

Ripe Conservation Area Draft Character Appraisal

January 2024

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 Ripe conservation area, designated in March 2017.

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

This document is for:

- Anyone interested in commenting on the draft character appraisal for the Ripe 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 Ripe conservation area was originally designated in 1992. The conservation area was re-designated with an enlarged boundary in March 2017. The reasons for amendment of the previously designated boundary of the conservation area are explained in the Background Paper accompanying the Autumn 2016 Consultation on the Wealden Local Plan. To view the document, along with further information on the process and how community involvement and public consultation was undertaken; how the input from the community was evaluated; and how it influenced the recommendations for designation of areas, please see the Conservation Area Background Paper 2018 and the Heritage pages on the Council's website.

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

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

2 Context

2.1 Introduction to the Conservation Area

2.1.1 The village of Ripe lies between the A27 Eastbourne to Brighton road and the Hailsham to Lewes roads, in the upper Rivers Cuckmere and Ouse joint valley north of the South Downs. It is in the parish of Ripe with Chalvington, north of Firle, south of Laughton and west of Chalvington.

2.1.2 The village has developed around two specific historic cores: one around the crossroads in the centre of the village, and the second around Eckington Corner to the east. This village of two parts on a roughly east-west axis, and lies within a historic Roman landscape of centuriated fields which are still visible, and ancient north/south trackways.

2.1.3 The village sits within the wider Parish of Chalvington with Ripe, made up of the two villages and Deanland. Ripe is the larger of the two ancient ecclesiastical parishes which were joined in 1952. In 2021 had an overall population of 948. The economy of the village was historically linked to agriculture. Today, the village is primarily residential in character, with a number of community facilities comprising the church, village hall/nursery school, as well as a post office and convenience store.

2.2 Setting

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

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

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

2.2.4 This character appraisal considers the landscape setting of the conservation area, including important views into and out of the defined area; and the historical association 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 village of Ripe lies between the A27 Eastbourne to Brighton road and the Hailsham to Lewes roads, in the upper Rivers Cuckmere and Ouse joint valley north of the South Downs in the south of Wealden District. The village is located within the Low Weald.

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

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

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

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

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

2.3.7

Low Weald Landscape

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

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

Ripe

- Small linear village which runs along a minor B road corridor, connecting to Chalvington in the east and Laughton in the north-west;

- church provides a key landmark at the eastern end of the settlement;
- a predominantly ancient 'centuriated' landscape surrounds the village, comprised of small and medium scale, ancient arable and pastoral fields delineated by mature hedgerows;
- stream corridors running east-west to the north and south of the village.

2.3.9

2.3.10 Ripe Landscape Setting Areas

2.3.11 To the north of Ripe and Eckington Corner, there is strong inter-visibility with the historic core of the village/church and strong strength of place/historic time depth.

2.3.12 To the south of the village the landscape encompasses a patchwork of medium to large scale fields, lined with mature hedgerows and the stream corridor and mature landscape structure contribute to a high landscape sensitivity. Strength of place is strong as a result of the distinct character, ancient fieldscapes and key views southwards to the ridges and scarp of the south downs.

2.3.13 The landscape surrounding Ripe falls within County Landscape Character Area 15: Eastern Low Weald and is created by:

- A predominantly ancient landscape comprised of coaxial fields which abut the majority of the settlement edge, with some smaller areas of brooks innings and planned private enclosure;
- Several farms with large farm buildings at the northern edge of the village;
- Overriding rural character, with the urban edges comprising a mixture of trees and hedgerows;
- Interconnected network of footpaths within the Landscape Setting of Ripe, which connect the village to its surroundings (7 - Wealden Landscape and Settlement Character Assessment, Chris Blandford Associates, October 2014).

2.3.14 The village also lies within the Selveston, Chalvington and Ripe Local Landscape Area (LLCA). This comprises a mixture of medium to large-scale arable and pastoral fields. Whilst hedgerows are apparent, they are not dominant landscape features, and there is a strong sense of openness throughout much of the area and panoramic, open views southwards towards the ridges of the South Downs contribute to a recognisable sense of place. The network of rural roads tends to be lined with tall, mature hedgerows, often resulting in glimpsed views to adjacent fields and the South Downs whilst travelling along them. (8 - Wealden Landscape and Settlement Character Assessment, Chris Blandford Associates, October 2014).

2.4 Geology and Building Materials

2.4.1 Along with the whole of Sussex, the rocks of the Ripe area are sedimentary. Descending the Downs and crossing the Low Weald, where Ripe is located, the rocks get progressively older. The geology is predominantly clay and this will have influenced the type of local building materials used to create the unique identity of settlements in the area around Ripe.

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

2.4.3 Chapter 5 of this appraisal provides location specific information on traditional materials and building techniques within Ripe conservation area.

2.5 History of the Settlement

Prehistoric

2.5.1 The early history of occupation in and around Ripe can be traced to the Paleolithic period, in which the economy was dominated by hunting and scavenging in an open landscape. Most of the evidence for human activity of this early period comes from isolated finds of stone tools found in Mark Cross, Laughton and near Chalvington.

2.5.2 The Mesolithic period occurred in Europe between 1000 to 5000 BC. At this time the landscape was largely forested and exploitation of river or stream resources was an important component of the economy. There is evidence for Mesolithic activity, perhaps seasonally, over the wider area of Laughton and Ripe, and an important Mesolithic site is known at Selmeston. Flint tools and manufacturing waste of the period have been found amongst scatters of artefacts distributed over Laughton and Ripe. Denser concentrations at two locations in Laughton parish suggest potential temporary camps or hunting bases.

2.5.3 The Neolithic period brought the advent of farming, resulting in partial clearance of the post-glacial forests. Tracts of downland to the south of Ripe were extensively cleared at this time for grazing newly domesticated livestock and the production of cereals. Being to the south side of the Downs, the soil and aspect were advantageous to these early semi-nomadic communities whose economy was dominated by pastoral farming and animal husbandry. Flint axes, pottery and other finds indicating clearance locations have been found to the south and east of Ripe at Selmeston, between Selmeston and Berwick, at the Arlington reservoir site and in Laughton.

2.5.4 Access to new metal technology (bronze) and a more stable settlement system with more extensive use of the land brought about more intensive farming and a developing societal hierarchy in the Bronze and Iron Ages. Bronze Age barrows survive on the Downs, and Ripe is overlooked by Mount Caburn Iron Age hill fort and Ranscombe Camp. There is evidence for Bronze Age activity, including a Late Bronze Age flint flake found at Eckington Lodge within Ripe itself (MES26516).

Roman

2.5.5 Roman occupation of the area commenced in AD43. Roman routes have been identified from Arlington to Barcombe (MES17111), running south-west of Ripe as part of the longer Roman road from Pevensey to Chalvington; to the east of Ripe as a road between Newhaven and The Dicker (MES4816); and in possible evidence of a Roman road from Mark Cross to Ripe (MES2935).

2.5.6 Sources have differing interpretations of the landscape surrounding Ripe, which may reflect an area of Roman centuriation associated with this wider road network. Robertson (1982) notes that both Ripe and Chalvington *'are at junctions of roads in an area that is quite unique in Sussex, for these two villages are in the centre of a remarkable system of roads that are both straight and at right angles to each other, as if they had been planned on a grid system'*. Ivan Margary suggested that this unusually regular gridded area was the result of Roman centuriation. Others have observed a corresponding relationship between longer drove routes established by transhumance and the gridded system, whereby the grid around Ripe and Chalvington *'must have been aligned upon a pre-existing pattern of tracks'* linking to the Weald (Gardiner 1995).

2.5.7 Organization of the landscape in this manner manifests itself in regular, rectilinear fields with straight boundaries, which contrast strongly with the more usual meandering Sussex lanes and shapeless fields which resulted from later assarting (Robertson 1982). In nearby Mark Cross, a possible Roman villa site has been identified (MES4506), and other sites were clearly associated with former crossroad locations and finds of metalwork and coins may suggest either high-status settlement or perhaps the location of a market.

Saxon

2.5.8 Early Saxon settlers would have adopted the inherited Roman landscape. There is circumstantial evidence for an early Saxon settlement at Mark Cross around a mile west of Ripe and the names of the villages themselves demonstrate use of the old English (Saxon) language, including at Ripe. The parish boundaries, formed after the adoption of Christianity, follow lines of still existent roads or hedgerows, providing evidence that the roads and fields were in existence by the Saxon period.

2.5.9 The earliest reference to Ripe dates to 741 AD, and the place name incorporates the old English term 'rip' which translates as 'a strip, an edge, a short, a slope', presumed to be a reference to its location beside Laughton Levels.

2.5.10 Prior to the Norman Conquest, Ripe was owned by Earl Harold Godwinson, who briefly became King Harold II until his death at the Battle of Hastings in 1066. The lord of part of Eckington had been Queen Edith, widow of Edward the Confessor, who was predecessor to King Harold II. Such prestigious ownership perhaps gives credence to the evidence of Roman settlement, and inheritance of the Roman landscape by the Saxons and later the Normans.

Place Name and Domesday

2.5.11 The Domesday Book of 1086 mentions two separate settlements in the hundred of Edvestone, being the manors of Rype and 'Echenstone' (or Alchiton, Achinton, Echentone, etc.) – the latter giving its name to Eckington. Ripe was held in lordship by 5 different people, with the Count of Eu (Hastings) and the Count of Mortain, of Pevensey Castle, holding the land

directly from the crown, with a population of 32 households or roughly 125 people. Eckington had six entries, and was also held between the Count of Eu and the Count of Mortain, with a population of 22.5 households. Both were amongst the largest 40% of settlements recorded in Domesday.

2.5.12 Within the parish, land was a mix of arable fields, woodland and meadow, with 8 salthouses. In Norman times, the land known as the Laughton Levels was probably a tidal inlet of the River Ouse, where sea water was allowed to evaporate to reclaim salt.

Church

2.5.13 The Domesday Book makes no mention of a church in Ripe or Eckington. The Church at Eckington Corner dates to the 13th century and is dedicated to St John the Baptist. The tower is 15th century, and the chancel and nave appear to be 13th century, with 14th and 15th century details, particularly the east window. The church remained in the possession of Lewes Priory until the dissolution of the Monasteries in 1539 when it passed to Thomas Cromwell and then the Pelham Family of Laughton. The buckle motif on the tower indicates its construction was paid for by Pelham family.

Medieval Development

2.5.14 Throughout the medieval period, a number of manors controlled land in the parish. The two largest were the Manor of Laughton and the Manor of Eckington, known as 'Eckington otherwise Ripe' to distinguish it from another similarly named manor in the parish (Ripe otherwise Eckington).

2.5.15 Ripe was of some importance in this period, holding a three-weekly baronial court. It has been suggested that the courts could have been held in The Manor House, a medieval timbered structure, enlarged and refronted in 1686. In the medieval period, it would have had a large open hall (now floored) where the courts would have been held (Robertson 1982).

2.5.16 The present village initially developed through the medieval and post medieval periods with two separate foci of development clustered around a pair of crossroads. In 2019, a chalk-lined well, possibly dating to the 13th century but incorporating early post-medieval bricks, was excavated at the former Lamb Inn (now Flock House). This provides some evidence of medieval settlement, with houses sitting close to and fronting the road with plots to the rear.

2.5.17 Aside from the church, the earliest surviving buildings in the Conservation Area are from the 17th century or earlier and focused in Ripe. At Eckington, evidence of medieval settlement takes the form of an outlying farm at Foulers, to the north-east of the core and outside of the Conservation Area.

Medieval and Post Medieval Employment and Industry

2.5.18 The main form of employment over the centuries in the village and surrounding area has been agriculture. This is evidenced by the early drove routes from the Downs to the Weald; the information provided within the Domesday Book; and the historical land management around the village within the Low Weald landscape.

2.5.19 In Ripe, post-medieval farms are recorded at The Manor House - separate from or perhaps a later iteration of the farmstead at Manor Farmhouse - at Curls Farm, and at Mill Farm

which also includes Roseneath Farm. The associated farm buildings survive to varying degrees, with notable loss of a 17th century barn at The Manor House and rebuilding and relocation of the 17th century barn at Starrs Barn, which means that Manor Farmhouse is now without any legible yard. Curls Barn is a post-fire rebuilding of the 18th century barn. A post-medieval granary also survives at Brooklands. In Eckington, Church Farm represents a 17th century farmstead, with a number of traditional farm buildings surviving.

2.5.20 Neither Ripe nor Eckington were subject to parliamentary enclosure acts in the 17th or 18th centuries, and the agricultural economy would have continued into the post-medieval period.

