are also not uncommon on other buildings, such as Wallby and The Old Court House. Catslides are not common, but can be found on The Old Farmhouse and The Paddock, and at the rear of properties such as Lyons Close, Camden and Post Office Cottages, Tudor Court, The Old Oaks, and The Old Dial House.

4.5.8 In Westham, smaller and decorative gables fronting onto the commercial part of the high street are a particular feature, often dating to the 19th century. Otherwise, most of the roof forms are parallel to the street with hips, half-hips or gables to the ends.

4.5.9 The Oaks, Pevensy features a gambrel roof, unique within the conservation area.

4.5.10 The roofs to buildings within the conservation area are predominantly uninterrupted

by dormers, although some characterful historic examples can be seen at The Old Oak (84 High Street, Westham) and The Oaks. More modern dormers tend to be larger, as seen at Tudor Court, Farm Cottages and Marshview. The use of rooflights is also restricted, with only one example in the front roof slope, at Cleedon Cottage. Even at the rear of buildings, visible from Church Lane in Pevensey, there are very few interruptions to the roofscapes.

Chimney stacks and pots

4.5.11 Chimney stacks survive to the majority of the buildings in the conservation area, often in multiples and mostly with pots in-situ. Chimney stacks are an important part of the roofscape and remaining chimney stacks should be retained.

4.5.12 The majority of chimney stacks in the conservation area are quite plain or with modest decorative corbelling to the top, and vary in size depending on the size, age and status of the building. The stacks are unpainted or sometimes rendered brick and are include simple end or mid-range stacks, as well as larger more centralised stacks on earlier buildings, such as Lyons Close. The Mint House has a substantial end stack which protrudes from the gable, as does The Old Dial House.

4.5.13 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

4.5.14 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. Approximately half of the buildings retain metal rainwater goods and most of the listed buildings have metal guttering.

Barge boards

4.5.15 In Westham, mortared verge details are common, with few examples of barge boards, such as the decorative boards at The Old School.

4.5.16 In Pevensey, bargeboards are more common, but mortared verges are also used throughout.

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 and timber vertical sliding sash windows. In Pevensey, there are a larger number of metal

windows together with timber; whereas in Westham, historic windows are more typically timber and predominantly casement type, with fewer examples of vertical sliding sash windows. Throughout both settlements, leaded lights with diamond quarries are prevalent.

4.6.3 Within earlier domestic buildings, where the timber frame has been concealed by brick or weatherboarding, casement windows are often used. These small window types fit within concealed timber framing behind later refacing on these earlier properties, including The Mint House and Mint Cottage and Eastnor House and Court Lodge in Pevensey.

4.6.4 Earlier wrought iron casement windows are often identified by external hinges and decorative window furniture, such as the internal catch handles and stays. Examples in the conservation area include 92 High Street in Westham which is one of few properties to have square leaded lights, and Little End and Penthouse Cottages in Pevensey. Other notable metal leaded lights include Lyons Close in Pevensey, and in Westham, The Old Dial House (82 High Street) and Nos. 76-78 High Street. The Old Oak (84 High Street, Westham) retains notable timber-mullioned casements with diamond leaded glazing. The use of stone mullion windows within the conservation area is not limited to the church, but also found on domestic properties such as Banks Lodge and in some outbuildings as those behind The Royal Oak and Castle.

4.6.5 Casement windows were the norm in the 17th and 18th centuries, but did continue to be used throughout the 19th and 20th centuries. The Gables retains significant Victorian lozenge-patterned iron casements. The Old Farmhouse has multi-paned timber and metal casements. There are also a number of characterful 19th and 20th century leaded-light casements in the Conservation Area. The leaded lights found at Priory House and Tudor Court have a 'flatter' appearance, and also date to the 20th century.

4.6.6 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. In Westham, the main examples include Nos. 70-72 High Street and the Old Corner House, with a single surviving two-over-two sash at No. 33 High Street. Unusually, No. 74 High Street in Westham has early split-pane sashes at first floor, without horns, but glazed with diamond pattern leaded lights. Later 19th or early 20th century examples are also found on The Royal Oak and Castle Inn in Pevensey. Double-hung sash windows generally survive in larger number in Pevensey, with the most notable examples being The Royal Oak and Castle Inn, the Smugglers Inn, the former vicarage, The Oaks, Wallby and Camden Cottage.

