

Draft Conservation Area Character Appraisal

Rushlake Green



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



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Overview

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

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

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

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

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

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

This character appraisal considers:

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

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

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

This document is for:

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

1 Background

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

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

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

Draft

2 Context

2.1 Introduction to the Conservation Area

2.1.1 Rushlake Green is a small village set within the open countryside of the High Weald Area of Outstanding Natural Beauty. Development is centred around the triangular village green.

2.1.2 The village lies within Warbleton parish, which covers an area of just over 11 square miles and includes the settlements of Warbleton, Rushlake Green, Chapman's Town, Three Cups, Turners Green and part of Punnetts Town. Warbleton lies approximately 1.5 miles to the south west and Turners Green is located to the north. The Parish had an overall population of 1,375 in 2011⁽¹⁾.

2.1.3 Rushlake Green comprised only small-scale dispersed settlement during the medieval period and developed gradually as a settlement during the post-medieval period on an open area of former wasteland or common. The earliest buildings in the village date to the 16th century and many developed as wayside cottages on plots cut out of the green.

2.1.4 Wayside and wasteland cottages continued to be built on land cut out of the edges of the green in the 17th and early 18th century and developed into the village with the rectangular green in the centre.

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

2.1.6 Wealden iron production had a significant impact on the economy of the area from the 16th century, utilising wood from the densely wooded High Weald and local iron ore outcrops. The early history of the village is strongly linked to the local iron industry and appear to have developed in tandem, the village possibly developing as the houses and local services for workers from nearby furnaces.

2.1.7 The village has retained its rural character throughout the 19th and 20th centuries. There has been very little infilling and to the settlement, with most buildings being 19th century or earlier.

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⁾.

¹ Source: 2011 Census, Office for National Statistics

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

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 Rushlake Green is located within the High Weald Area of Outstanding Natural Beauty, approximately four miles to the south east of Heathfield.

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

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

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

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

2.3.4 The character of this High Weald landscape is distinctive through the dispersed historic settlement pattern of farmsteads, hamlets and late medieval villages, largely sited on ridges or higher ground within the landscape. Settlements were linked by a network of largely intact ancient route ways (now often roads and rights of way) in the form of ridge top roads and a dense system of radiating droveways. These are often narrow, deeply sunken and edged with trees, hedgerows, wildflower-rich verges and boundary banks ⁽⁵⁾.

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

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

2.3.7 Iron was the major industry in the High Weald, and first developed in the Iron Age and Roman periods, with evidence of 87 Romano-British iron production sites in Wealden District ⁽⁶⁾. The height of the iron industry in the area was predominantly in the 15th to 17th centuries when the Weald was the foundry of England and as many as one hundred forges and furnaces were in operation. This influence dominates the present landscape in the form of hammer ponds, furnace sites and evidence of charcoal-burning. There is evidence for hammer ponds and iron working in the landscape, with iron works extending along the stream to the west of Hammer Lane, south west of Warbleton. It is understood that the first cannon was cast in East Sussex in 1543, at a furnace in Buxted. By 1574, there were at least 77 iron furnaces working in the Weald, but the ironmaking industry within the Weald had largely died out by the end of the 18th century.

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

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

High Weald Landscape

The history of the landscape is most evident in the:

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

Rushlake Green

2.3.9 The historic settlement setting of Rushlake Green is created by:

- considerably wooded landscape surrounding the settlement and slopes running from north to south;
- ancient field patterns, including regular piecemeal enclosure, and cohesive and aggregate assarts, as well as historic planned private enclosure;
- area of post medieval designed parkland to the north west, which adds to historical interest;
- blocks of Ancient Woodland around the settlement, with a large area of Ancient Woodland to the south east;

- close network of winding lanes, often in the form of ancient sunken droveways with tree and hedge-lined banks;
- stream corridors and ponds in wooded areas;
- small historic villages, hamlets and farmsteads with a strong sense of tranquillity and relative remoteness.

2.3.10 Landscape characteristics include:

- the central raised triangular green, which is a landmark in the village, offering views all around and giving an open feel;
- historic buildings arranged around the village green and road from the south, with large properties on the edges of the village to the north;
- views to surrounding landscape and villages, including Warbleton church and Punnett's Town windmill, from the village green;
- rural, sometimes sunken, tree-lined lanes;
- landscape of fields surrounding the village, often enclosed by hedges;
- village well connected to the surrounding landscape by a series of footpaths;
- strong landscape structure and inter-visibility with the historic core of the village;
- sensitive urban edges due to the presence of mature vegetation and woodland ⁽⁷⁾.

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

Rushlake Green Landscape Setting Areas

To the north east of the village, the area is characterised as:

- Several linear landscape features, including rural road corridors, Ancient Woodlands and stream corridors.

To the north west of the village, the area is characterised as:

- Patchwork of pastoral fields, interspersed with regular shaped woodland. These provide an intermittent sense of enclosure.

To the south of the village, the area is characterised as:

- Large areas of Ancient Woodland are key landscape features, particularly in the east of the area.
- Small-scale landscape pattern, encompassing predominantly pastoral fields.
- North-south oriented stream corridors⁽⁸⁾.

2.3.12 This area is situated within the High Weald AONB and is considered to have high landscape value. They include sensitive landscape features, with historic and ancient landscapes, strong landscape structure, and areas of Ancient Woodland. There is generally a strong strength of place around the village and the landscape around the village is considered to make a major contribution to the landscape setting of the settlement. There are long distance views from the village green and especially to the west, with strong inter-visibility between the surrounding landscape and historic buildings within the village⁽⁹⁾.

2.3.13 The topography in the area has influenced the layout and development of the settlement, with development extending around the green and along the roads leading to it. The village green sits at c.85m AOD, with the land dropping towards the stream bottoms to the east and west. The land rises gradually from south-north, at 75m by the junction with Back Lane at the south of the conservation area, and rising to 94m by Marklye at the north of the conservation area.

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

2.3.15 Features still visible in the landscape and around the conservation area provide evidence of earlier development and activity, such as hedges demarking field systems,

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

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

ponds from former iron working, mature trees, isolated farmsteads and historic boundary treatments.

2.4 Geology and Building Materials

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

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 Rushlake Green conservation area.

2.5 History of the Settlement

Prehistoric

2.5.1 Lack of archaeological investigation in the area means that prehistoric and early historic activity in Rushlake Green is not fully understood, although there is evidence of early activity in the area.