2.5.21 The HER records two post-medieval industrial sites in the vicinity of the settlement, including the site of a demolished windmill to the south of Ripe on Mill Lane and a brickfield to the north on Ripe Lane. Within the village itself, a blacksmiths workshop and other outbuildings seen on 19th century maps may have been of some antiquity. Forge House and the outbuilding at Ivy Cottage, said to have been a paint shop, are 19th century survivals of part of this building group. Another outbuilding was demolished in the early-19th century to make way for the Hebron Chapel. Historic photographs survive showing the group, which is also said to have included a wheelwright and joinery, after construction of the chapel in 1830.

Post Medieval and onwards Development

2.5.22 Up until the 17th century, there was isolated, very minimal, development within the village. In Ripe, surviving built form from this early period is represented by detached houses in generous plots represented by Yew Tree Cottages and The Manor House, together with Mill Farm. The Manor House retains much of its status, though later subdivision of Yew Tree Cottage and infilling of the plot tends to obscure its early origin and character. The ownership of the land and property associated with Mill Farm can be broadly traced from the late 17th century, including ownership by Sir Thomas Dyke in the mid-18th century, and the occupation, ownership and tenancy of the yeoman Matthew Mannington thereafter.

2.5.23 The 18th century is reasonably well represented in Ripe and Eckington, by both refronting or partial rebuilding of earlier buildings, as seen at The Manor House, Eckington House and Mill Farm, and in the form of new dwellings as at Eckington Manor, Curls Farmhouse and The White Cottage. Most of this occurred within or well-related to the main village areas, with no real change to the settlement form or boundaries.

2.5.24 In the late 18th century, a number of landowners and farmers between Hailsham and Lewes proposed a canal be built from a tributary of the River Ouse in Beddingham and creating a continuous waterway as far inland as Hellingly. The possibility of reliable transport, with the avoidance of adverse road conditions and saving high toll charges on the turnpikes would have advantages for farmers needing to reach the mills at Horsebridge and Hellingly. Landowners hoped to extend the canal navigation through to Laughton, Ripe, Chalvington, and onwards, and the research and planning of the route involved a great deal of expense and time of many people, including major landholders in Ripe and Eckington. Ultimately, the final decision was that the project be abandoned, but the route of the proposed canal is shown on Gardner and Gream's 'Topographical Map of Sussex' from 1975 (Robertson 1983).

2.5.25 In 1831 the parish covered 1,120 acres with a population of 360 (Robertson 1986). Development in the 19th century was predominantly smaller cottages in an amongst the

established settlement in Ripe and Eckington, most notably along Ripe Street and associated with Mill Farm and Church Farm. There are two notable buildings of the early 19th century, Brooklands, formerly Brook Villa, on the northern extent of Ripe village; and The Old Rectory, which may have replaced an earlier building, to the south of the church in Eckington. A number of the surviving outbuildings within the Conservation Area also date to this period.

2.5.26 By 1903, the parish had expanded to cover 1900 acres. At that time, the main landowners were the Gage family of Firle as Lords of the Manor of Eckington otherwise Ripe; Sir James Duke of Laughton Lodge, a wealthy coal-merchant who had served as Lord Mayor of London; and the Glynde estate.

19th century Trades

2.5.27 Based on the Tithe Apportionment from 1839 and trade directories from the 1850s onwards, occupations in the village were largely related to agriculture, rural crafts or the village trades. By far, the greatest occupation given in the directories for Ripe and Eckington is farmer. At least ten different farms are named, most outside of the village in the surrounding area, but including Mill Farm, Church Farm, Manor Farm and Curls Farm within the villages. In 1890, the main crops were wheat, oats, beans and roots.

2.5.28 Other trades include the publican, a butcher, carpenter, millers (corn), wheelwright and blacksmith, bricklayer, shopkeeper, grocers, draper, mealman (grain dealer) or seed merchant's agent, boot and shoemaker, higgler (pedlar) and a wine and spirit merchant (agent). A baker was a relatively late addition to the village, included in the 1890 Kelly's Directory of Sussex.

2.5.29 Directories from 1871 list the following facilities in the village: a post office, National School, the Lamb Public House, the church (with rectory and glebe lands), Calvinist Baptist chapel and the Ripe & Chalvington Social Club.

Institutions

2.5.30 From 1834, Ripe was one of the eight parishes which made up the West Firle Poor Law Union. On its abolition in 1894, Ripe was transferred to the Hailsham Union. Directories show that a relieving officer, registrar, sanitary inspector, vaccination officer, and collector of poor rates of West Firle Union were all resident in the parish, likely in nearby Chalvington.

2.5.31 A Strict Baptist community is said to have been established in Ripe from 1803, with services reputedly held in a barn until the Hebron Calvinistic Chapel was built in 1830. The chapel appears to have been demolished shortly after its closure in 1948. A key figure in the establishment of the chapel at Ripe was Matthew Mannington of Mill Farm in the mid-19th century.

Education

2.5.32 A Sunday School was established in Ripe on the 9th July 1827. This was followed in 1842 with establishment of the National School, founded by the efforts of the rector. The nursery and school served the communities of Ripe and Chalvington and was enlarged twice, in 1875 and 1893, before its closure in 1960. Accommodation was provided for the Head of the school in nearby School Cottage.

2.5.33 In 1985, Ripe Nursery School was started in the old school building, which was by then the Hayton Baker Village Hall. For a time in the late 1980s and 1990s the nursery school was run from Curls Farmhouse, but returned to the village hall in 1999 where it continues today.

20th and 21st Century

2.5.34 Work commenced on the construction of an RAF airfield at Deanland in July 1943. The airfield was sometimes used by aircraft damaged in operations over Europe, and a number of crashes are recorded in the area in 1943 and 1944, including the crash of a spitfire to the north-east of the church (Hancock 2018). Over the period 1939-45, 14 high explosives and 4 incendiaries were also dropped in Ripe Parish, with more in Chalvington and the surrounding parishes (Robertson 1982). The airfield is still in private use.

2.5.35 Limited development has taken place within the village since the 19th century. For the most part it has comprised new farmhouses and new dwellings on land sold from the break-up of farms. Mill Farm was fragmented in the mid-20th century, but the steading continued at Roseneath Farm, with a new farmhouse. A number of new dwellings were also built on land which was sold off from Mill Farm, including Ashfield, Rivendell and The Green House. A new farmhouse was also built at Church Farm, following its separation from Eckington Manor. Channers, Cobblers Meadow and Sand Platt Cottage were all built on land which had at one time been part of the farm associated with Eckington Manor.

2.5.36 Other forms of infill development also occurred in the mid-20th century. Greensands was built in the southern part of the garden of Pepperham and new houses were built on Church Lane, comprising a pair of dwellings on a police plot towards the western end; a pair of dwellings on the plot the parish had acquired for a village hall before the closure of the school; and the Kingsmead Council Housing in-between. There has also been separation and conversion of a number of former outbuildings associated with Manor Farm and Curls Farm.

2.5.37 More recently, development in the 21st century has comprised replacement dwellings as at Church Lane House; conversion of the former Lamb Inn together with the creation of Brambles and Weavers based on historic precedent; and a small housing estate at Carriage Mews.

Historical Maps

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

2.5.39 The earlier maps are representative of settlement and tend to lack detail, although some of the early Estate maps do show individual buildings and features with some accuracy. Ripe is named on John Norden's 1595 map of Sussex, according to the symbology indicating the house of a gentleman. It was reproduced on subsequent 17th century versions of county maps including John Speed's map from 1610 and Robert Morden's map of 1695.

2.5.40 The area is also covered by the maps produced by the Budgen family of cartographers, who lived in the District. The maps produced by different generations of the family include the first large-scale map of Sussex produced by Richard Budgen in 1723-4. The 1-inch to 1-mile map shows the village of 'Rype' depicted as at a crossroads with the church to the south. A gentleman's seat (no. 15), labelled as 'new house', is shown nearby but the key does not give the owner's arms. It is likely that this shows Eckington Manor, originally known as New House,

and built in 1702 on a 1-acre plot by John Reynolds (b.1634), who is buried in the churchyard. Another manor or farmhouse is also shown to the north with a small cluster of houses at the road junction. The presence of a rectory or vicarage at 'Rype' is indicated by Kitchin's map of 1763.

2.5.41 A 1730 map of the manor of Laughton (ESRO ACC 3412/3/759) includes 'three hundred three score and twelve acres' in the parish of Ripe, and covers the historic core of the village showing houses and buildings with the names of the manorial tenants, as well as the church at Eckington Corner. The map was copied in 1730 from an older survey of unknown date. Identifiable on this map is The Manor House in Ripe and The Lamb Inn (now Flock House), together with properties around the square and Curls Farm. The map includes small depictions of the buildings, including a two-storey building with a chimney facing west in the location of the Lamb Inn.

2.5.42 By 1778, the 2-inch to 1-mile map of Sussex produced by Yeakell and Gardner, shows more clearly the two foci of the settlement. At Eckington Corner, it is clustered around the church and indicates a north-east south-west route which survives today only as farm tracks and footpaths. In Ripe, the settlement is somewhat more linear stretching out along Ripe Lane to the north and Mill Lane to the south, with a cluster on the west side defined by Mark Cross Lane and a parallel route to the north.

2.5.43 Thomas Budgen produced a 'Plan of the Glebe Land of Ripe Rectory belonging to the Reverend Edward Robert Raynes' in 1796 (ESRO SRA/6/13/9). It shows a T-shaped building in a similar position to The Old Rectory, with further outbuildings to the west. In all, the glebe land totals approximately 30 acres. An additional 8 acres of glebe was purchased in 1805 from John Acton Esquire, who in 1794 had acquired Eckington Manor and 34 acres of land. Although there has been some loss of field boundaries, the land is largely still identifiable in the landscape today.

2.5.44 In preparation for the 1-inch to 1-mile 'Old Series' of the Ordnance Survey maps, a series of preliminary surveyor's drawings were made between the 1780s and 1840. Thomas Budgen's 1789 draft for Eastbourne covers Ripe and Eckington and shows the settlements with a bit more clarity. Of note is the presence of a windmill south of the village, on the west side of Mill Lane.

2.5.45 In 1811, William Figg completed an estate map showing property of the Viscount Hampden, of Glynde Place, covering the parishes of Firle and Ripe (ESRO GLY/6/7/3120). In Ripe, the map shows a collection of buildings at Manor Farm together with orchard to the north and a cottage at Pepperham, as well as various fields to the north-west and gives the names of owners of adjoining properties. All of these are identifiable on the later Tithe Map.

2.5.46 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 owners, tenants and cultivation. The 1839 Tithe map and apportionment for Ripe reveals the majority of the land in Eckington Corner in the ownership of the wine merchant Samuel Montagu Stable, of Eckington Manor, which by then included Church Farm. To the south of the church, the Reverend William Raynes (or Rayners) held land including predominantly gardens, pasture and meadow at the Old Rectory, then known as 'Frights' (Grade II).

2.5.47 On the western side of Ripe, farms at Mill Farm, Curls, and Manor Farm held the majority of land. Other larger landholdings in Ripe in the mid-19th century included the Cruttenden family at Brooklands and The Manor House. The Parish owned The Lamb Inn together with a range of cottages in Eckington Corner, close to Church Lane House and the Old Rectory, which may have been an Almshouse or similar (it is shown as a range of 4 on subsequent maps). In Ripe there were a small number of tenanted workers cottages scattered amongst smaller owner-occupied landholdings at Yew Tree Cottages, Diamond Cottage and Eckington House. Arable land uses were generally restricted to the eastern and north-western edges, and in a central swathe separating the settlements. Otherwise, pasture and meadows formed the hinterlands of the village settlements.

2.5.48 At time of the tithe apportionment The Manor House, Ripe was in separate ownership to Manor Farmhouse. Each had their own farmyard (plots 218 and 211 respectively). Curls Farmhouse was associated with only one barn (plot 213) in a much smaller yard. At The Manor House, buildings are grouped to the north-east of the house, and included a C17 barn on the north side of a yard which was demolished in 1980. Some later outbuildings still survive (in blue), but there has been considerable loss. At Manor Farmhouse, the outbuildings lay immediately north. It has also suffered considerable loss of buildings. Curls Farm was redeveloped between (tithe) and (first edition) with a number of new buildings, still extant – associated with truncation of the road.

2.5.49

2.5.50 INSERT RIPE TITHE MAP

2.5.51 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 1:10,000 (or 6-inch) ordnance survey is 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.

2.5.52 Between the tithe and the first editions of the OS Maps there had been only modest development in the villages, with few substantive changes between the two maps. Some infill development had occurred by 1875, but largely respected the plan-form of each of the distinct village cores. In Ripe, Threeways Cottage was built at the three-way corner of Mill Lane, The Street and Mark Cross Lane and Hamton Cottage/Miramar was built to the east of Yew Tree Cottages. In Eckington Corner, there had been some development of new farm buildings at Church Farm (north of the Manor) and The National School was built north of the church, together with School Cottage. The main feature of note on the 1:10,000 map of Ripe, surveyed from 1874-5 and published in 1878, is a small area of ornamental ground at The Old Rectory, previously known as Frights. Three farms are named on the map – Manor Farm, Mill Farm and Church Farm at Eckington Manor – together with the National School, Post Office, Lamb Inn and the guide-post at the junction of Mill Lane and Mark Cross Lane. The 25-inch of the First Edition was surveyed and published slightly earlier than the larger map, and is slightly less legible due to the rendering but does tend to indicate subdivision of properties. For instance, Chipps and Pelham Cottages were at that time a terrace of three.