4.6.7 Horizontally sliding sashes were used from at least the 17th century. Commonly known as 'Yorkshire' sliding sashes, they were not just restricted to Yorkshire, and have the advantage of sliding windows that they can be left slightly open even in poor weather without being damaged or letting in rain. Examples in the conservation area include No. 74 High Street in Westham and No. 3 Penthouse Cottages and Eastnor House in Pevensey.

4.6.8 By the later 19th century panes of glass were larger and both sash and casement windows had larger panes of glass with fewer, if any, glazing bars. In Westham, most of the historic examples have been lost to unsympathetic UPVC replacement, but historic larger panes can be seen at The Heron. In Pevensey, Everdean retains historic timber split-pane sashes with horns. Unfortunately, the historic sashes on Castle Terrace have been substantially lost, but historic photographs show these would have been larger full pane one-over-one with horns.

4.6.9 There are no early shop windows within Pevensey. In Westham, the bay window at Gleaddon Cottage is a post-1964 rebuilt and altered former shopfront from the former Castle Stores, providing some evidence of the former shop use.

4.6.10 The use of non-traditional materials, such as PVCu, and detailing (trickle vents, storm profile, etc.) has begun to replace traditional timber windows on some unlisted buildings in both Pevensey and more prominently in Westham. While aspirations to improve thermal performance are understood, wholesale replacement of well-designed traditional windows can rarely be achieved satisfactorily using sealed double glazed units. A more appropriate solution is likely to be through proprietary draught stripping and secondary glazing. Existing windows can normally be retained, repaired or remade to a design appropriate to the period and design of the property.

4.7 Doors

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

4.7.2 The majority of the doors in the conservation area are either traditionally detailed six panel timber doors, some with glazing in the upper panels, or plain planked doors. Many of the doors within the conservation area modern, but are in timber and traditionally detailed. There are two surviving doorcases in Pevensey at The Royal Oak and Castle Inn and The Smugglers Inn, and one surviving in Westham at The Heron.

4.7.3 Whilst not common in the conservation area, there are some examples of both open and enclosed front porches in Pevensey, and less frequently Westham. These are typically small with pitched roofs, and both open and closed, and some are historic (although not necessarily original) while others are more recent additions. Only one property in Westham has a significant historic porch, which is the open, pillared porch at The Old Corner House. At Castle Terrace in Pevensey, almost all of the doors are still recessed, providing some cover to the entrances; and similarly at Ivymead and Everstone. Less common are canopies, though Eastnor House has a simple bracketed tile canopy and Ivydene has a lead flat roofed hood over the door. There is a bracketed tile canopy over the door in the single storey range at Tudor Close, and a simple open pitched roof canopy at No. 39 High Street. In Pevensey, Castle Cottage and the former vicarage also feature verandahs.

4.7.4 The use of non-traditional materials, such as PVCu, has begun to replace traditionally detailed domestic timber doors within the conservation area to some 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. (33)

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

4.8.4 There are no shopfronts within Pevensey. In Westham, Nos. 66, 68 and 78 High Street provide good examples of historic shopfronts. The shopfront at No. 15 High Street has been replaced, but No. 17 retains some historic detailing, now altered. Similarly, No. 33 High Street retains elements of a historic shopfront, now altered. The shopfront at No. 35 has been infilled, but retains a continuous fascia with the adjoining Post Office, which retains its inset entrance door.

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 Pevensey and Westham contain a mixture of boundary treatments, comprising mostly masonry walls, of varying heights. Flint and brick walls are the predominant boundary feature within the conservation area, which reflects both the local vernacular and the rural character of the two settlements.

4.9.3 Front boundary treatments are more commonly found in Pevensey, whereas in Westham properties tend to sit hard up to the pavement. Side and rear boundary walls are common in both settlements.

4.9.4 In Pevensey, boundaries – including front, rear and side boundaries – are predominantly flint walls, often pebble flint, with brick dressings and copings. Otherwise, boundary treatments are brick, in a variety of bonds and on occasion are built into outbuildings, as at The Royal Oak and Castle Inn and The Old Stable. There are two examples of timber picket fencing in the Pevensey character area at Camden Cottage and Post Office Cottage, and one example of metal railings at The Old School.

4.9.5 Properties at the western end of the Westham character area, being more commercial in character with buildings sitting hard against the pavement, generally do not have formal front boundary treatments, but many have flint and brick walls to the rear and sides. The picket fence at No. 39 High Street is rather out of character with the somewhat more urban character in this part of the character area. Conversely, towards the eastern end of the Westham character area, domestic properties do have front, side and rear boundary treatments, predominantly of flint and brick. The low wall around the vicarage and churchyard is a key feature, unfortunately now encumbered by a close-boarded fence at

The Old Vicarage (88 High Street), as is the listed boundary wall at The Paddock (96 High Street). The Old Corner House also has iron railings with elongated spear finials.