2.5.2 Mesolithic and Neolithic/Bronze-Age sites have been found along the rivers and there is also evidence of early iron working in the area in recording of undated bloomeries, which could be Iron Age or Roman. Mesolithic-early Bronze Age flints have been recorded in field close to the Cuckmere river to the west of the village⁽¹⁰⁾.

Roman and Saxon

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

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

2.5.5 Rushlake Green was part of the manor of Warbleton. Before the Norman Conquest the Domesday book records that the Manor of Warbleton was held of the Earl of Moreton by Countess Goda.

Place name, Domesday and early manors

2.5.6 The place name of the manor of Warbleton, in which Rushlake Green is located, is a Saxon place name, recorded in 1086 in the Domesday Book as 'Warborgetone'. The place name Warbleton is of Old English Saxon origins and is thought to derive from 'Waerburh' and 'tun', meaning the farm of a woman called Waerburh.

2.5.7 Rushlake Green is not mentioned until the 17th century, when it is thought the village emerged. The name may derive from the series of large lakes or ponds along the Cuckmere river to the west of the village, giving the village around the central green the name 'rush lake'.

2.5.8 Warbleton is recorded in the Domesday Survey with a population of just eight households and land for two ploughs, making this quite a small manor⁽¹¹⁾. In the Domesday survey the Manor was held by Wibert, with Robert, Count of Eu, as tenant-in-chief. Wibert also held other Sussex manors, including Herstmonceux (then called Herst).

2.5.9 The Manors of Warbleton and Herst were held together until the 13th century. On the death of Wibert, both Manors descended to his son, William, and then, by 1166, to the latter's heir, Reynold de Ansevilla. The manors then descended through the female line to coheirs⁽¹²⁾.

2.5.10 The Manors were split by the coheirs so that by 1212 Herst was owned by Waleran de Monceux, and Warbleton by William de Warbleton. The Manor of Warbleton then descended with the de Warbleton family⁽¹³⁾. William de Warbleton held the manor from 1212. Thomas de Warbleton, either the son or grandson of William, was taxed in the Sussex Lay Subsidy Rolls of 1296 for the manor⁽¹⁴⁾. At this time Thomas de Warbleton was the sixth most highly taxed person within the Rape of Hastings and also held lands in Hampshire and Surrey.

Church

2.5.11 The parish church of St Mary the Virgin is located at Warbleton and can be seen in views from the village green at Rushlake Green. The church dates from the 13th century, with additions in the 14th century and the tower added in the 15th century.

2.5.12 The manor house at Warbleton appears to have been used as a rectory by a member of the de Warbleton family shortly after its construction in the late 13th century. It is not clear if this continued to be used by the de Warbleton family as a rectory, but by a 1615 Terrier it was described as the parsonage and continued in this use until the 20th century, when it was sold as a private house.

11 www.opendomesday.org

12 ESRO HBR 1-500

13 ESRO HBR 1-500

14 Victoria County History of Sussex 9, 206, after ESRO HBR 1-500

2.5.13 There is no record of a church or chapel at Rushlake Green, but the 1898 2nd edition OS map shows that the Old Bakery was used as a Mission Hall at this time.

2.5.14 Rushlake Green church account books for the years 1906-1924 record that services were held at Rushlake Green school in the earlier 20th century⁽¹⁵⁾.

2.5.15 It would appear that Rushlake Green also had a Sunday School, which may have been a continuation of the services above, with the Sunday School records for Warbleton parish including the Rushlake Green service register for the years 1924-1966⁽¹⁶⁾.

Medieval and post-medieval development

2.5.16 The de Warbleton family built a large and high status manor house in Warbleton in the late 13th century, now the Old Rectory. This appears to have been initially built as a principal residence for the family given its size and status and also that the Lay Subsidy Rolls assessed the family in Warbleton in 1296 and not their Hampshire home. However, the main seat may have been in Hampshire by 1327, as the Lay Subsidy Rolls show that the family was assessed at their manor of Sherfield-upon-Loddon in north in Hampshire and not in Sussex by this time⁽¹⁷⁾.

2.5.17 The late 13th-14th century Lay Subsidy Rolls for Sussex lists all tax-payers in the Villata (township) de Warbeltone in this period. In 1296 AD and 1327 AD there were 18 taxpayers in Warbleton, rising to 21 taxpayers by 1332 AD⁽¹⁸⁾.

2.5.18 Throughout the medieval period the manor of Warbleton was held by the de Warbleton family⁽¹⁹⁾. The Warbleton family and their successors by marriage (the Puttenham) continued to own the manor throughout the medieval period.

2.5.19 By 1315, William de Warbleton had become rector of Warbleton and it appears he was granted the manor house for his use. John de Warbleton's grandson, William de Warbleton, died as the last male heir in 1469, when the Manor fell to William Puttenham (great-grandson of John) though his grandmother, Margaret, and then descended with the Puttenham family, who owned it until 1557. After passing through a series of owners, it was held by ironmaster Herbert Pelham of Michelham Priory and Bucksteep in the later 16th century and then by ironmaster Thomas Stollion (also Stolyon) of Iwood in the late 16th century- early 17th century.

2.5.20 In the early 1600s the Manor of Warbleton was purchased by Henry Smith, a London Alderman. He founded the Henry Smith Charity in the 1620s and left his land in trust to be used to make charitable donations to the poor.

15 ESRO: AMS 6033/19

16 ESRO:PAR 501/25/2/1/1

17 The de Warbleton family had inherited (through marriage) the manor of Sherfield-upon-Loddon in the late 12th century Victoria County History of Hampshire 4, 103-108, after ESRO HBR 1-500

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

19 Victoria County History of Sussex 9, 206 & 208-9, after ESRO HBR 1-500

2.5.21 Settlement around Rushlake Green seems to have comprised dispersed development in the medieval period and did not emerge as a village until the post-medieval period. There is no market or fair recorded in Rushlake Green, the nearest being at Old Heathfield, which held a weekly market from at least 1234 and an annual fair by 1316.

2.5.22 Medieval development around Rushlake Green seems to have been quite limited. The large property of Stone House to the north east of the green, originated as a timber-framed hall circa 1520 and is the earliest recorded building in the village.