2.5.53

2.5.54 INSERT FIRST EDITION 6-INCH MAP

2.5.55

2.5.56 The second edition OS map (1899) records the construction of a number of smaller paired workers cottages – Meadow and Ivy Cottages, 1-2 Tingley Cottages, 1 and 2 Church Lane with Allotment Gardens behind, and 1 and 2 Church Farm Cottages in place of the earlier farmhouse. Yew Tree Cottages is shown newly subdivided, so perhaps reduced to tenements or workers accommodation. The Old Cottage appears to have been reduced to make room for the construction of 1-2 Tingley Cottages on the western part of its plot adjacent to Ash Tree Cottage and Downsvie. To the north-west of the Lamb Inn, a former shop had been demolished from the western part of the plot which now contained just a cottage and garden. All three farms are still identified on the map. On the east side of Mill Lane, a smithy and Baptist Chapel are annotated. By this time, the National School had also been enlarged.

2.5.57 The second edition map also records the creation a number of new footpaths from Mark Cross Lane through Manor Farm to The Street; extending south from Mill Farm at the rear (east) of Mill Lane, down to a footbridge after which it split; south following a track from Eckington Manor to Langtye Lane; and various interconnected paths from Church Farm and north of Church Lane. The majority of these still survive as public rights of way.

2.5.58

2.5.59 INSERT SECOND EDITION 25-INCH MAP

2.5.60

2.5.61 The third edition OS map from 1910 records demolition of the row of cottages near Church Lane House which had been owned by the Parish. Photographs (undated but probably early 20th century) show the remaining cottage. The map also records demolition of the remaining cottage on the plot to the north-west of The Lamb Inn. On the north side of Church Street an outbuilding had been built in the plot of land which was in the mid-19th century, part of Curls farm owned by the Cane family. The 1910 Valuation Survey records it as forming part of the hereditament which also included Keepers Cottage, Sand Platt Cottage and The Cottage, and contained a 'stable cart shed' among the outbuildings. Otherwise there were apparently few substantive changes until the inter- or early post-war period with modest infill development including Cartref, April Cottage, and Eckington Lodge.

Areas of Archaeological Potential

2.5.62 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.

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

2.5.64 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/>

2.5.65 The Historic Environment Records for East Sussex is located at The Keep in Falmer, and information can be accessed online (13). 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.

2.5.66 At present prehistoric and early historic activity in Ripe is not fully understood, although there is evidence of early activity in the area.

2.5.67 Recent archaeological investigation in the area has revealed that the area was utilised by hunter-gatherer communities in the earlier prehistoric period, and that colonisation of the land was starting in the Bronze Age, with significant clearance and scattered occupation taking place in the late Iron Age and Roman periods. Within the conservation area itself, Mesolithic flints have been found near the church.

2.5.68 There is certainly ample archaeological evidence of Roman activity and occupation in the area, and archaeological evidence suggest there was a Roman settlement at Ripe, with a well-ordered landscape making use of all available high-grade land, which many have been divided between a number of farms.

2.5.69 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 (14).

2.5.70 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.

3 Character Appraisal

3.1 Introduction

3.1.1 Ripe conservation area has been divided into four character areas for the purposes of the appraisal. The character areas are shown on the map in Appendix 2 and comprise:

- A. The historic core of Ripe village along The Street;
- B. Mill Lane and Channers Lane;
- C. Church Lane; and
- D. Eckington Corner.

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

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

- The character of the areas 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.

3.2.2 Key Characteristics of the Conservation Area

- Twin foci of development around ancient crossroads, within a centuriated landscape in the valley below the South Downs.
- Cluster of 15th-19th century buildings forming the settlement core at Ripe, with a smaller cluster of high-status 18th and 19th century properties surrounding St John The Baptist's Church at Eckington Corner, with some later infill development.
- Except for the church and school, buildings in the village almost exclusively in residential use, with very little commercial activity.
- Grade I listed church and four grade II* listed buildings reflecting the early date and importance in the development of the settlements, as well as 13 grade II listed buildings or structures.
- Some older buildings are timber-framed, and in most cases this has been concealed by later refacing with brickwork or tile-hanging.
- Most buildings are two storey in height, predominantly of brick and tile-hanging.
- Roofs are predominantly covered with clay plain tiles, with some use of slate.
- Built form within the village is predominantly sited along the roads and/or around the church, with varied setbacks.
- Front boundaries are generally formed by hedges or brick and flint walls, with

- a few notable examples of iron fencing.
- Trees and hedges are an important feature of the conservation area and its wider setting.
- Key buildings: St. John the Baptist's Church, the Vicarage, Eckington Manor, Ripe Village Stores, The Old House, The Manor House, and Eckington House.
- Key open spaces include the churchyard, the square, and the open low-lying fields between the two village centres.
- Key views include: to and from buildings and across built form, directed by the road network, or across open spaces and fields to the surrounding countryside, and back to the historic core and church; northwards to the High Weald and southwards towards the South Downs; and views back towards the settlement, including the tower of St John The Baptist.

3.3 Character Area A – The historic core of Ripe village along The Street

Introduction to the character area

3.3.1 This character area is formed by the historic core of Ripe, laid out at the crossroads which forms a central focus of the area with the village shop and wayfinding signage. Linear development extends south-west along The Street, terminating at another crossroads with a typical Sussex style finger-post. The character area also includes open fields to the north, either side of the Ripe Lane which form the immediate setting to the village and historically associated with the buildings within character area A.

3.3.2 Running through the character area east-west is a possible Roman road represented by Mark Cross Lane and Church Street connecting Mark Cross with Ripe, and forming part of the centuriation. Otherwise, the village has a predominantly medieval settlement character, with buildings clustered in groups representing older, larger properties and historic farms, with later development taking a more linear form. At its core, the development is predominantly 17th century or earlier, interspersed with 19th century development.

3.3.3 Character Area A is bordered by open farmland to the north, east and west. To the south, it is bordered primarily by Character Area B which extends southwards along Mill Lane and Channers Lane representing more informal development, and by the western end of Character Area C.

Landscape, setting and views

3.3.4 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. The rural location of the village means that there are open fields both within the character area and surrounding it, the centuriated landscape having shaped the development of the village and supported its agricultural economy over centuries. The farmsteads and other building groups, such as Brooklands, define the entrances to the village from the north and west and reinforce the rural transition.

3.3.5 Trees are important both within the character area and in the wider setting and these reinforce the rural character of the village. There are some important tree specimens within the character area and these are noted on the visual appraisal map in Appendix 1, along with the identification of important hedgerows. Particularly noteworthy specimens include those on the

approach to the village on Ripe Lane; in the garden of Manor Farmhouse and other properties on the north side of The Street; and in the garden of Pepperham and Threeways, surrounding the junction with Mark Cross Lane. More generally, hedges and trees marking plot boundaries and some field boundaries, as well as those within gardens, contribute to the verdant character. Trees outside the conservation area mark some field boundaries and the river corridors, and also have a strong influence on the wider character and setting of the village.

3.3.6 Views through the character area are focused along the streets, which have an enclosed feel from the combined effect of buildings sitting close to the road, boundary walls and vegetation. The Square is the main inner focal point, and views towards and away from it create a strong strength of place. The South Downs have a presence in the backdrop of views along The Street, and the rural setting is reinforced by the gentle curve of the roads and spaces between buildings which afford longer glimpses out across vegetation.

3.3.7 Views across the wider countryside are also important, with the low-lying landscape allowing views in and out of the conservation area over and across the larger, rectilinear fieldscapes with straight hedged boundaries, affording appreciation of the centuriation. To the west, there are significant long distance views from Mark Cross Lane towards the rising hills of the eastern end of the South Downs. The landscape to the north of the character area in particular is crossed by public rights of way, many approximating historic footpath routes, which afford largely unchanged views back towards the northern edge of village.

3.3.8 A public footpath runs along the northern edge and through the character area, following the access to Starrs Barn and passing through the former farmsteads to connect to The Street, affording a good degree of permeability.

Local built form

3.3.9 The historic core in Ripe has developed in a broadly linear manner related to the road network. To the north, there are three key building groups – at The Manor House; Manor Farmhouse and the remains of the 17th century farmstead; and the 18th century farmstead represented by Curls Farm. On Ripe Lane, there are a further two groupings at Eckington House and Brooklands. Along The Street, development typically takes the form of smaller, semi-detached or terraced properties, siting relatively close to the road with shallow front gardens generally defined by historic boundary treatments.

3.3.10 For the most part, properties tend to front onto the road network, with three notable exceptions. At The Manor House, the symmetrical south-east garden frontage is the principal façade, with a rather informal elevation to the range fronting the road. Similarly, Brooklands sits more centrally in its plot and fronts south onto a yard, with a secondary frontage onto the gardens, referencing something of the small country estate ideal. Curls Farmhouse fronts south-west, representing an historic route which has been truncated, but survives partly as the entrance to Starrs Barn from Mark Cross Lane.

3.3.11 Throughout the character area, plot boundaries from historic maps are generally identifiable, despite later amalgamation and subdivisions. Early plots were irregular in shape and pattern, and spacious, giving rise to opportunities for 19th century subdivision and infill. The later development is identifiable by the smaller and more regular plots, with gardens generally to the rear. Development in the 20th century has predominantly taken the form of conversion of former agricultural buildings at Curls Farm and Manor Farm. Some of these have

been less successful and are excluded from the Conservation Area boundary.

3.3.12 There are limited examples of 20th century back land development to the east of Ripe Lane, represented by Eckington Lodge and Sand Platt Cottage. Although generally out of character, this picks up somewhat on the isolated form of Brooklands Cottage and the broader informal clustered development, and the buildings are not visually discordant due to their vernacular character. The tree coverage and hedged boundaries in this part of the village has also meant that this development has not had an adverse visual impact or affected the historic character of the village.

3.3.13 More recently, Weavers and Brambles have been built based on historic precedent, continuing the tight linear layout and character on the south side of The Street, and in a key focal position at the junction. Carriage Mews represents the only modern cul-de-sac style estate development in the Conservation Area.

Listed buildings

3.3.14 There are twelve listed buildings in the character area representing development between the 15th and 19th centuries, and including an early 20th century K6 telephone box. Three of the buildings are listed at grade II* reflecting their early date and importance in the development of Ripe. Several of the listed buildings are split into more than one dwelling. Buildings within the character area, listed and unlisted, have not often been the subject of archaeological survey and so dating of the buildings can be uncertain. Older buildings have often been re-fronted in the 18th-19th centuries, which may have obscured earlier phases. 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 does not diminish their significance.

3.3.15 The oldest buildings in the character area are domestic, with a concentration of higher status properties represented by The Manor House, Manor Farmhouse and Eckington House.

3.3.16 On Mark Cross Lane, The Manor House is listed at grade II*. Behind the brick front of 1686 lies an earlier house with 15th or 16th century origins, with some exposed timber framing at the rear. It is predominantly of red brick in Flemish bond with grey headers and a plain tiled roof, and features varied brick arches over the windows and doors, flat brick banding between the floors and a heavy plaster cornice to the east garden front beneath the tile-hung gables with timber barge boards and central bulls-eye windows. There is similar detailing on the less formal roadside elevation, but the brick banding stops short and there is a dentiled brick string course in place of the cornice. The windows are all early-20th century style metal leaded-light casements and probably date to the 1932 'restoration' by JD Clarke Architects. In some places, the new windows have led to some unusual palimpsest detailing, where the earlier fenestration pattern remains discernible.

3.3.17 The Old Cottage is a grade II* listed building on The Street. Being a symmetrically planned, aisled house dating to c. 1635, it is the earliest recorded example of this plan variant, probably a localized tradition of aisled construction in this area (Martin and Martin 2005). It has a compact historic form, with a hipped roof with a central axial chimney stack, and substantial two-storey gabled porch at the front. The walls are timber framed with herringbone brick nogging – and unusual type of infill in this area – and the principal elevation is embellished with timber carvings. The windows are 20th century leaded-light casements and the central door is

a heavy plank door embellished with strap hinges in a four-centered arched doorway. Owing to its unusual and obviously historic form, the distinctive use of materials and garden features at the front, it acts as a focal building within The Street. The garage is modern but set back from the building line and sympathetically designed with herringbone brickwork and timber accents.