4.9.6 The majority of properties have retained an historic method of defining the boundary, but more modern treatments are starting to erode the character of the conservation area. There use of close boarded type fencing, which is an alien feature, tends to detract from the historic character of the settlements. In Pevensey, there are only a few instances of close-boarded fencing, at Priory House and The Coach House, which are too harsh and urban, particularly compared with the softer vegetation that was here, in this sensitive location outside of the castle. In Westham, a close-boarded fence has in the past five years erected between the flint boundary wall and the mature hedge at The Old Vicarage (88 High Street), which is particularly out of place in this part of the Westham character area which has more of a rural village feel. Further west within the more commercial high street, the close-boarded fence is at No. 39 High Street, adjoining the Post Office, is very prominent, together with the close-boarded fencing at No. 78 High Street, which is particularly out of place adjacent to the historic boundary wall of The Old Dial House. The close-boarded fence on the side boundary of Myrtle Court is also prominent from the carpark of the The Heron. Further incursion of this feature should be discouraged.

5 Trees, Open Spaces and Views

5.1 Introduction

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

5.1.2 The landscape around the two settlements still has a very rural character of fields, hedges and trees, as well as the open landscape of the Pevensey Levels, which provides an important backdrop to the conservation area. This is discussed further in Chapter 2.

5.2 Key Characteristics

Key Characteristics

- Trees form an important backdrop to the conservation area.
- There are prominent tree specimens within the two churchyards and within the gardens of private properties, and punctuating the streetscenes as at the Smugglers Inn and The Royal Oak and Castle Inn.
- Trees along the roads leading into and through the villages are also important, at Bridge End in Pevensey, Butchers Field and Canon Corner in Westham. Groups of trees south of the castle and St Marys Church, to the north of Castle Road and south of Church Lane in Pevensey are important.
- Hedgerows and trees lining the drainage ditches within the Levels landscape are an important boundary feature.
- The strong tree boundary to the immediate south of the Pevensey Bypass is particularly important and helps to conceal this modern landscape feature in views from the conservation area.
- Important open spaces include the castle grounds and open areas around the east and west gates, the two churchyards, the former market place and cattle market, Canon Corner and Butchers Field, as well as semi-public pub gardens.
- Views through the character area are generally along the roads extending through the settlement and to and from the castle and church towers.
- Views across the wider countryside are also important, with the elevated position of the castle affording longer views northwards across the High Weald and southwards to the coast across the Pevensey Levels.

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/advse_arch.aspx

5.3.3 The generally rural location of the settlements means that there is extensive open countryside to the north and south of the conservation area. Hedgerows and trees form an important part of the verdant backdrop of the two settlements. Particularly prominent trees and groups of trees within the conservation area include those within and surrounding the two churchyards; surrounding Butlers Field and the former cattle market; along Church Lane and on the portion of High Street leading west from the castle gate; at Canon Corner; leading into Pevensey on the B2191; defining the drainage ditches, and along transportation lines; as well as those in the private gardens.

5.3.4 Approaching the conservation area from the east, there are an important line of trees behind a low flint wall on the north side of the B2191, and on the distant skyline created by the group of trees around the church and cattle market. Further along the high street in Pevensey, the single tree to the east of the Smugglers Inn entrance plays an important role in the streetscene. Visually, it reads together with the open space behind the high street and trees line following the drainage ditches and bypass beyond. In the denser part of the high street, vegetation in private gardens plays an important role in softening the streetscene and communicating the rural surroundings, especially to the front at The Oaks but also as glimpsed between buildings, in rear gardens, open spaces and along the secondary Church Lane. At the western end of the area, the single trees and groups in and around the market place and cattle market, in the churchyard and along Church Lane are particularly important in townscape terms and in the setting of the castle.

5.3.5 Approaching the conservation area from the west, the mature trees in the churchyard and The Old Vicarage, bounding Butlers Field, and at Canon Corner provide a verdant backdrop to the enclosed streetscene. From the gap east of The Old Dial House, the treed boundary between Church Bailey Court and the school softens the modern development south of the high street. There is also an important tree specimen and other planting in the garden between Nos. 82 and 84 High Street. In the eastern part of the Westham character area, trees in private gardens play a significant role in the more rural character outside of the castle gate, including at The Old Vicarage, The Paddock and The Old Corner House.