2.5.23 Rushlake Green developed gradually during the post-medieval period on an open area of former wasteland or common. The earliest buildings in the village date to the 16th century and many developed as wayside cottages on plots cut out of the green⁽²⁰⁾. During the reign of Elizabeth I it was commonly believed that if a cottage could be completed with a roof over and a fire in the hearth, then the occupier had the right to undisturbed possession and they could not be removed by the Lord of the Manor. There was no such right, but illegal cottage building on waste land became problematic enough to necessitate the introduction of the Erection of Cottages Act 1588, which stated that any new cottage built must have a minimum of four acres of ploughed land associated with it. The exceptions were cottages exempt by the Lord of the Manor on the grounds of poverty and cottages built by churchwardens and overseers for the use of the poor.

2.5.24 Wayside and wasteland cottages continued to be built on land cut out of the edges of the green in the 17th and early 18th century under the new Act, with permission to build on the wasteland granted by the landowner, who would have retained ownership, with the cottage and land tenanted. At Rushlake Green it appears that much of the land was owned by the two large houses of Marklye and Stone House. The cottages developed either side of the green on land owned by these estates and over time, these developed into the village.

2.5.25 The early history of the village is strongly linked to the local iron industry and appear to have developed in tandem, the village possibly developing as the houses and local services for workers from nearby furnaces. Marklye or Rushlake furnace is thought to have been in operation in the mid-16th century and Rushlake furnace is documented in 1617, and was leased by William Dunn of Marklye in the mid 17th century. Warbleton Priory furnace was in operation from the mid-16th century and was leased by Thomas Roberts of Stone House from the mid-17th century (see post medieval trade and industry).

2.5.26 The earliest recorded houses in the village date to the 16th and early 17th century and include Stone House, Pond Cottage, The Oaks, Old Allis, The Cottage, and The Old School House and Old School Cottage, all dating in part to the 16th century (or possibly very early 17th century). The Old Post Office, The Horse & Groom, Old Fern Cottage and Cross Cottage appear to have been constructed in the 17th century. Diamond Cottage, Vines Cottage, School Cottages, Tom Beckworth, Great Crouch's, Tudor Cottage, Rose Cottage, The Old Forge, The Grantees and Little Firs are thought to date to the 18th century, with most of the remaining buildings in the village being added throughout the 19th century. Many of the early timber-framed buildings have been extended and/or

altered in later periods. Some of these properties seem to have replaced earlier buildings. For example, Tom Beckworth was mentioned in the 17th century, but the current house dates to circa 1750. Great Crouch's Farm also appears to have replaced an earlier building around 1722, and Pleydells is recorded in the 17th century, but the current house has a 19th century frontage and appears to be no earlier than the 18th century. Both the Horse and Groom and The Cottage reuse medieval material from earlier buildings⁽²¹⁾.

2.5.27 Stone House sits in its own grounds to the north east of the village and originated as a timber-framed farmhouse circa 1520. Tenement analysis shows it was owned by John and Thomas Field in the earlier-mid 16th century, passing through marriage to John Gibbons, then John and William Oliver, and was held by John Eliard by the late 16th century. It was then owned by the Levet family, before being purchased by William Roberts of Warbleton Priory in 1629⁽²²⁾. The house was expanded and developed into a stone mansion, possibly using stone from the priory, and was leased to Sir John Lade in 1710 by John Roberts, Roberts residing at Warbleton Priory, to the east of Rushlake Green. The priory had been granted to Sir John Baker after the dissolution, and the Bakers and Roberts were later related by marriage. The Roberts family are also recorded as lessees of Warbleton Priory furnace in the mid-17th century. Stone House remained in the family and was expanded again with an 18th century Georgian wing designed by William Wyatt whilst in the ownership of Martha, heiress of Walter Roberts, and her second husband, the Rev. Henry Harcourt. The family owned other properties at Rushlake Green, including Tom Beckworth from the 16th century and other properties on the east side of the green from the earlier 17th century. There is also a record of the money received for the purchase of leases in a piece of waste in 1611, which may refer to Rushlake Green⁽²³⁾. Stone House and Warbleton Priory descended in the Roberts family until 1839 when, on the death of John Roberts, they passed to John Henry Dunn, receiver-general of Upper Canada, who was the widower of John Robert's sister⁽²⁴⁾.

2.5.28 The name Marklye is recorded in the area from the 16th century, when John Marklies is recorded in documents from Warbleton Priory⁽²⁵⁾. The property at Marklye is documented from the 17th century and was purchased by Anne Hawksworth, the niece of John Roberts of Warbleton Priory, in 1692. She had previously lived with her mother at Stone House, as documented in the Will of John Roberts, dated 1688. She died in 1737 and left Marklye to Edward Hawes, referred to as 'my mansion house and lands in Warbleton, where I now dwell'⁽²⁶⁾. It passed from Edward to his son Robert in 1769, who was married first to Martha Baker then to Harriet Luxford. It is likely that Robert Hawes built much of the current house, which is listed as late 18th-early 19th century. Following the death of Robert Hawes and his wife the following year, Marklye was sold to John Darby in 1819. The Darbys had emigrated to Ireland in the 16th century and John Darby was a wealthy London merchant, trading in Irish linen, who bought Marklye in 1819 as his country estate. John Darby and his son, George, both enlarged the estate, purchasing additional land and buildings in the Parish, including Little Bucksteep, Downgate Farm

21 Warbleton parish tenement analysis
 22 Warbleton parish tenement analysis
 23 ESRO: ACC 9222/2/60
 24 ESRO: DUN 1-55
 25 Warbleton parish tenement analysis
 26 ESRO: AMS6149/7

and Priory Farm. The Marklye estate descended to George's grandson, Walter George Darby, who sold the estate, excluding the house and park, in the 1930s⁽²⁷⁾. This included The Horse and Groom Inn, Dunn village hall, Allis Farm, Great Crouch's Farm, Cherry Tree Cottage, Shepheard's Cottage and Workhouse Cottages, The Old Schoolhouse, The Smithy and wheelwright's shop, Cherry Tree Cottage, as well as other buildings in the village that may have since been renamed and outlying farms. This indicates that the buildings on the west side of the green had generally been owned by the Marklye estate until this time. The main house was occupied by the Misses Darby until the death of Walter George, who resided in London, when the house was sold.

2.5.29 The public house, the Horse and Groom, dates to the mid-17th century, incorporating material from an earlier building. It was owned by the Marklye Estate from at least the mid-18th century, and is referred to as the Groom and Horse in a deed of 1750. The building was constructed with more than one chimney and it has been suggested that this indicates it was built from the outset as an inn, hence the need for a heated parlour⁽²⁸⁾.