3.3.18 Eckington House, listed grade II*, dates from the mid-17th century and is an early example of a symmetrically fronted, central-entry, end-chimney house, but incorporates some unusual features representing an important milestone in the evolution of house design and stands with other notable early local examples of the type (Martin and Martin 2002). It is in varied red and grey brick laid in English bond, with a plain clay tiled roof. At the rear, and visible from the road approaching from the north on Ripe Lane, is a close-studded timber framed section. To the principal elevation, the windows are in stone surrounds with hood moulds and the door is in a moulded brick surround, under a four-centred arch. The ensemble is completed by the brick and flint boundary walls and traditional outbuildings closely related to it.

3.3.19 Nos. 1-3 Yew Tree Cottage originally one house said to date from the 15th century, represents the oldest building in Character Area A and is listed at grade II. The timber framed core has been refaced with red brick on the ground floor and hanging tile with decorative scalloped banding above, and a plain clay tiled roof. There is a lower, Flemish bond red and grey brick one-bay extension to the east end, now part of No. 3 Yew Tree Cottage. Windows are white-painted timber multi-paned casements, with a single metal-framed leaded light window high in the pitched gable dormer which breaks the eaves, to the east of the chimney stack. The brick boundary wall with saddleback brick coping adds to the ensemble within the streetscene.

3.3.20 Manor Farmhouse, listed at grade II, sits back from the road, obscured from it by the tall boundary walls and vegetation, so that predominantly the tile-hanging on the upper floors and plain clay-tiled roof is visible. The older west end is 17th century with a steeply pitched roof, and faced in brick at ground floor and white-painted timber casements. The larger element to the east is a 19th century extension, also with brick to the ground floor below a dentiled string course, and has a bay at ground floor and large transom-style multi-paned casements.

3.3.21 Other, more modest 17th century or earlier cottages are represented by Pepperham and Amber and Curls Cottages. Pepperham has a brick skin in Flemish bond red and grey brick, with brick arches over the windows, and a steeply pitched plain clay tile roof which extends over the tile-hung western outshot as a large catslide. There is a modern porch to the front, a large dormer in the roof and a two-storey extension to the rear. The windows are almost all multi-paned timber casements, except for the first floor window in the eastern end, which is unusually a horizontal sliding sash design. Amber Cottage and Curls Cottage has a timber-framed core, refaced on the ground floor with brick, now painted, and tile-hung above. Similarly to Pepperham, the steeply pitched plain clay tile roof extends down over an outshot at the eastern end as a large catslide. The catslide is interrupted at the rear by a two-storey double-range extension in matching materials. At the western end, the external chimney stack has unfortunately been faced in cement rendering, and there is a modern single-storey brick extension. Windows are white-painted timber frames of varying designs, including horizontal sliding sashes. The high-quality brick boundary wall with half-round coping stones enclosing the small cottage gardens at the front adds to the ensemble.

3.3.22 Ripe Village Stores and Post Office, listed grade II, comprises a 17th century timber-framed main range to the rear (Keepers Cottage) and an early part-timber framed extension now known as Burton Cottage, with later shop extensions to the front. Pevsner describes the roof over the main range as 'humpback' and there are decorative ridge tiles to the steeply pitched plain tile roof. The old northern range (Burton Cottage) has a hipped roof with a gablet betraying an early origin, and the north elevation facing Ripe Lane displays some original walling with timbering and red brick infilling exposed. On the principal elevation facing the square the early elements have been refronted with imitation timbering and painted brick, matching the later extensions. The shop elements include a 20th century single-storey flat roof element and a late-19th century two-storey dual gabled range, canted slightly to address the bend in the road. These extensions are similarly treated in brick with half-timbered panels to the first floor gables, and hanging tiles at first floor on the south side, topped by a plain clay tiled roof with decorative ridge tiles. The south elevation of the main range behind is in white painted weatherboarding, and the casements feature scallop-edged lead aprons below the window sills. There is a complementary outbuilding to the rear, behind a single-storey brick element appended to the south-east corner. Throughout, the windows are multi-paned timber casements, with modern but well-proportioned shopfronts. Historic photos of the building show that it has been variously presented in the past, including with signage painted directly onto tile hanging on the principal gables, and with timber weatherboarding to the first floor of the earlier timber-framed elements.

3.3.23 Curls Farmhouse, listed grade II, is an L-shaped house dating from the 18th century, but probably of multiple phases as shown by the different elevational treatments. The principal frontage is of two distinct parts, the north-west end slightly recessed from the south-east end, but unified by a deep timber eaves. Whereas the south-east end is entirely of blue headers, with red brick dressings, the north-west end is Flemish bond with grey headers between red stretchers, giving a chequered effect. The two elements are unified with a decorative banding, variously in red and grey bricks respectively. Historic photos show that it had wide 3-over-3 and split-pane Victorian sashes at the south-east end and smaller, multi-paned casements to the north-west end; all of these windows now being 20th century timber casements. The north-west gable is Flemish bond brick to the ground floor and including the rear outshot, coursed flint and brick bands at first floor, with hanging tiles in the gables. At the south-east end, a rear wing of two gabled ranges has been added, with the same deep timber eaves wrapping the south-east elevation which is in chequered Flemish bond brick in two sections separated by a straight joint with red brick quoining. The rear gables are treated the same, with tile hanging in the upper gables. The valley has been infilled with a large flat roofed dormer sometime in the late 20th century. Although mostly now converted, the setting of Curls Farmhouse is enhanced by the surviving outbuildings and the boundary walls, including a bungaroosh wall topped with two courses of brick and half-round copings on Ripe Lane. To the south-west, the brick wall dates partly to the 1960s, when it was built across the historic access, opening up a section of wall further west where the access is now. This accounts for the somewhat odd line of the wall, was built partly over the former low red brick garden wall.

3.3.24 Diamond Cottage, listed grade II, dates to the early 19th century and, being historically part of the farm, complements Curls Farmhouse in its appearance. Its principal elevation is similarly of grey headers throughout with red brick dressings, but with playful red brick banding decorations and diamonds at first floor, and with a slate roof. The end gables are in red brick in Flemish garden wall bond, and to the north features a bracketed lead canopy over the entrance

door. At the rear there is a single-storey red brick outbuilding with a substantial chimney. The windows modern casements in tall openings suggestive of earlier sash windows, as can be seen in historic photographs. These were historically outwardly flanked by a pair of doors, now infilled quite convincingly, with little indication of their previous existence. The bungaroosh garden wall also complements that at Curls Farmhouse.

3.3.25 Chipps and Pelham Cottages is a pair of early 19th century cottages, reputedly built between 1807 and 1815. They have a typical double-pile plan form, originally entered from the end elevations, and clearly displaying hierarchy inside and out. The late 19th and early 20th century maps show it was three cottages, though it is not clear how it was subdivided. The elevations are rendered with deep enclosed timber eaves, and a slate roof with a pair of brick chimney stacks, and broadly symmetrical fenestration with four original 8-over-8 unhorned sashes to each. At Chipps Cottage another pair or 6-over-6 sashes has been added in a narrow outer bay, balanced at Pelham Cottage by a door with a flat porch hood. Chipps Cottage has a modern single-storey extension which has recently been improved with a new hipped slate roof. The low, rustic flint garden wall and cottage style front gardens enhance its setting.

Key unlisted buildings or structures

3.3.26 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 Ripe conservation area, and contribute to its wider historical value (15). These buildings and structures have been identified via consideration of their value to the heritage asset (conservation area), through their evidential value, historical value, aesthetic value and communal value, and in some instances for their contribution to the setting of designated heritage assets. Where ancillary buildings to listed buildings have been identified as key unlisted buildings on the visual appraisal map, and although these buildings may be considered to be curtilage listed, it is important to note that they also make a valuable contribution to the character of the conservation area in their own right.

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

3.3.28 Despite the high number of designated buildings in the historic core, there are three distinct groups of positive unlisted buildings in the character area. At the north-eastern end, along Ripe Lane, there are a group of historic buildings at Brooklands, including Brooklands, Brooklands Barn and Brooklands Cottage, and the associated outbuildings.

3.3.29 At the opposing south-west end of the character area, there is a small cluster of 19th century cottages at 1 & 2 Tingley Cottages, Downsvie and Ash Tree Cottages and Threeways Cottage which exhibit diverse and complementing vernacular character and quality detailing which sits comfortably alongside and enhances the character of the nearby listed buildings.

3.3.30 Centrally, the former Lamb Inn (now Flock House), together with its associated outbuildings reflects an important part of the social and architectural history of the Conservation Area and is a key feature in the square. Despite the recent conversion to dwellings it retains

signage relating to its historic use which is of particular visual interest. It also retains a characterful Cyclists' Touring Club (CTC) winged wheel badge on the principle elevation. In 1888, the club issued these cast-iron signs to CTC appointed businesses to attract passing cycle traffic. Such ephemeral features are a key part of the significance of the building and indicative of its role within the community.

3.3.31 Many of these buildings retain their original vernacular materials and detailing, and appropriate fenestration detail. Each of these buildings enhances the particular part of the character area in which it is located, represents good local vernacular detailing and reflects the social and cultural history of the area.

3.3.32 Brambles and Weavers are modern cottages but built with careful attention to scale, form, materials and detailing and based on historic precedent. They demonstrate careful and sympathetic development within the Conservation Area, though the window detailing would be improved without obvious trickle vents. Where other potential opportunities for small, infill development sites exist based on historic precedent, a similarly careful and informed approach would be expected.

Other features of the character area

3.3.33 Character Area A includes the main group of commercial properties including Ripe Village Stores and Post Office (grade II), and the former Lamb Inn (unlisted, now Flock House), which are enhanced by the street furniture in the open square, including a grade II listed K6 telephone box on the south side of the stores, and a George V Royal Mail wall box. The Parish and Community Association boards are mounted on the wall of the outbuilding at the former Lamb Inn, close to a timber bench and timber bicycle parking. The public bin in this location is a modern pebble dash design which is rather discordant within this historic context. Another timber bench surrounds the fingerpost in the grassed island, and forms the only public open space in this part of the Conservation Area.

3.3.34 There is a strong group value on The Street, which is terminated at either end by fingerpost signs in grassed islands edged with granite setts. In the square at the eastern end, the post is a modern design on a brick plinth. At the western end the fingerpost is an example of the typical East Sussex black and white wood design, erected by the County Council in the 20th century.

3.3.35 Except for the traditional fingerposts, there is minimal road signage or infrastructure in the Character Area, and no road markings which enhances the essential character of Ripe as a rural village. Where they exist, verges are narrow and grassed, and drives are defined by kerbs of granite setts. On the edge of the Conservation Area, the entrance to Curls Court has a more suburban character with hard kerbs which detracts from the Conservation Area. The modern development at Carriage Mews has been rather more successful but the hard kerbs detract slightly.

3.3.36 Boundary treatments provide defined edges and a strong sense of enclosure within Character Area A. Traditional boundary treatments prevail and predominantly comprise brick or flint boundary walls and hedges, sometimes combined.

3.3.37 Some of the semi-detached properties in The Street have short drives in front, generally paved in brick or gravel. However, private parking is generally related to larger houses

with gravel drives or farms with tracks and yards. Historic outbuildings are a common feature, some providing garaging or stores, but there are few examples of modern garages. There is some on-street parking in the character area, at Ripe Village Stores and along the north side of The Street. This tends to reinforce the shop as the focus of the village, and with loss of the pub maintains social activity which is part of the appreciation of village community.

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

Detractors

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

3.3.40 There are few detractors in the character area, although a small amount of modern materials have replaced more historic, vernacular materials and there has been unsympathetic replacement of windows and doors on some unlisted buildings. The conversion of the modern farm buildings at Curls Courtyard and development which replaced the historic stable at Carriage Mews, has had a slight suburbanizing impact in terms of kerbing and other material treatments.

3.3.41 The wirescape across the roads, extending between telegraph poles and buildings, is a detractor throughout the conservation area.

Summary

3.3.42 In conclusion, this character area comprises the historic settlement of Ripe, incorporating the historic core based around The Manor House and the crossroads, including clusters of historic farmsteads and 19th century linear infill. The area contains the Ripe Village Stores and Post Office, the only commercial building following conversion of the former Lamb Inn. The area is predominantly residential and includes buildings from the 15th-19th centuries and both includes and is surrounded by open low-lying fields. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. The main detractors include the wirescape extending across the roads, as well as some unsympathetic replacement of windows and doors on some unlisted buildings.

3.4 Character Area B – Mill Lane and Channers Lane

Introduction to the character area

3.4.1 Character Area B encompasses development on Channers Lane to the rear of The Street and on the southern periphery of the village along Mill Lane. Extending south to the road bridge, it has a more dispersed pattern of development and a closer relationship to the surrounding agricultural landscape with remnants of former farmsteads and various other functional buildings. The character area also includes open fields to the south, west of Mill Lane and East of Channers Lane, which form the immediate setting to the village and were historically associated with Mill Farm, encompassed by character area B.