5.3.6 Hedgerows and trees are important boundary features and help to reinforce the rural location of Pevensey and Westham within the Levels. 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.

5.3.7 Within and beyond the conservation area boundary, field boundaries are lined with hedges with sporadic hedgerow trees in an open, low-lying landscape. Larger tree belts are found along drainage ditches to the north of Pevensey High Street, south of the castle, north of Butchers Field and along the railway line and the Pevensey Bypass.

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.

5.4 Open Spaces

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

are defined on the character appraisal map.

5.4.2 Within the conservation area, the castle is the largest and most important publicly accessible open space, closely followed by the churchyards of St Mary's and St Nicholas (and the extension to St Mary's churchyard). The areas in front of the castle's east and west gates are still quite open and publicly accessible spaces. In Pevensey, the area in front of the east gate is the approximate location of the marketplace and cattle market. In Westham, the area between the castle gate and the church historically contained the medieval hospital and is partly accessible. Other important open spaces are found at Butlers Field and Canon Corner in Westham. The pub gardens at The Royal Oak and Castle Inn and the Smugglers Inn in Pevensey are also important semi-public open spaces. Although generally not publicly accessible, the open yards, spaces and gardens to the north of the street in Pevensey also provide important open space within the conservation area. Similarly, the open paddocks and fields south of church lane and east of the former cattle market in Pevensey play an important role in terms of the settlement edge.

5.4.3 The surrounding low-lying and open landscape makes an important contribution to historic setting of the conservation area. The rural location means that there is extensive open countryside to the north towards the High Weald and south to the coast. These surrounding landscapes are intrinsic to the setting of the castle in terms of its defensive role, and the establishment of the villages afforded by the salterns, marshy grazing land and proximity to the sea, and today provide a strong sense of place.

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 settlements, to and from the castle, and to the two churches. These views are discussed in more detail in Chapter 3 of this Appraisal. Afforded by the castle, there are also close elevated views into the character areas which allow the historic layout, significant historic buildings and wider landscape setting of the settlements to be appreciated. The castle gates frame views out to the east and west along the main streets, and is a key focal point in all three of the character areas, providing a strong sense of place. In Westham, St. Nicholas Church and the nearby group of timber framed buildings, and The Heron public house provide the key focal points in the townscape. In Pevensey townscape, St Mary's Church is also a key focal point and important views are obtained to and from the public open spaces including the market square, the cattle market car park and the churchyard.

5.5.4 Views out across the wider countryside are also important. Whereas views out from the settlement cores are more limited, the elevated position of the castle and low-lying open landscape of the Pevensey Levels affords long-distance views out from the from the conservation area. From the castle, wide vistas southwards take in both church towers and

the string of Martello Towers on the coast; while views northwards are over the former salterns to the High Weald in the distance. From within Pevensey, longer views out of the settlement are northwards at the track adjacent to The Old Farmhouse, and southwards from the cattle market car park. In Westham, distant views are obtained across Butchers Field to the north, and from the churchyard to the south or in glimpses between domestic properties at the eastern end of character area C.

5.5.5 Views back to the castle from the surrounding area are available from public rights of way, the train line and road networks. These views are particularly important due to the castle's defensive role within the low-lying, open landscape. From the north, views back to the castle include mounds formed from the extensive salt working on the Levels. Both church towers are also discernible in views with the castle moving through the landscape. Views from the coast are also important, including extensive views from the A259 through Pevensey Bay where the castle is appreciated together with both church towers.

6 Considerations for change in conservation area

6.1 Introduction

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

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

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

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

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

6.2 Guiding principles for change in conservation areas

Guiding principles for changes in conservation areas

- Preserve and enhance the character and appearance of the conservation area.

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

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

Key issues impacting on the character and appearance of the Pevensey and Westham conservation area

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

Appendix 1: Maps

1.1 Designated Conservation Area

1.2 Character Areas

1.3 Visual Appraisal

1.4 Views

Appendix 2: Glossary of Terms

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Fenestration: The arrangement of windows in a building.

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

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

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

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

Historic Environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past

human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

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

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

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

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

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

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

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

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

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

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

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

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

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

window.

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

Promontory: An elevated geological outcrop.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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Appendix 3: References

LEGISLATION

www.legislation.gov.uk

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework 2023

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

www.historicengland.org.uk the Government's adviser on the conservation of the historic environment: <https://historicengland.org.uk/advice/hpg/has/conservation-areas/>

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