2.5.30 Great Crouch's Farm is on the edge of the village. Crouch appears to be a local name and a Richard Crouch of Warbleton is recorded in a grant from 1597, the name continuing in the area throughout the 17th and 18th century. Documents indicate that the family owned property around the village in the 17th century and seem to have owned Great Crouch's by the late 17th century, with a mortgage referring to a cottage near Rushlake Green [the Old Forge], bounded by Thomas and Ann Crouch on the west⁽²⁹⁾. The current house seems to have been rebuilt around 1722, referred to as 'ye new house' in 1723⁽³⁰⁾. Crouch sold Tom Beckworth house to the Stonehouse Estate in 1726 and Great Crouch's was later part of the Marklye Estate.

Post medieval trade and industry

2.5.31 Early industry in the area appears to have revolved around agriculture, with farming important to the local economy and farms and farmland in and around the village.

2.5.32 Wealden iron production had a significant impact on the economy of the area from the mid-16th century to the late 1700s. Iron production began in the area in the 16th century and was transported by river to Pevensey for export. In 1548 the Sussex coastal towns complained about shortage of wood and blamed (among others) four iron mills and furnaces in Warbleton parish. These were not specifically named, but are thought to have been the furnaces at Marklye and Warbleton Priory and Steel and Woodman's forges.

2.5.33 The local iron works were generally associated with a small group of ironmasters, with the same names recurring in the list of owners and tenants. These include the prominent Baker family of ironmasters from Mayfield, who owned sites in the 16th and

27 ESRO: AMS6148/2

28 ASE report 699

29 ESRO: DUN 11/4

30 Warbleton parish tenement analysis

17th centuries, and Thomas Stollion (also Stolyon), who seems to held the Manor of Warbleton and been a local ironmaster in the later 16th-early 17th century⁽³¹⁾.

2.5.34 Richard Woodman was associated with a number of local iron works in their early years of operation, including Markly Furnace, Cralle furnace, Woodman's furnace and forge, and Steel Forge (Warbleton). During the reign of Queen Mary (1553-1558) Woodman publicly objected to the local priest changing from Protestant to Roman Catholic and was burned to death with nine others, known as the Lewes Martyrs, in 1557. During his imprisonment Woodman stated that he had provided work for 100 people in the last year.

2.5.35 Wealden iron production had a significant impact on the economy of the area from the mid-16th century to the late 1700s. Iron production began in the area in the 16th century and was transported by river to Pevensey for export. In 1548 the Sussex coastal towns complained about shortage of wood and blamed (among others) four iron mills and furnaces in Warbleton parish. These were probably the furnaces at Marklye and Warbleton Priory, and Steel and Woodman's forges.

2.5.36 The early history of the village is strongly linked to the local iron industry and appear to have developed in tandem, the village possibly developing as the houses and local services for workers from nearby furnaces. Markly or Rushlake furnace is thought to be one of the four iron works in Warbleton Parish in operation in the mid-16th century. Rushlake furnace was owned by Thomas Stollion and is documented in 1617, when it was mortgaged to Sir Thomas Pelham. It is again mentioned in the mid-17th century when William Dunn of Markly and Anthony Fowle were co-lessees of the furnaces. The remains of the hammer ponds are still visible in the river valley to the west.

2.5.37 To the north of the village, Warbleton Priory furnace was in operation from the mid-16th century and owned by Sir John Baker, who had been granted the priory and lands after the Dissolution. It was leased by Thomas Roberts of Stone House from the mid-17th century and the lease bequeathed to his brother John in 1648. The remains of the ponds are located on the river Ashbourne to the east of the village, with a series of ponds extending from the former priory to the south of Dean Farm Barn.

2.5.38 Like the rest of Wealden, the area would have suffered with the decline of the iron industry, with the local ironworks ceasing operation by the end of the 17th century. There was also hardship in the area as a result of economic depression and poor harvests following the end of the Napoleonic Wars in the earlier 19th century.

2.5.39 One industry that did flourish in the area in the post-medieval period was the hop industry. Having been introduced by Flemish settlers in the 16th century, it become more prominent in the 18th and 19th centuries. The small enclosed fields provided the opportunity to grow hops alongside other crop and livestock farming. The area also had a good local supply of wood for poles, milder southern climate and suitable sandy slopes ensured that this region became the dominant supplier of hops. Once the hops were picked, they were dried out in oast houses, many of which survive in the landscape. Hop

growing reached its peak in the 19th century and the 1837 Tithe map is sufficiently detailed to show that many fields in the parish were used to grow hops at this time. By the time of the 1882 Kelly's Directory the chief crops in the parish were corn and hops.

2.5.40 The 1851 Census lists 42 households at Rushlake. Occupations include landed proprietor, pauper, annuitant, bricklayer and glazier, carpenter, smith and wheelwright, millwright, farm labourer, dairyman, general practitioner, postman, schoolmistress, bailiff, shop assistant, victualler, brick and tile maker, wagoner, butcher, baker, cordwainer, grocer, tailor, draper, servant, coachman, footman, groom, gardener, and laundress. The last few occupations show the influence of the large houses. Marklye also has a separate entry and in addition to the large family, includes a housekeeper, two nurses, cook, housemaid, kitchen maid and footman. Stone House had a cook and two nurses, the rest of the household staff presumably living in the village.

2.5.41 The 19th century Kelly's Directories and census records show that Rushlake Green was a residential and service centre and included farm workers, trades and services, including local shops, post office and school, for the parish. Trades include grocer, miller, surgeon, farmer, saddler and harness maker, watch maker, wine and spirit merchant, boot maker, draper, market gardener, poulterer, butcher, blacksmith, carpenter, school master, victualler and post office receiver.

Institutions

2.5.42 Warbleton Parish is recorded in a 1777 Parliamentary report as having workhouse accommodation for up to 60 inmates⁽³²⁾. Many parish workhouses were established after Knatchbull's Act of 1723, which stipulated that poor relief would only be granted once a pauper had been admitted to a workhouse. Hundreds of workhouses were set up, often in existing rented buildings.

2.5.43 A row of cottages in Warbleton used as the Parish as the workhouse by 1762. The cottages continued use as the workhouse until the large union workhouses were set up following the 1834 Poor Law Amendment Act. The Hailsham Poor Law Union was formed in 1835 with a new large workhouse built at Hellingly, but the Warbleton workhouse was still used to house boys for some time⁽³³⁾. A plaque on the cottages reads 'Presented to George Darby of Markly 1866.'