3.4.2 The area is bordered to the north by Character Area A forming the historic core of the

village; and Character Area C to the east which represents late 19th century and early- to mid-20th century expansion of the historic core. To the east and west is open landscape, formed of large coaxial fields with straight, hedged boundaries. Further south, paddocks bound the eastern side of Mill Lane.

3.4.3 This part of the village of Ripe developed in piecemeal fashion, anchored by Mill Farm which is the oldest building in the character area, and along Channers Lane at the rear of The Street where the 18th century The White Cottage is the earliest surviving building. Development in the 19th century is represented by workers cottages on the southern periphery of the village. Infill development of the mid- to late-20th century has brought greater cohesion with the adjoining character areas.

Landscape, setting and views

3.4.4 The character area's position at the southern edge of the village, and based around the historic farmstead at Mill Farm, means that there are open fields both within the character area and surrounding it. The open landscape to the south-west in particular affords extensive views over the low-lying plain with the South Downs in the distance. Rosenheath Farm sits on the more open western edge of the village and is a key feature in views from Mill Lane over the outbuildings to the Downs, and in views towards the conservation area from the south. Otherwise, the loose grain and settlement form of character area B is visually quite contained by vegetation.

3.4.5 There is no public open spaces within the character area, but Channers Lane continues southwards as a public footpath based on a historic route. At the northern end of Channers Lane, behind the former Lamb Inn, there is an open plot which affords views to the back of properties and reinforces the back-land character of the lane. To the south, the open field adjoining the public right of way very much reinforces the edge feeling. The boundary vegetation and planting around the sewage works provides a good sense of enclosure, with no real appreciation of the eastern end of the conservation area. There is also a good sense of the relationship of Mill Farm with the land to the east, with a double set of metal five-bar gates crossing the footpath and linking the former farmyard with the open field. The roof of stable/outbuilding to the rear of April Cottage, with its dovecote/vent feature reinforces the rural edge. Beyond the Conservation Area boundary, the footpath connects to the wider network of historic routes enshrined as public rights of way with connections to Darp Farm and as far south as Selmeston.

3.4.6 Vegetation has a strong presence within character area B, bounding both sides of Mill Lane for almost the whole length of the area, and having a strong influence on the back-land character of Channers Lane. There is a visually important line of mature trees to the front of Mill Farm and along the public right of way south of Channers Lane forming the backdrop of Mill Farm. A number of individual mature specimens line the western side of Mill Lane at Rosenheath Farm and trees in the garden of Mill Farm Cottage, together with the woodland along the river corridor, provide a more defined edge to the south-eastern edge of the character area. A Where character area B abuts the adjoining character areas, tree groups in the gardens of The Green House and Channers form components of important views, complementing the adjoining areas as well as Character Area B.

Local built form

3.4.7 Mill Farm has had the strongest influence on the character of the area. The farmstead had a dispersed form with working buildings either side of Mill Lane, and facing onto the public right of way south of Channers Lane. Throughout the 20th century, much of the land associated with Mill Farm was sold off, resulting in a pocket of infill development on the old orchard site to the north of the farmhouse, including Rivendell, The Green House and Ashfield. Roseneath Farm was separated off from the larger farmstead sometime in the mid-20th century, with a new farmhouse bungalow built to the south of the farm buildings in 1957.

3.4.8 Outside of Mill Farm, Forge House represents a smaller group of historic buildings with a functional past. Meadow and Ivy Cottages were built in the 19th century in part of the garden of Forge House, behind an earlier outbuilding which is now part of Ivy Cottage. Greensands was built in part of the garden of Pepperham in the mid-20th century, and Channers and Cobblers represent later infill.

3.4.9 Along Mill Lane, development is generally set well back from the street, but fronting west onto it. The only exception is the bungaroosh outbuilding at Ivy Cottage, representing one a small group of buildings which historically occupied these more forward positions, including the Hebron Chapel and the smithy/forge. Mill Farm sits in a large plot defined by a stone-capped flint boundary wall with piers and a decorative metal entrance gate. On the west side of Mill Lane, simple estate fencing defines the boundary at the more open parts of Roseneath Farm, with hedges beyond. Otherwise, buildings tend to have a more informal relationship with their well-vegetated plots.

3.4.10 Being situated at the rear of The Street, Channers Lane is an unmade road with an understated back-land character. Historically the plots on the north-west side comprised orchards interrupted only by a small group of buildings at The White Cottage; and on the opposite south-east side included a small group of buildings which were replaced by Cartref in the early 20th century. Channers Lane retains this modest and understated character today, with an enclosed feeling. The White Cottage sits tightly on the lane and is the most dominant building in the area, much of the later development being set more centrally in the plots which are generally quite enclosed.

3.4.11 The western side of Channers Lane, although undeveloped, is enclosed by a flint and brick boundary wall between the former coach house of the Lamb Inn and The White Cottage. The land enclosed formed part of The Lamb Inn at the time of the tithe apportionment, and is shown on later OS maps as orchards. In the early 20th century the plot was subdivided, and at a later date, part of the southern plot was transferred to The Old Cottage, with a new inner boundary wall enclosing it as part of the garden. Along Channers Lane, the wall is partially collapsed and the plot is open, affording views to the rear of properties on The Street. As part of the conversion of the former Lamb Inn, modern close-boarded fencing has been introduced at the south-west end of the gardens. On the east side of Channers Lane, there is a substantial brick boundary wall on the corner with Church Lane, and modern boundary treatments beyond.

3.4.12 The footpath to the south has an enclosed feel owing to the vegetation and rear boundary treatments of the Mill Lane properties. At the northern end, a buttressed flint and brick boundary wall bounds the western side, adjoining the 17th century barn at Mill Farm which sits hard on the edge of the public right of way. Beyond the barn, the boundary treatments are softer, as on the eastern side generally adjoining open countryside. Despite the enclosed nature, there is a good degree of visual permeability along the route, with various views back

to Mill Lane, notably including at Mill Farm and at Ivy Cottage.

3.4.13 For the most part the mid- to late-20th century infill buildings in the character area are unobtrusive, adopting local forms and materials. A distinctly different architectural approach was taken at Channers when the chalet style dwelling was built in 1965; and in 1974 when the bungalow was built on an infill site to the south at Cobblers.

Listed buildings

3.4.14 There are two Grade II listed buildings in the character area, representing development of Ripe up to the 18th century. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal does not diminish their significance.

3.4.15 Mill Farm is a large farmhouse set within spacious grounds and with associated surviving features including flint and brick boundary walls and a 17th century barn. The earliest extant fabric of the farmhouse is dated to the middle of the 16th century (Martin and Martin, 2001). It has a tile hung upper floor, underbuilt in brick, with substantial brick chimneys and a large clay-tiled roof. The large barn is a mixture of brick, flint and weatherboarding with a clay tiled roof.

3.4.16 The White Cottage is an 18th century smaller cottage, home to the English poet and novelist Malcolm Lowry (1909-1957) at the end of his life. It has a timber framed upper floor clad with weatherboard over a Flemish bond brick base and has a slate roof. Notably, it has horizontal sliding sash windows. The associated outbuildings, converted as Bosky Barn, are brick in Flemish bond with blue headers as on the main building.

Key unlisted buildings or structures

3.4.17 Key unlisted buildings have been identified as being of local, vernacular or cultural interest and are considered to be non-designated heritage assets due to their contribution to the character of the conservation area and are identified on the appraisal map. Omission of description in this character appraisal does not diminish their significance.

3.4.18 The group of unlisted historic buildings along Mill Lane with its looser grain provides the main transition on edge of the village. On the west side of Mill Lane, the survival of the former agricultural buildings as Roseneath Farm, on the edge of the village, tangibly links the working landscape with the economic and social history of the Conservation Area, and is an important part of the way that the Conservation Area is read on this southern edge. On the east side of Mill Lane, the group of more modest semi-detached workers cottages and smaller outbuildings representing other working buildings on the edge of the settlement further add to the character of this area. Historically there were another pair of cottages north of Roseneath roughly where the concrete portal framed building currently stands. In the late 2010s, permission was granted for a scheme which sought to reuse the redundant agricultural buildings, replace the farmhouse bungalow and reinstate some cottages. This has unfortunately not come to fruition, but would have seen a cohesive redevelopment across these sites, thereby enhancing the southern extent of the Conservation Area.

3.4.19 Of these unlisted cottages, the semi-detached pair known as Ivy Cottage and Meadow Cottage are late 19th century in date, retaining much of their original elevational symmetry,

double-pile plan form, with decorative brick banding and with gable-end chimney stacks. The southern gable of Ivy Cottage prominent bears their date of construction in 1881 which is visible from both the footpath and Mill Lane. Today the property fronts to the west, onto Mill Lane. This frontage has something of an informal character, more typically reserved for rear elevations, particularly when compared with the more formal, three-bay frontage with larger, sash window apertures facing east onto the footpath. Also notable is that a shared double brick outbuilding lies to the west. Typically these small outhouses were located at the rear of cottages, and it may be that the presence of the smithy/forge, chapel and other buildings close to Mill Lane led to the principal elevation facing east in this location. The central chimney in the eastern range is the only thing to betray the unequal internal subdivision, with the southern cottage, Ivy Cottage, being smaller. Originally part of Mill Farm, the cottages were likely built for farm workers and are good examples of this type of late-Victorian development, elevated above the lane, within deep, spacious plots.

3.4.20 Forge House features Flemish bond brickwork with blue headers and a large clay tiled roof. The sashes in the principal elevation sit beneath segmental brick arches and there is a flat hood over the entrance door. Meadow and Ivy Cottages are in brick with decorative banding and the date 1899 picked out in blue bricks, and segmental arches to the apertures and a slate roof. The late-19th century Mill Farm Cottage is also tile hung at first floor with a brick base and clay tiled roof. The 20th century buildings are mostly in brick and tile hung with clay tile roofs. As Channers, The Green House is in timber but has something of the appearance of a barn, distinct from the more modern chalet style of Channers.

3.4.21 Off Channers Lane, Cartref is an early-20th century building later enlarged and refurbished, and represents more successful modern development than the other mid- to late-20th century development here. The ground floor is brick and the upper floors are tile-hung, with white painted timber fenestration, and. It has a good degree of visibility from the south, from the public right of way, where the rear elevation can be appreciated. Here it has a tall 8-over-20 sash window, presumably to a stair, between two full two-storey bays which are protected by the deep overhanging eaves.

Other features of the character area

3.4.22 There is a general lack of street furniture (historic and modern), no lighting and no road markings in the character area, typical of its rural location and contributing positively to the village character. On Mill Lane there are typically narrow grass verges, banked up with properties sitting on slightly higher ground, typically behind hedged boundaries. In a small number of locations timber posts with reflectors mark the edge of the road. There is a small area of characterful brick pavers at The White Cottage and Bosky Barn on Channers Lane.

3.4.23 The main features of interest in the character area include the brick and flint boundary walls, particularly related to Mill Farm, and also on Channers Lane. On Mill Lane, the flint boundary wall and brick piers outside of Mill Farm has in the past been rendered in areas with a hard cementitious material, quite grey in colour, and lined, principally to the two sections at the front of the house. This modern treatment is failing in areas and is quite patchy, exposing the coursed flint core, which is in need of repointing. To the east, the coursed flint wall steps up by approximately 6 courses, before turning east and returning to at an acute angle to meet the south-west corner of the house, separating the garden from the former farmyard. The stone capping is unique in the Conservation Area, and together with the symmetrical composition

around the gate and path, effectively communicates the status of Mill Farm. At the rear, the boundary wall along the footpath has a noticeable lean outwards and has been buttressed along its length.

Sounds, smells, general activity and detractors

3.4.24 Although there is modern infill development within the character area, the set back position, behind hedged and treed boundaries, scale and vernacular colour and material palettes of the modern buildings, mean that this doesn't detract from overall character and appearance of the Conservation Area. The elevated position of Rivendell means that it is somewhat prominent in the garden setting of Mill Farm, and in views across the gardens when the hedges are trimmed low.

3.4.25 The opposing suburban-style splayed entrances with boundary walls to Ashfield and Greensands are somewhat out of character with the area.

3.4.26 Another notable feature of the village is the lack of street lighting, which and the darkness of the village at night.

3.4.27 The main detractors within the character area are the wirescape, the few instances of close-boarded fencing, and the replacement windows in unsympathetic modern materials and patterns on the unlisted cottages and on some of the modern cottages. The hard concrete or reconstituted stone capping on the brick road bridge at the southern extent of the Conservation Area on Mill Lane is rather stark and out of character with the Conservation Area, with plastic bollards at either end.

3.4.28 The outbuilding at Ivy Cottage and the former farm buildings at Roseneath Farm have been disused and vacant for some time, and a new use needs to be found to ensure their long-term survival.