2.5.44 The Dunn Village Hall was constructed in 1934 on the west side of the road, to the south of the village green. It was built using land donated by the Darby family following the sale of the land owned by the Marklye Estate, and paid for using money left by the Dunn family of Stone House.

32 Report from the Committee appointed to inspect and consider the returns made by the Overseers of the Poor. Reported by Thomas Gilbert 15th May 1777

33 <http://www.workhouses.org.uk/Hailsham/>

Education

2.5.45 Old School Cottage and The Old School House appear to have been used as a school in the 19th century, referred to as the schoolhouse in the 1837 Tithe apportionment. The building is shown as a reading room on the earlier 20th century OS map.

2.5.46 The National School was constructed at Rushlake Green in 1873. The school closed in 1960 and the site was redeveloped in 1965 to build Osborne House as accommodation for the elderly. The Victoria Diamond Jubilee Clock from the old school, which had been purchased by public subscription, was salvaged from the former school building and adorns the façade of the building⁽³⁴⁾.

20th century

2.5.47 The village has continued as a local centre for trades and services in the 20th century. Whilst some of these trades and services have been lost in more recent years, the village still retains a village shop, post office and public house.

2.5.48 The village has seen little significant development in the 20th century, with very limited development within the historic core.

Population

2.5.49 The population for the Parish of Warbleton was 1,059 in 1851, 1,468 in 1881 and 1,375 in 2011, with the majority residing in Rushlake Green⁽³⁵⁾.

2.6 Historical Maps

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

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

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

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

2.6.5 The Thomas Budgen map of 1789 shows the village of Rushlake Green. Although lacking in detail, the size of the settlement is shown with virtually all of the buildings within

34 <https://rushlakegreenvillage.co.uk/osborne-house-2/>

35 2011 Census; Office for National Statistics (ONS)

the conservation area represented on the map with the exception of a small group of 19th century buildings on the west of the green and Stone House Lodge to the north of the green.

2.6.6 The Tithe map of 1837 shows the village in far more detail with individual buildings shown as well as plot boundaries and owner/occupiers. The extent of the village is very similar to what is seen now. Most of the historic buildings in the village are shown on the Tithe map, with the exception of Fern Villa, Gable Cottage and Osborne House to the east and South Side and the Dunn Village Hall to the west. Many of the buildings in the village are cottages, but also include two shops, a wheelwrights, a school house and farms. The former iron working ponds can be seen to the west of the village with the mill shown on the river behind Great Crouch's Farm.

2.6.7 The 1874 1st edition OS map shows the village relatively unchanged, although Fern Villa and Gable Cottage, the National School (now replaced by Osbourne House) and the row of four attached buildings called South Side have been constructed. Other buildings in the village have been extended, including Stone House and Marklye and some ancillary buildings have been added. What appears to be a pound is shown on the green.

2.6.8 Subsequent OS maps show very little change to the village. The Old Store was used as the post office on the 2nd edition OS map and the Old Bakery was used as a Mission Hall. By the 3rd edition map the post office had moved to the Old Post Office and Old School Cottage was used as a reading room. The Dunn village hall was built in 1934 on the west side of the village, to the south of the green.

2.7 Areas of Archaeological Potential

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

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

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

2.7.4 The Historic Environment Records for East Sussex is located at The Keep in Falmer, and information can be accessed online ⁽³⁶⁾. This will also be helpful in assessing the likelihood of the presence of archaeological remains in the area and help with interpretation of a particular site and its setting.

2.7.5 There has been little archaeological investigation in and around Rushlake Green, including within that part covered by the Conservation Area. There has been some geophysical survey and trial trench evaluations, which have uncovered undated linear features, pits and post holes⁽³⁷⁾. However, when considering the archaeological potential of settlements; the knowledge that the earliest buildings in the village date from the 16th century and some buildings reuse earlier, medieval material; the natural resources of the area for industry and the evidence of early activity; there is potential that unknown archaeological features will remain. It is also important to recognise that archaeology often survives 19th and 20th century development.

2.7.6 It is misleading to assume complete destruction of buried or hidden features which could survive within later buildings and structures as well as in below ground features. Therefore, archaeological remains of any period, both above and below ground, could be found within the conservation area. Any proposals to carry out works which include ground disturbance or works to a historic building are likely to require an appropriate form of archaeological evaluation and assessment, to assess the potential for evidence of past human activity and provide evidence for the substance and evolution of the place, and its people and culture⁽³⁸⁾.

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

37 ESHER ref: MES24588, EES14574

38 National Planning Policy Framework

Draft

3 Character Appraisal

3.1 Introduction

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

A. Rushlake Green core

B. Marklye and Stone House

C. Village edge

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

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

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

3.2 Key Characteristics of the Conservation Area

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

Key Characteristics of the Conservation Area

- Post-medieval wayside settlement developed around the large rectangular green from the 16th century.
- Cluster of 16th-20th century buildings forming the village settlement, with many buildings dating to the 17th-18th century.
- Buildings in the village mostly in residential use, with little commercial activity.
- 27 listed buildings or structures within the conservation area, comprising 25 Grade II listed buildings and two grade II* listed buildings.
- Some older buildings are timber-framed, with visible timber-framing on a small number of buildings and others concealed by later refacing with brickwork and tile-hanging.
- Most buildings are two storey in height and in a range of materials, predominantly of brick, often with tile-hanging, but also stone, render and exposed timber-framing, and clay tile roofs with limited use of slate.
- Built form within the village is predominantly sited along the roads extending through the village, most of which extend around the village green or converge on it, and the buildings have varied setbacks.
- Front boundaries are generally formed by hedges.
- Trees are an important feature of the conservation area and its wider setting.
- Key buildings: The Cottage and Shepherd's Cottage, Pleydells, The Old Store, The Horse and Groom, Gable Cottage and Fern Villa, Marklye, Stone House, Tom Beckworth, The Old School House and Old School Cottage, Tudor Cottage, Great Crouch's Farm and the Old Barn .
- Key open spaces include the village green, which is also an important focal point.
- Key views include: those along the roads extending through the settlement and across the green; views across the green to the the properties that face onto it, as well as long views to the High Weald to the west; views across the wider countryside; views back to the village from the surrounding area.