Summary

3.4.29 In conclusion, this character area comprises the historic settlement on the southern periphery of Ripe, based largely on the presence of Mill Farm and Rosenheath Farm. The area is wholly residential and includes buildings from the 16th-19th centuries, with some 20th century infill. The character area is surrounded by open low-lying coaxial fields with views to the South Downs. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. The main detractors include the wirescape extending across the roads, as well as some use of unsympathetic modern features.

3.5 Character Area C – Church Lane

Introduction to the character area

3.5.1 Character Area C comprises a linear element of development on the south side of Church Lane which links the two historic cores based. Whilst outside of the historic nuclei of the settlements, such single-depth linear development accords with the broader pattern of development, and presents a natural extension to the villages, based at least partly on 19th and early 20th century development on the outer edges of the villages. The character area includes open fields to the north and south, which provide the undeveloped space separating to two village cores.

Landscape, setting and views

3.5.2 The rural location of the villages means that there are open fields both within the character area and surrounding it. Both within the character area and outside, the fieldscapes are comprised of large, regular coaxial fields with straight hedged and treed boundaries.

3.5.3 Church Lane is open on the north side, allowing long distance views across ground gently rising towards the High Weald. The open field is crossed by a public right of way which affords good views back towards the villages, where the two historic cores can be appreciated, separated by the linear built form of character area C. Building groups at Brooklands and Eckington Manor are key visual features looking back towards the Conservation Area.

3.5.4 On the south side, the loose grain of the linear development affords glimpsed views towards the South Downs. The farm track at the south-eastern end of the character area is the only location where you get uninterrupted views south across the open fields. In views towards the conservation area from the footpath on its southern edge the settlement pattern is readily appreciable across the open fields, in the context of the modern pylons and wirescape. Although character area C is more open, the built form is generally recessive in the southern months by virtue of the material palette. As larger, rendered properties, Church Lane House and The Old Rectory are more discernible.

3.5.5 Orchard-style planting at April Cottage complements similar planting at Eckington Manor in the adjoining character area. Mature hedgerows and hedgerow trees on the north side of the Church Lane are important features in the Conservation Area. Tree groups behind April Cottage and Nos. 3-4 Church Lane Cottages, within the gardens of Church Lane House, form an important backdrop to the built form.

Local built form

3.5.6 The buildings in the character area date from the 19th and 20th centuries representing a single-depth, linear pattern of development. The built form fronts onto Church Lane, with simple building forms and linear ranges predominantly parallel to the road maintaining a consistent building line, in regular, long and narrow plots with gardens to the front. The only notable variation to the building line is at Kingsley Cottages, where there is a parking layby and pavement, with Nos. 3 and 4 set back. The earliest buildings at the western end generally have deep gardens and paddocks to the rear relating to the historic core of Ripe, with shallower gardens towards the eastern end abutting open fields.

Key unlisted buildings or structures

3.5.7 There are no listed buildings in Character Area C. The oldest buildings in the character area are Nos. 1 and 2 Church Lane Cottages, a semi-detached pair of workers cottages built sometime between c.1875 and 1898 with prominent gables and variegated or patterned tile hanging over a brick base, with a substantial central chimney. At the front, the central rain hopper carries the gryphon crest of the Duke family of Laughton Lodge, who were lords of the manor. The plot to the rear was historically allotment gardens. A matching pair of cottages is in character area D, at Church Farm.

3.5.8 Elmsdowne represents another small cottage where vernacular detailing, such as unpainted brick with contrasting brick quoining, clay tile roof and appropriate fenestration detail represents good local vernacular detailing and reflects the social and cultural history of the

area. The garden is bounded by a low brick boundary wall with a timber gate between gate-piers.

Other features of the character area

3.5.9 There are no other notable built structures within this character area and there is also a general lack of street furniture (historic and modern) in the village, which is characteristic of a rural location. The cottage garden and orchard style planting in the spacious plot at April Cottage corresponds well with the character area and provides a positive transition between the character areas. Similar orchard-style planning exists at the eastern end of the character area, at Eckington Manor.

3.5.10 Boundary treatment in the character area are predominantly hedgerows or vegetation, and softer picket-style timber fencing. There is only one instance of a low brick boundary wall, used with good effect at Elmsdowne. There has been some erosion to boundary character through the use of non-traditional close boarded fencing along the farm track at the southern end of the character area.

Sounds, smells, general activity and detractors

3.5.11 In common with the other character areas, there is a general lack of road markings, signage street or lighting, which contributes to the rural character of the area. The wirescape in this character area is situated to the rear of the dwellings and has less of a visual impact on the streetscene, but is nonetheless discernible on the skyline behind. Most properties have private off-road parking, and in some instances this has eroded the rural character of the cottage-style gardens.

Summary

3.5.12 In conclusion, this character area comprises the later 19th and 20th century settlement expansion which links the two historic cores. The identified character includes features, both man made and natural, which add to the historic significance of the area.

3.6 Character Area D – Eckington Corner

Introduction to the character area

3.6.1 Character Area D encompasses the part of the village at Eckington Corner to the east. It is more randomly laid out, in a loose cluster but focused on the church together with an enclosed green to its front, and two larger higher status dwellings which form a distinctive group. Apart from the church, buildings in the character area date to the 18th-20th centuries and comprise a large residence, rectory, farm, the former village school and a small number of workers cottages. The character area also encompasses the open fields to the north, historically associated with Church Farm, the parkland setting of The Old Rectory, and the open paddocks to the east of St John the Baptist Church, which form the immediate setting to the village.

3.6.2 Church Lane passes through the character area in an east-west direction, curving around Eckington Manor and the church green. Historically, a north-south cross-street would have similarly curved around Eckington Manor and the church green. Today, this route survives largely as a track to the west of The Old Rectory leading south towards Firle, and the farm track passing through Church Farm and leading north to Dicker, both of which are public rights of

way.

3.6.3 Character Area D is bordered by open farmland to the north, east and south-west. To the west, it is bordered by Character Area C which links the two settlement cores in a linear manner along Church Lane.

Landscape, setting and views

3.6.4 The landscape setting of character area D contributes to the significance of the character area and the way in which it is appreciated. The rural location of the village means that there is open countryside surrounding the character area.

3.6.5 The churchyard within the character area is a publicly accessible open space, as well as being the village burial ground. The area in front of the church is still open and grazed, with a series of small pastures to the south-east, beyond which is more open countryside. This forms a gradual transition but well-defined edge of the settlement, in which the church and former rectory, with their flint boundary walls are a key component. This grouping forms part of the quintessential edge of the village as it is approached across the open countryside from the public right of way.

3.6.6 Trees and hedgerows 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, hedgerow trees bounding the open fields to the south-east of the church, within the gardens of Eckington House and The Old Rectory, and along the lanes leading into and through the village, as well trees outside the conservation area marking field boundaries and in adjacent woodland. The orchard style tree planting at Eckington House also defines the western edge of the village, and complements the orchard planting at April Cottage further along Church Lane.

3.6.7 Views through the character area are generally along the roads extending through the settlement and to and from the church. Within the settlement, the bends in the road terminate views along its length, allowing only short distance vistas and meaning that buildings are focal points, especially at Eckington Manor and Church Farm. Given the compact form of the settlement, there are few long-distance views out from the centre, predominantly at the eastern end of the character area where there are views across to the High Weald. There is a good degree of permeability in the character area allowing for appreciation of the settlement edge, with views out across the open fieldscapes and wider countryside also important; in particular, views east from the churchyard and paddocks, views north from Church Farm. Views southwards towards the South Downs are also important, especially from the churchyard and from the public right of way adjoining The Old Rectory on the settlement edge.

3.6.8 Views back to the church from the surrounding area are also important, taking in the key landscape context and building groups. From the south-east, the Church Tower is visible on the skyline with the manicured hedgescape of The Old Rectory in the immediate foreground. The church tower can also be seen with Chalvington from Langtye Lane. From the north, there are views of the church tower over and across Church Farm.

Local built form

3.6.9 St John the Baptist Church is the oldest building in the character area, dating to the 13th century. It lies on the eastern edge of the village and is approached to the south of the green, by an unmade avenue of trees which passes by The Old Rectory. Some of the trees had to be removed after the storm of 1987. On the north side of the churchyard, in a narrow plot adjoining Church Lane is Ripe Village Hall and School Cottage.

3.6.10 Development is generally fronting onto the roads and/or around the church. As higher status properties, Eckington Manor and The Old Rectory are generously set back in large, irregular plots and enclosed with brick boundary walls. Church Lane House has a similar character today, partly a result of its rebuilding in the 21st century. Otherwise, dwellings are more modest, set closer to the road in plots of varying sizes. These generally comprise semi-detached pairs of workers cottages, a small farmhouse and a school cottage.

3.6.11 On the north side of Church Lane, Church Farm has a mix of smaller traditional agricultural buildings and larger sheds. Some of the traditional buildings have been converted, or granted permission for conversion.

3.6.12 Boundary treatments are predominantly hedges, with use of brick walls reserved for the higher status and more imposing Eckington Manor and The Old Rectory. A low flint wall encloses the churchyard. Lower brick boundary walls also survive at Apple Tree Cottage, Church Farm Cottage, School Cottage and at No. 4 Church Lane. No. 3 Church Lane has an unpainted picket fence. There is some very limited use of post and rail fencing where fields abut the road frontages and surrounding the church green.

3.6.13 The mix of periods of building can be identified, to some extent, by the uses of building materials. The buildings are in a mixture of materials, including red brickwork, some with grey brick headers, flintwork with brick quoining and detailing, and render. Apple Tree Cottage and Church Farm Cottage have tile-hung upper elevations, with decorative patterning in the tiles. Roofs are covered with a mix of clay plain tiles and slate. The cartshed on the corner of Church Farm has a poor-quality concrete tile. Weatherboarding is confined to agricultural buildings at Church Farm.

Listed buildings

3.6.14 There are four listed buildings or structures in the character Area. The Church is Grade I listed, Eckington Manor is Grade II* listed with associated Grade II listed boundary features, and the Old Rectory is also Grade II listed. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.6.15 St John the Baptist Church is built of knapped flint and sandstone and has a square tower, which contains five bells cast in 1717. The nave and south porch date from the late 13th century, but almost all detail is of the 14th and 15th centuries, with a 15th century Perpendicular tower. The chancel, remodeled in the early 14th century, is late Decorated in style with a fine traceried east window. Late 19th century directories state that the church was restored in 1864 and again in 1887. There is a fine clock, which was installed in 1898 as a memorial to the Rev. Shuttleworth Sutton.

3.6.16 To the west of the church, Eckington Manor is an outstanding example of an early

Georgian house of the transitional William and Mary style, with chequered brick, red brick quoining, deep dentiled eaves, and a symmetrically composed classical frontage facing east. Originally called New House, it has been known as Eckington Manor since the 1950s when it was separated from Church Farm; but was not associated with a manor. On the principal frontage, there are three dormers are of alternating triangular and curved shapes typical of pediments. Pevsner notes that the fanlight above the door is shaped like a real eye, rather than the more stylized oeil-de-boeuf characteristic of the period. The six-over-six timber sashes with horns are a replacement. The garden wall is in Flemish bond brick with blue headers with a brick coping, gradually stepping up in height. An outbuilding has been constructed over the wall in the west corner. At the front, timber gate piers support a pair of decorative metal gates aligned with the formally landscaped path.

3.6.17 The Old Rectory lies to the south of the church, and fronts west. It is an early 19th century building with rendered elevations and a slate roof, possibly with an earlier core, with a former service wing to the north of red brick and grey headers. A gate in the tall flint boundary walls provides direct access into the churchyard, reflecting their historic relationship. From the churchyard, glasshouses and other garden structures are discernible, giving some impression of the scale of the grounds and status of the former rectory. Historic maps show a former farmstead or other group of outbuildings to the north-west corner, and the junction.

Key unlisted buildings or structures

3.6.18 The farmstead at Church Farm is a partially extant 17th century farmstead on the village edge where relationships with the agricultural land are clear. The farmhouse was demolished in the mid- to late- 19th century and was replaced by a pair of farm workers' cottages. A new farmhouse was built in 1949 to the east. Similar to Mill Farm, the farmstead has a dispersed plan, with multiple yards and the farmhouse set away from the yard. A number of traditional agricultural buildings survive, to varying degrees, including the weatherboarded barn to the rear of the farmhouse and a 19th century courtyard arrangement to the north-west.

3.6.19 The farm workers' cottages at Church Farm match Nos. 1 and 2 Church Lane, both built between the First and Second edition OS maps c.1875-1898. On both semi-detached pairs the rain hopper carries the gryphon crest of the Duke family of Laughton Lodge who were lords of the manor, and have similar appearances with facing gables in patterned tile.

3.6.20 The semi-detached pair at Nos. 3 and 4 Church Lane was at the time of the tithe also in common ownership with the manor and farm, and is an earlier pair of cottages built in Flemish bond with grey headers. Both properties have been extended in a symmetrical manner with perpendicular wings resulting a wide H-plan. Although care has clearly gone into the extensions, the cumulative impact means that modest cottages are rather larger now. More recently, careful attention has been given to detail of the arch over the doors in the modern garage, though this is also quite large.

3.6.21 The Hayton Baker Hall, formerly the National School, sits on the north side of the churchyard and forms a group with School Cottage, and has wider relationships with the rectory and church itself. The former National School building was completed in 1843 to the designs of Gideon Piper¹ as a two-part brick structure with a slate roof. The larger flint element to the north-west dates from 1875 and has a pitched clay tile roof, but has lost its bell tower. School

¹ <https://www.thekeep.info/places/eastsussex/parishesandsettlements/ripe/>

Cottage is constructed of coursed field flints with red and grey brick dressings and a slate roof, with un-horned 8-over-8 and 6-over-6 timber sashes, indicating construction in the late 18th or early 19th century. Unusually, it sits end onto Church Lane and faces west to the former school.

Other features of the character area

3.6.22 The church green is a large open space at the heart of Eckington Corner, at the convergence point of three public rights of way and at the entrance to the church. There is a good degree of permeability past and through this central core of the green and the church, and the form of the road network means that there is a good degree of inter-visibility between the buildings and spaces of the character area, particularly Eckington Manor from the churchyard. On Church Lane near the entrance to the church there is a timber bench which directs views west down Church Lane and affords glimpses of Eckington Manor over the boundary wall and filtered through vegetation.

3.6.23 The vegetation is a strong feature of the character area, and Ripe Conservation Area more generally. In 1977, over 40 trees were planted in Ripe and Chalvington to commemorate the Silver Jubilee of Queen Elizabeth II, contributing to the area's verdant character, along with the grassed verges, hedges, garden landscaping and other trees. Some orchard-style planting in the field west of Eckington Manor softens the approach and other outbuildings.

Sounds, smells, general activity and detractors

3.6.24 Sounds, smells and general activity also contribute to the historic character of conservation areas. The village is generally very quiet, which reinforces the rural character of the area. The church and village hall are the main areas of activity within the character area, and although they can get quite busy with parked cars and traffic at times, contribute to the village's sense of community and place. Aside from farm activity at Church Farm, the occasional ringing of church bells are the main sounds in the area.

3.6.25 The character area is generally unlit, as would be expected in this rural and naturally dark setting. This helps to maintain the rural character of the village and is particularly important due to inter-visibility with the surrounding countryside.

3.6.26 There are generally few intrusive modern features within the character area, with the main detractors being a set of plastic bollards on the north side of Church Lane and the presence of UPVC windows, especially on the village hall. Church Farm has both UPVC windows and a number of solar panels sited prominently on the principal elevation facing the church. These unfortunately visually detract from the views across the church green. The wirescape across the roads, extending between telegraph poles and buildings, is also a detractor throughout the conservation area, and further visual clutter from road signage should be kept to a minimum.

Summary

3.6.27 In conclusion, this character area comprises the historic settlement of Eckington, incorporating the core around the church and small clusters of historic development at the crossroads. The area is largely residential and includes buildings from the late 18th and 19th centuries, with a very small amount of 20th century infill. The character area both includes and is surrounded by open low-lying fields. The identified character also includes other features, both man made and natural, which add to the historic significance of the area.

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4 Architectural Form, Detail, Materials, Textures and Colours

4.1 Introduction

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

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

4.2 Key Characteristics

Key Characteristics

- The predominant wall construction material is brick, often with tile-hanging to the first floor.
- Flint is also used fairly commonly within the conservation area, on domestic buildings, outbuildings and walls; and less commonly, bungaroosh is sometimes used.
- There are some good examples of exposed timber framing within the conservation area.
- White painted weatherboarding is used sparingly today, but there is good historic precedent for more widespread use in the conservation area. Natural and dark-stained weatherboarding is reserved for agricultural buildings or ancillary buildings.
- Render is used sparingly within the conservation area, generally on higher status buildings.
- The use of stone is limited to the church and the window dressings on Eckington House.
- Roofs are a mixture of gables, hips and half hips.
- Clay tiles are the predominant roofing material in the conservation area.
- Slate is predominantly seen on 19th century buildings within the conservation area.
- Where historic windows survive they are predominantly vertical sashes and simple side hung casement windows of timber or metal, with some use of horizontal sliding sashes.
- The majority of the doors in the conservation area are plain planked doors, sometimes with glazing, or traditional panelled timber doors.
- There is a mixture of boundary treatments in the conservation areas, comprising brick and flint walls, hedges, and timber fences, with limited use of iron railings.

4.3 Architectural Form and Layout of Built Form

4.3.1 Development in Ripe and Eckington has taken place in distinct two historic cores at crossroad junctions, strongly influenced by the centuriated landscape, and later linked by linear expansion along Church Lane. Development in the historic cores is typically clusters of buildings in large, irregular plots with a loose grain. The modest 13th century church sits prominently at the centre of Eckington Corner in a pastoral setting. Except for the larger barns, buildings are predominantly historic dwellings with subservient outbuildings in spacious gardens.

4.3.2 The buildings in the conservation area almost all front onto the roads extending through the village with traditional boundary walls and hedging to plot boundaries. Plot sizes are quite variable and the buildings themselves range from cottages of varying sizes to the larger farmhouses of Mill House and Manor Farmhouse, and grander houses of The Old Rectory, Eckington Manor and Eckington House.

4.3.3 Development within the conservation area is from a mix of periods and represents a mix of architectural styles, representative of the former use, status and period of building within the conservation area. The built form is generally of a modest scale, domestic buildings and larger barns being two-storey in height, with smaller single-storey outbuildings. Outbuildings are generally simple brick or flint structures, not overly rustic in appearance, and sometimes with higher-status detailing such as decorative brickwork or dentil courses.

4.3.4 Within the historic cores, there has been some later infill development, generally where historic farmsteads have been subdivided and with associated land sold off. Further infill development or erosion of the historic plot boundaries within Character Area A is likely to cause harm to the significance of the conservation area and its setting, unless based on sound historic precedent.

4.4 Walls

4.4.1 The mix of periods of building can be identified, to some extent, by the uses of building materials. The buildings are in a mixture of materials, including exposed timber framing with brick or render infill panels, red and grey brickwork, field flints and tile-hanging, with more limited use of bungaroosh, render and weatherboarding. Stonework is generally limited to the church, and modern materials are generally only found on the former farm buildings at Rosenheath Farm and on the larger industrial style buildings at Church Farm.

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

4.4.3 The pre-1894 parish area of Ripe (as recorded by Molly Beswick) had 2 recorded brickworks around Ripe, to the west associated with the Manor of Laughton, and on the east side of Ripe Lane.

4.4.4 Lime would have been used to create lime mortar for building and lime render, which could be applied as an interior or exterior finish to buildings. Lime was also used in agriculture to make the Wealden clay soils easier to work.

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

4.4.6 There are some examples of early use of brickwork in the conservation area, including the 17th century brickwork laid in English garden wall bond at Eckington House, and notable use of brick infill at The Old Cottage, where the bricks are laid in a herringbone pattern within the infill panels. The 18th and 19th century brickwork construction is of Flemish bond, where bricks are laid in a chequered pattern, as seen on Eckington Manor, Yew Tree Cottages and Tingley Cottages.

4.4.7 Bricks could be produced in different colours through a combination of firing techniques and temperatures and the clay used. Brickwork can also be used to create decorative patterns such as diaper patterns, polychrome work and header bond (37). There is a notable group of buildings using grey headers in high status and decorative ways surrounding The Square, including Curls Farmhouse, Diamond Cottage, and the former Lamb Inn (Flock House) together with its coach house. Forge Cottage, Pepperham and Nos. 3 and 4 Church Lane Cottages are also good examples of the use of decorative brickwork, where the bricks have been laid in Flemish bond using grey headers. Ivy and Meadow Cottages feature banding in grey headers, with the date of construction picked out in the south gable. Similar banding is used on the granary outbuilding at Brooklands, with a dentil eaves course.

4.4.8 It is only in the 20th century that the modern 'stretcher' bond has come into general use, as brickwork generally provides a face to an internal blockwork wall. Examples can be seen on the facades of Kingsfield Cottages and New House and New House West, indicating a mid to late 20th century construction date.

Photos of brick detailing

4.4.9 Although brickwork remains predominantly uncovered, there are a small number of examples throughout the conservation area of brickwork that has been painted. Generally, this is at ground floor with tile hanging over as on Amber and Curls Cottages and April Cottage. Where this has occurred, the paint work appears to be modern, but historically would have been a limewash to provide a sacrificial coat to the brickwork, provide a more uniform colour, and/or mimic stone. Historic photographs of the Village Stores and Post Office and Burton Cottage show that the painted brickwork is a wholly modern treatment.

Photo of painted brickwork

4.4.10 In conjunction with the 18th-19th century refacing of earlier timber-framed buildings with brickwork, tile-hanging can be seen throughout the conservation area, and varies in colour, texture and use. This is mainly seen in combination with brick where the buildings are underbuilt in brick on the ground floor and tile-hung above to conceal earlier timber-framing. Typically, tiles are plain with a consistent reddish orange colour as on Amber and Curls Cottages, Manor Farmhouse and The Mill House. It is also seen on more informal side or rear elevations, or is used in gables. Occasionally, the tiles are shaped and/or coloured in decorative patterns, as on Yew Tree Cottages, Church Farm Cottages and Church Lane Cottages; or used with

decorative effect, as in the pedimented gables of The Manor House. Some modern variegated tiling is also present in the Conservation Area, such as at April Cottage.

Photo of tile hanging

4.4.11 Flint is also used fairly extensively within the conservation area, for both buildings and more predominantly, boundary walls. A dense, random snapped flint is used on the north walls and east end of the church. More typically, coursed field flints are used as at School Cottage and the former school, where they are combined with red brick dressings. Some modern pointing has also been used on the former school building. Brooklands has a north-facing flint garden elevation. A number of former agricultural buildings and yard walls are also constructed with flint, as at Mill Farm and Curls Farm. At Brambles there is an example of modern flintwork, where the mortar is scored to reinforce the coursing, but tends to overwhelm the flints.

Photo of flint

4.4.12 Bungaroosh, a mixture of brick and flint, sometimes coursed, is also encountered within the Conservation Area, as on the outbuilding at Ivy Cottage and boundary walls at Curls Farmhouse.

Photo of bungaroosh

4.4.13 There are some good examples of exposed timber framing visible within the conservation area, most notably at The Old Cottage where the infill panels are distinctively herringbone brick. Other examples include the close-studding with render infill panels at the rear of Eckington House, and at the rear of The Manor House. The timber framing on the frontage of Ripe Village Stores is 20th century, but earlier historic framing survives with brick infill on the west side.

Photo of timber framing

4.4.14 The use of stone in the conservation area is limited to St. John the Baptist's Church, and for the window dressings on Eckington House.

Photo of stone

4.4.15 The use of smooth render to simulate stonework and/or unify and modernise earlier facades was popular in parts of Britain in the early 19th century. The finish was used to achieve the Regency and earlier Victorian fashion for smooth, evenly coloured house fronts where stone was not available and/or too expensive. Examples of render on higher status buildings can be seen at The Old Rectory and Church Lane House. It is also used on a number of the smaller 19th century cottages along Ripe Street, including Chipps and Pelham Cottages, Hampton Cottage and Miramar, and at Weavers. On Ash Tree Cottage and Downsview, the rendering is scored with 'ashlar lines' replicating the appearance of stone. At Threeways Cottages, render is used at ground floor, combined with hanging tiles at first floor. Darker, harder renders appear to be used at Brooklands and on the east end of the church.

Photo of render

4.4.16 There is little use of weatherboarding within the conservation area today. The main examples are the white-painted weatherboarding on The White Cottage and the dark weatherboarding on the barn at Mill Farm. Painted weatherboarding is more commonly reserved for subservient side or rear elevations, as on the west side of The Old Cottage and at Keppers Cottage at the rear of the Village Stores and Post Office. There is a small amount of

white-painted and dark stained weatherboarding on ancillary buildings, such as the small outbuildings at Keepers Cottage and Forge House respectively. Timber is also used on Channers and in the rebuilt Curls Barn in a more contemporary way.