3.3 Character Area A - Rushlake Green core

Introduction to the character area

3.3.1 The character area comprises the historic village core around the green and extending south to Tudor Cottage. The character area is primarily residential.

3.3.2 The character area is bordered by open countryside with the land dropping away to the east and west, the village being on a high point between two river valleys. Rushlake Green Road continues to the south from the junction with Back Lane, and Marklye Lane, Middle Lane and Rookery Lane continue to the north.

3.3.3 The Horse and Groom is a local landmark within the village, along with the village green, and the rectangular green is the village focal point, with the buildings facing onto it and the roads converging on the corners of the green. The village green and surrounding fields provide a green setting to the village, with views across the village green and over the valley to the west.

3.3.4 Buildings in the character area date from the 16th-20th centuries. Some of the buildings in the character area have been re-fronted in the 18th-19th centuries.

Landscape setting

3.3.5 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. The rural location of the village means that there is open countryside and areas of woodland surrounding the character area. The village green provides a large public open space within this character area and the open countryside setting gives the sense of openness and defines the rural character of the village.

3.3.6 Trees are also important both within the character area and in the wider setting and these reinforce the rural character of the 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 along the roads extending through Rushlake Green, those in gardens, and those to the rear of properties between gardens and fields. The village green is notable for its lack of trees.

3.3.7 Views through the character area are generally along the roads through the village and across the village green, some punctuated by buildings. The slightly raised village green offering views all around and giving an open feel. There are views out of the village across the surrounding High Weald countryside, especially to the west across the valley where the land drops away. Landmarks visible in views from the village green include Warbleton church and Punnett's Town windmill. There is also strong inter-visibility between the surrounding landscape and historic buildings within the village.

Local built form

3.3.8 The buildings in the character area date from the 16th century through to the 20th century, with many dating to the 17th century.

3.3.9 The buildings all front onto the roads through the village, with most buildings clustered around the village green. Plot sizes are variable and the buildings themselves vary from adjoining cottages to detached cottages and larger houses. The buildings have front gardens of varying sizes, with most sitting quite close to the road frontage.

3.3.10 The mix of periods of building can be identified, to some extent, by the uses of building materials. The buildings are in a mixture of materials, including exposed timber-framing, red brickwork, often with grey brick header chequered decoration, tile-hanging and render. There is also some stone in the village, but this is mostly limited to Stone House and Stone House Lodge and plinth walls. There is very little use of weatherboarding, which is limited to an outbuilding. Roofs are predominantly covered with clay plain tiles, with some use of slate and two corrugated iron roofs.

3.3.11 The predominant boundary treatment in the character area is hedges, with some fencing, but little use of walls or railings. There is some use of stone walls to the properties on the north side of the green. Trees are also an important feature of the character area and include the trees within the character area itself and those that can be seen in the wider countryside setting of the conservation area.

Listed buildings

3.3.12 There are 18 designated Grade II listed buildings and one grade II* listed building within the character area, ranging in date from the 16th to the 19th century, some of which are adjoining cottages in separate ownership. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.3.13 Old Allis (formerly listed as Allas Cottages) is located on the north west corner of the green and was the farmhouse to Allis's Farm, part of the Marklye Estate. The house is set back within a well treed garden plot with a stone wall extending along the street frontage. The house is listed as 17th century or earlier, but archaeological survey shows a late 16th century date, with an earlier range replaced in the 18th century and reusing some earlier timbers⁽³⁹⁾. It is constructed of red brick on a stone base, with tile-hanging above and a plain tiled roof. It has casement windows and a stone and brick chimney breast on south wall.

3.3.14 The Cottage sits on the north side of the green, set back from the road with an area of green in front of the property. The house and garden is set behind a low brick wall. The Cottage is listed as 17th century, but archaeological survey shows it contained a 16th century hall house, with just part of the service bay surviving and incorporating

material from an earlier, 14th century building. The house was extended in the 17th century and has been extended and altered throughout the 18th and 19th centuries⁽⁴⁰⁾. It is constructed of a mixture of red brickwork with tile-hanging above on the central and east bays and red and grey chequered brickwork to the west, all beneath a plain tiled roof.

3.3.15 Shepherd's Cottage is listed as an early 19th century cottage to the east of The Cottage, although it has been suggested that the house is 17th century and reworked in the 19th century. It is red brick on the side and rear elevations with a white stuccoed frontage and a slate roof. The frontage contains sash windows and a central doorway with flat hood. The side elevation extending along Middle Lane contains casement windows. A hedge extends in front of the house and a low brick wall extends along Middle Lane and has been increased in height with additional brickwork and close board fencing.

3.3.16 Pleydells is thought to be an early 19th century house to the north of the green, on a plot extending between Middle Lane and Rookery Lane. The building appears to have replaced an earlier building on the site, with deeds for the Pleydells Estate going back to 1664⁽⁴¹⁾. The house is stuccoed and ashlar lined with a stone plinth and slate roof. It has a central doorway with columned porch and sash windows. A hedge extends in front of the property with a stone wall along Middle Lane, some of which has been incorporated within 19th century outbuildings.

3.3.17 Cross Cottage sits on the west of the green and is the northern most cottage of the buildings on this side of the green. The cottage is set down from the road behind a hedge and is listed as a 17th century or earlier timber-framed building. Archaeological survey shows it was built as some form of farm or specialised building, possibly a malt house, in the 17th century, and incorporates timbers from an earlier, medieval building. It was extended around 1700 and at some stage in the late 18th or 19th century the building was converted into a dwelling⁽⁴²⁾. It has some exposed timber-framing, as well as later brick infilling and tile-hanging, and casement windows, and a plain tiled roof.

3.3.18 Continuing southwards along the west side of the green, numbers 1 and 2 Old Fern Cottages are also set below the road as the land drops away to the west. The building is 17th century or earlier with exposed timber-framed and plaster infilling, casement windows and a plain tiled roof⁽⁴³⁾. The upper floor is within the roof, which contains two gabled dormers. The building was used to house paupers in the 18th century and had an additional wing added, presumably as the number of poor increased in the parish. Old photographs show that the building was thatched into the 20th century.