4.4.17 However, historic photographs show that there was a much greater use of timber weatherboarding in the Conservation Area in the past. At Ripe Stores, the weatherboarding has been removed on the main range northern element to expose the timber frame in the early 20th century, sometime after 1914. The southern two gables in the past were tile-hung, but this too has been removed in favour of the exposed framing. Similarly, at Pepperham, tile hanging has replaced weatherboarding on the upper part of the gable facing Mark Cross Lane. At The Cottage, the principal elevation appears to be entirely weatherboarded, but is today tile hanging on the first floor with brick blow. Photographs of the demolished building where Bramley now stands shows weatherboarding to the gable end elevation. Similarly, the end bays of the demolished cottages at Curls Farm were both weatherboarded facing onto Ripe Lane.

photo of weatherboarding

4.5 Roofs

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

4.5.2 Some properties have roof-mounted solar panels. Visually, these tend to sit better on slate roofs, as at Curls Barn. Dark coloured solar panels are more conspicuous on the red/orange coloured clay tile roofs, as found at Church Farmhouse, the outbuilding to the rear of Ketley Cottage and Carriage Mews.

Clay tile

4.5.3 The predominant roofing material throughout the conservation area is handmade clay tile. Traditionally, the tiles would have been locally sourced and are a red/orange in colour, which has weathered. Handmade clay tiles have a double camber which adds to roof character, and is not replicated by regular, flat machine-made tiles.

4.5.4 The decorative Victorian ridge tiles on Ripe Village Stores and Post Office add to its prominence as the main commercial building within the square.

Slate

4.5.5 There is also some use of slate, which usually dates to the 19th century and the availability of slate at this time with the arrival of the railway. Examples in the conservation area include Ivy and Meadow Cottages, School Cottage, 3 & 4 Church Lane Cottages, Flock House, Brooklands, Diamond Cottage, Pelham & Chipps, to name a few.

Other

4.5.6 There are a few instances of unsympathetic modern roof materials in the conservation area. Examples include the large grey concrete tiles on the cartshed at Church Farm, and interlocking concrete tiles on Hampton Cottage, Miramar, Ash Tree Cottage and Downsvie. Flat machine-made clay tiles are also used in some places, and lack the shape and character of traditional hand-made tiles.

4.5.7 At Roseneath, the farm buildings have been disused for some time and have corrugated metal and asbestos roofs and some smaller ad-hoc buildings in similar materials. Although modern, these materials are not entirely out of place in the context of a farmstead.

Roof forms

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

4.5.9 The roofs generally run parallel to the road with gables or hips to the ends. Generally speaking, full hips are seen on the earliest buildings, sometimes with small gablets as seen at Amber and Curls Cottages, Burton Cottage and The Old Cottage, which are all 17th century or earlier. Both hipped and gabled roofs are used on the grandest houses such as Manor Farm, Eckington Manor and Eckington House, and The Old Rectory, but are of a different scale and design. Half-hips are used more sparingly on domestic properties, such as at Curls Farmhouse and Pepperham, and found more abundantly on outbuildings, as at Brooklands and The Coach House at the former Lamb Inn. There are also some catslide roofs to the sides or rear of buildings, such as Pepperham, Yew Tree Cottages, and Amber and Curls Cottages.

4.5.10 The roofs to buildings within the conservation area are predominantly uninterrupted by dormers and the use of rooflights is also restricted. Where historic dormers exist, they sit comfortably within the roofscape, are well-proportioned and respond to the building hierarchy, as at Eckington Manor and The Lamb Inn. In a small number of cases, small gabled dormers break the eaves as at Yew Tree Cottages, Elmsdowne and Eckington House.

Chimney stacks and pots

4.5.11 Brick chimney stacks survive to many of the buildings in the conservation area, often in multiples. 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, unpainted and vary in size depending on the size, age and status of the building. The earliest examples include end stacks as the large examples at Mill Farm, Ripe Village Stores and Eckington Manor, larger more centralised stacks as at The Old Cottage and The Manor House, or sometimes to the rear roof slope. The end stack at Eckington Manor is more decorative with twin flues angled to one another. Similar chimney positions were also adopted on later and smaller properties, as the central chimneys on Diamond Cottage, Forge Cottage, and Brooklands. Paired gable-end stacks are also common on the 19th century properties, such as Threeways, Meadow and Ivy Cottages, and Tingley Cottages.

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.

Barge boards

4.5.15 The majority of gable ends have small mortared verges, with some use of plain barge boards as on the Hayton Baker Hall. Decorative barge boards are not a feature of the conservation area.

4.6 Windows

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

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

4.6.3 There are few early wrought iron casement windows can be seen in the conservation area on a number of buildings. The metal casements are identified by external hinges and decorative window furniture, such as the internal catch handles and stays. The windows have leaded lights with a mixture of small rectangular panes and diamond panes. Later examples have larger glass panes in rectangular patterns as at Eckington House. There are also a number of characterful 20th century leaded-lights in the Conservation Area, as at The Old Cottage where they have diamond leaded lights, as well as The Manor House, Curls Farmhouse, Mill Farm, Mill Farm Cottage...

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

4.6.5 Later in the 18th century and into the 19th century, the double hung sash was introduced, often with eight over eight, six over six or four over four small panes, and became the popular window style of this period. During the 19th century panes of glass were larger and both sash and casement windows had larger panes of glass with fewer, if any, glazing bars and horns to support the weight of the larger panes. Eckington Manor, Brooklands, School Cottage, Flock House, Pelham and Chipps Cottages, 3 Church Lane Cottages and Downsview all contain early sash windows without horns, in eight over eight or six over six patterns. Forge Cottage contains smaller three over six sash windows with horns, and Threeways Cottage has a Victorian split-pane two over two pattern.

4.6.6 The White Cottage, Pepperham and Amber and Curls Cottages contain Yorkshire sliding sash windows. The horizontally sliding sashes were used from at least the 17th century and were not just restricted to Yorkshire, and have the advantage of sliding windows that they can be left slightly open even in poor weather without being damaged or letting in rain.

4.6.7 The use of stone mullion windows within the conservation area is limited to use at Eckington House, and in the traceried windows at St John the Baptist Church.

4.6.8 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 the village. While aspirations to improve thermal insulation are understood, wholesale replacement of well-designed traditional windows can rarely be achieved satisfactorily using sealed double-glazed units. A more appropriate solution is likely to be through proprietary draught stripping and secondary glazing. Existing windows can normally be retained, repaired or remade to a design appropriate to the period and design of the property.

4.7 Doors

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

4.7.2 The majority of the doors in the conservation area are plain planked timber doors, sometimes part glazed and often painted. Front porches are common, some of which are historic (although not necessarily original) and others that are a more recent addition. There is also more limited use of door hoods in the conservation area, such as at Forge Cottage and Pelham Cottage. Eckington Manor has an ornate 18th century doorway with fluted Doric pilasters and a pediment over the doorway, which features an unusual eye-shaped transom light over the eight panel door.

4.7.3 The use of non-traditional materials, such as PVCu, and treatments, such as light-stained timber, has begun to replace traditional domestic timber doors on some unlisted buildings within the conservation area. 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 and treatments, can be particularly visually incongruous in relation to the historic built environment within which it is viewed.

4.8 Shopfronts

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

4.8.2 Shop fronts were introduced in the 18th century and the majority dating from the 18th and 19th century are designed on an individual basis, utilising a variety of architectural detailing

and styles, with small paned windows. Later 19th century shop fronts have larger areas of plate glass as this material became more widely available, changing the scale in the design of shop fronts (38).

4.8.3 There is only one example of an early 20th century shopfront within the conservation area, at the Village Stores and Post Office. Although modern it is in timber with traditional proportions. The historic signage at the former Lamb Inn (now Flock House) has recently been exposed and retained despite the building's conversion to residential use. The early 20th century porch with its shopfront style fenestration has also been retained.

4.9 Garden Walls, Fences and Other Means of Enclosure

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

4.9.2 Ripe contains a mixture of boundary treatments, comprising brick and flint walls, hedges, with limited use of iron railings. Brick and flint walls and hedges, sometimes used together, are the predominant boundary feature within the conservation area, which reflects the rural character of the area.

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

4.9.4 There is a simple white picket fence and gate to the driveway of April Cottage and an unpainted example at No. 3 Church Lane Cottages. There is some limited use of post and rail fencing, at Carriage Mews, The Green House and along Channers Lane. Iron railings are a feature at Mill Farm, together with the estate style-fencing at Roseneath Farm. Some of the 19th century properties also have railings to the front, including Ash Tree and Downsview Cottages and No. 1 Tingley Cottages. There are distinctive metal gates at Brooklands, Eckington House, The Old Cottage (facing onto Channers Lane) and The Cottage; otherwise pedestrian gates are generally timber.

4.9.5 There is extensive use of brick and flint walls in the conservation area. The churchyard and rectory walls are flint, as are a number of former farmyard walls at Church Farm, Mill Farm, Curls Farm and Manor Farm, with many of the boundary walls to domestic properties being brick with half-round or saddleback copings. Particularly prominent walls include the coursed bungaroosh (mixed brick and flint) wall at Curls Farmhouse on Ripe Lane, together with the section of Flemish bond brick; the tall brick boundary wall in Flemish garden wall bond to The Manor Farmhouse on The Street; and the English bond brick boundary wall with its attached outbuilding at Eckington Manor.

4.9.6 There has been very little erosion to traditional boundary treatments or use of modern materials, which, if unchecked, could have a detrimental impact on the significance of the character of the historic core of the village.

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 Ripe and Eckington still has a very rural character of fields, hedges and trees, which provides an important backdrop to the settlement. This is discussed further in Chapter 2.

5.2 Key Characteristics

Key Characteristics

- The landscape surrounding the settlement has intrinsic significance as a historic centuriated landscape which still displays characteristics of the historic land management.
- There are prominent tree specimens within the churchyard; extending along Ripe Lane, Mill Lane and Church Lane; marking plot boundaries and some field boundaries, as well as within gardens.
- There small wooded areas partly within and adjacent to the conservation area to the east and south, and within the conservation area which form an important backdrop to and within the conservation area.
- Trees within and outside the conservation area mark some field boundaries and continue along the river corridors.
- Important open spaces include the churchyard and surrounding fields, the open low-lying fields between the two historic settlements, and smaller open spaces within the settlements.
- Views through the character area are generally to and from buildings and across built form, directed by the road network, or across open spaces and fields to the surrounding countryside, and back to the historic core and church.
- There are important views out of the conservation area northwards to the High Weald and southwards towards the South Downs.
- Public rights of way within the conservation area and extending into the surrounding landscape afford a variety of views back towards the settlement. Views back to the church from the surrounding area are especially important and create a strong strength of place.

5.3 Trees and Hedgerows

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

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

5.3.3 The relationship between the conservation area and the historic landscape is still evident in the way in which trees and hedgerows continue to mark historic boundaries and, together with boundary details, enhance the rural character of the area. The rural countryside surrounding the village, with the historic field pattern and strong hedged and treed boundaries create the historic backdrop to the settlement, with the South Downs visible in the distance. The surrounding landscape has intrinsic significance as a historic centuriated landscape which still displays characteristics of the historic land management.

5.3.4 There are some important tree specimens within the character area and particularly noteworthy specimens include those within the churchyard; trees and hedges extending along Ripe Lane, Mill Lane and Church Lane; trees marking plot boundaries and some field boundaries, as well as those within gardens. Trees outside the conservation area mark some field boundaries and along the river corridors which form the northern and southern extents of the designated area. There small wooded areas partly within and adjacent to the conservation area to the east and south are also important.

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

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

5.4 Open Spaces

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

5.4.2 Within the conservation area, the churchyard is publicly accessible open space, as well as being the historic village burial ground. Within Ripe, the square is the main public open space. Owing to the loose grain and road network, there is also a good degree of visual permeability and inter-visibility between the buildings and spaces of the character area, particularly at the road junctions, as well as open panoramic views southwards to the Downs from the churchyard. The rural location of the village means that there is open fields both within the character area and surrounding it which also provide key open spaces, albeit not publicly accessible.

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 and discussed in Section 3. 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 and diurnal changes in the landscape and that views may more easily be gained into, out of and through the conservation

area during certain times of the year, and particularly in the winter and early spring when the trees are without full leaf.

5.5.3 Views through, into and out of the village reinforce the inherent historic character of the settlement, particularly the manner in which it has developed around the two nuclei, and contribute to the understanding of the significance of the conservation area and its setting. There are good long-distance views towards the Conservation Area from the various public footpaths and the edge of the parish on Langtye Lane. These views include the tower of St John the Baptist's Church with the shingled tower of St Bartholomew's in Chalvington to the east. Views back to the church from the surrounding area are especially important and create a strong strength of place.

5.5.4 Within the settlements, views are generally to and from buildings and across built form, directed by the road network, or across open spaces and fields to the surrounding countryside, and back to the historic core and church. There are good long-distance, panoramic views to the South Downs and across to the High Weald from the churchyard and on the more open edges of the conservation area, as well as from gaps in the built form.

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

6.2.1 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

6.3.1 Key issues impacting on the character and appearance of the Ripe conservation area:

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

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, December 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.

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www.history.ac.uk/gazframer.html

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