3.3.19 The Horse and Groom public house is again set down from the road on the western side of the green with a forecourt to the road and garden to the south and rear. The public house is thought to date to the early-mid 17th century and built as a purpose-built inn, incorporating some earlier fabric, which could be the in-situ remains of an earlier building or have been reused from elsewhere⁽⁴⁴⁾. It has been altered and

40 ASE report 489

41 ESRO: AMS5718

42 ASE report 527

43 ASE report 664

44 ASE report 699

extended in the 18th century and the inn has been refaced with roughcast, with old photos show it was weatherboarded in the 19th century. It has casement windows, a gabled porch and plain tiled roof.

3.3.20 Old School Cottage and The Old School House is located just to the south of the green on the west of the road. It was one building, with the core built in the late 16th century as a small wayside cottage, which has been extended in the 17th, 18th and 19th centuries ⁽⁴⁵⁾. The building is a mixture of red brickwork, with timber-framing exposed in the centre of the first floor and a hipped plain tiled roof. It contains one hooded door and one porch door and casement windows. The building appears to have been used as a school in the 19th century, referred to as the schoolhouse in the 1837 Tithe apportionment, and is shown as a reading room on the earlier 20th century OS map. Old photographs appear to show that the northern section of the building was weatherboarded until the earlier 20th century.

3.3.21 Rose Cottage is slightly set back to the west of the road behind a brick garden wall. It was built in the 18th century and is constructed of ashlar stone on the ground floor with tile hanging above, a flat hooded porch, casement windows and plain tiled roof ⁽⁴⁶⁾.

3.3.22 Continuing south of the green on the west of the road, Tudor Cottage is set back from the road within its gardens and is listed as 17th century or earlier, but archaeological survey has dated it to the early-mid 18th century ⁽⁴⁷⁾. It is timber-framed with plaster infilling on a stone base and has casement windows and a plain tiled roof. A projecting gable added to the front of the southern bay has a stone base with white render and tile-hanging above.

3.3.23 On the east side of the green, The Old Store sits on the north corner at the junction of Rookery Lane, Bodle Street and Rushlake Green. The building was once the village stores, but is now a private house. It is thought to date to the early 19th century and is constructed of white painted brick with sash windows, a slate roof to the front and plain tiled roof to the rear. Similar to the white painted and slate buildings to the north of the green, the tile roof to the rear and evidence of internal timber framing suggests that the original building is older and has been reworked. Old photographs show the shop window was to the north end of the west elevation.

3.3.24 Continuing southwards along the east side of the green, The Bakery and was a bakery and confectionery shop, but is now a private house. It is thought to date to the early 19th century and is constructed of white painted brick with sash windows and a hipped slate roof. Old photographs show the shop window was in the projecting central gable. Brecon, attached to the south is in a similar style, but has a plain tiled roof with lower eaves, perhaps again suggesting an older building that has been reworked. The detached two-storey building to the north with weatherboarding and plain tiled roof appears to have been used as a storage barn for the bakery.

45 ASE report 526

46 ASE report 839

47 ASE report 779

3.3.25 Cressina Cottage and The Old Post Office dates to circa 1700, with extensions and alterations in the early 18th century and in more recent years ⁽⁴⁸⁾. The bays to the south are constructed of red and grey chequered brickwork with tile hanging above and contain casement windows and a doorway with flat hood over. The building has been extended to the south and an additional window and door added. A further extension to the north in the 20th century replaced the early 20th century single storey post office and is constructed of white painted brick on the ground floor and tile hanging above.

3.3.26 Continuing further south along the green, Diamond Cottage is of a similar date (circa 1700) and was extended in the early-mid 18th century ⁽⁴⁹⁾. It is constructed of red and grey chequered brickwork with tile hanging above and a plain tiled roof. It contains casement windows and a central doorway.

3.3.27 Vine Cottage is adjacent to Diamond Cottage and follows the same setback from the green as Diamond Cottage, both being set within the centre of the current plot with front garden and hedged boundary. It was constructed in the earlier 18th century and referred to as 'ye new house' in 1728 ⁽⁵⁰⁾. It has full height tile hanging with sash windows a central doorway with flat hood over and plain tiled roof.

3.3.28 School Cottages is again on the same setback and set within the centre of the garden plot. It is an 18th century symmetrical cottage constructed of red and grey chequered brickwork with casement windows, a central doorway with flat hood over and plain tiled roof. The two attached cottages to the north are constructed of white painted brickwork with casement windows and a plain tiled roof.

3.3.29 To the south of the green, set back to the east of the road with an area of green in front of the property, Pond Cottages is an early-mid-16th century timber-framed cottage, extended in the late 17th century late when a lean-to shop and workshop was added in front of the house and to the south, and a two-bay extension with rear lean-to added to the north ⁽⁵¹⁾. The building is constructed of red brick and tile hanging, with some full height tile hanging, casement windows and a plain tiled roof. The name 'Tombeckworth' was originally associated with this house and became transferred to the house to the south after the mid 18th century upon land associated with Pond Cottage ⁽⁵²⁾.

3.3.30 Tom Beckworth is also set back to the east of the road in an elevated position with an area of green in front. It is a grade II* listed mid-18th century house and was constructed in 1743 or 1744 upon land associated with Pond Cottage. It was erected by the new owners, Ann and Mary Peckham, spinster sisters of William Peckham esq ⁽⁵³⁾. The house is constructed of grey headers with red brick dressings and quoins, stringcourse and plain tiled roof. It has a central doorway up approached up semi-circular steps with flat hood above and has sash windows and two dormers. A red brick wall extends southwards from the front gate and a hedge extends to the north.

48 ASE report 486
 49 ASE report 525
 50 ASE report 512
 51 ASE report 518
 52 ASE report 492
 53 ASE report 492

3.3.31 Continuing south of the green on the east of the road, The Grantees is set back from the road within its gardens in an elevated position and dates to the early 18th century⁽⁵⁴⁾. It is constructed of painted brickwork with tile hanging above. Casement windows and a half-hipped plain tiled roof.

Key unlisted buildings or structures

3.3.32 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 Rushlake Green conservation area, and contribute to its wider historical value⁽⁵⁵⁾. 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.

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

3.3.34 To the rear of Pleydells a number of outbuildings extend along Middle Lane, some of which incorporate parts of a stone boundary wall. The buildings appear to be 19th century outbuildings. They are built in a mixture of stone, brick and small areas of tile-hanging, with predominantly tiled roofs and some slate. The buildings have been converted to residential use, called Pollards Down.

3.3.35 The Granary sits to the rear of Shepherd's Cottage along Middle Lane and has a 19th century façade. It is stucco rendered with a slate roof and contains sash windows with external shutters and a panelled door with flat hood. A tile-hung range is attached to the north.

3.3.36 Fern Villas is a pair of later 19th century semi-detached houses located to the east of the green that replaced earlier buildings on the site. In 1890 one of the houses was used as a police house. The houses are constructed of red brick with steeply pitched dormers, gabled porches, casement windows with hood mould above, and a plain tiled roof.

3.3.37 Cherry Tree Cottage is located to the north of the Horse and Groom and is set down from the road behind a hedge on the same setback as the adjacent 17th century

54 ASE report 511

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

buildings. The building is shown on the 1837 Tithe map as a house and garden. It is constructed of red and grey brickwork in English garden wall bond and tile-hanging above, with a plain tiled roof and casement windows.

3.3.38 Ford Cottages is located south of the Horse and Groom and sits close to the street frontage. The building was constructed in the mid-later 19th century and is constructed of ashlar lined render with a plain tiled roof. Some of the sash windows remain, but the rest have been replaced with double glazing and a brick wall has been constructed in front of the cottages.

3.3.39 Redhouse is a small cottage sitting close to the street frontage and was constructed in the mid-later 19th century. It is built of red and grey chequered brickwork with tile hanging on the first floor of the north and south elevations and a slate roof.

3.3.40 The single-storey corrugated iron building to the south of Redhouse is shown in early photographs of the village and is thought to be late 19th-early 20th century.

3.3.41 South Side is a row of cottages and shops towards the southern end of the green. The middle range was constructed in the mid-later 19th century of red and grey chequered brickwork with a plain tiled roof and sash windows. The north unit was the local grocery shop and still has the painted sign. The range was extended to the north and south in the early 20th century. The northern extension was built in a similar style as a shop and still retains its shop front with sash windows above. There is also a small flat roof projection to the east and an extension to the south.

3.3.42 The Dunn Village Hall was constructed in 1934 on the west side of the road, to the south of the village green. The building is constructed of red brick with a plain tiled roof and an Art Deco style porch to the east.

Other features of the character area

3.3.43 There are other notable features within the character area which add to the visual, historical and cultural interest. There is little street furniture in the village due to its rural character. There are fingerposts at the road junctions around the green and at the junction of Rushlake Green Road and Back Lane. There is a post box outside the village store and a village sign on the southern edge of the green.

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

Detractors

3.3.45 There are few intrusive modern features within the character area. The village and rural lanes that run through it are relatively peaceful and there is no formal street lighting at night, as would be expected in this naturally dark setting. This helps to maintain the rural character of the village and is particularly important due to inter-visibility with the surrounding countryside.

3.3.46 There are few detractor in the character area, with on-street parking on the roads around the green and the wirescape across the green and along the lanes the main detractors.

Summary

3.3.47 In conclusion, this character area comprises the historic core of Rushlake Green, incorporating the buildings facing onto the village green and extending southwards as far as Tudor Cottage. The identified character also includes other features, both man made and natural, which add to the historic significance of the area, most notably the village green. The only particular identified detractors to the character of the area are on-street parking and the wirescape across the green and along the lanes. There is good inter-visibility between the village and the surrounding open countryside.

Draft

3.4 Character Area B - Marklye and Stone House

Introduction to the character area

3.4.1 This character area comprises the two large mansion houses on the northern edges of the village; Marklye and Stone House. Both houses are set within their own grounds along the lanes that extend out from the village green and although there is some visual separation, both houses are historically connected to the village.

3.4.2 Marklye is located along Marklye Lane with an entrance close to the village green on the north west corner. Stone House is located to the east of Rookery Lane with an entrance and lodge house close to the village green on the north east corner.

3.4.3 This area is bordered by open countryside, with the village core located around the village green to the south.

3.4.4 Buildings in the character area date from the 16th-20th centuries.

Landscape setting

3.4.5 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. The rural location of the village means that there is open countryside and areas of woodland surrounding the character area. The village green provides a large public open space to the immediate south of character area and the large grounds in which the houses are set, along with the open countryside setting, gives the sense of openness and reinforces the rural setting of these houses on the edge of the village.

3.4.6 Trees are also important both within the character area and in the wider setting and these reinforce the rural character of the area. 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. There are many mature trees within the grounds of both properties and extending along the rural lanes.

3.4.7 Views through the character area are generally along the lanes through the character area and across the extensive grounds within which the houses sit, which allow glimpsed views to the buildings. There are also views back to the village green and the buildings around it from the character area. There is strong inter-visibility between the surrounding landscape and historic buildings within the village.

Local built form

3.4.8 The buildings in the character area date from the 16th century through to the 20th century.

3.4.9 The buildings are set within their own grounds on very large plots. Both houses comprise the large house itself and ancillary buildings, with Marklye also having an adjacent range of farm buildings.

3.4.10 The mix of periods of building can be identified, to some extent, by the uses of building materials. The buildings are in a mixture of materials, including red and grey brick chequered brickwork, stone, tile-hanging and stuccoed render. Roofs are predominantly covered with clay plain tiles, although Marklye and Stone House Lodge both have a slate roof.

3.4.11 The predominant boundary treatment in the character area is walls, with both Stone House and Marklye having stone walls extending along the road frontage. There is also some post and rail fencing separating the gardens from adjacent fields. Trees within the gardens and reinforcing the boundaries are also an important feature of the character area, in addition to the trees along the roads within the character area and those that can be seen in the wider countryside setting of the conservation area.

Listed buildings

3.4.12 There are four designated grade II listed buildings within the character area. The buildings are listed as dating from the 16th century to the 19th century. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.4.13 Stone House is a grade II* listed mansion house to the north east of the village green, set within its own grounds. The house was constructed circa 1520, but has been altered and extended in the 17th-19th centuries⁽⁵⁶⁾. The oldest part of the building faces north and is timber framed with tile hanging over. The east range is thought to be contemporary, but has been reworked in the 18th and 19th centuries, with red and grey chequered brickwork on the ground floor and tile-hanging above. The elevation contains a projecting gable with 18th century porch door and room over. The windows are a mixture of casement and sash windows. The southern part of the east wing is early 17th century and faced with ashlar. The original house extended further west but was burned down. The present west wing, designed by William Wyatt, was built for the Rev. Henry Harcourt and his wife Martha Harcourt (nee Baker) in 1778 and has this date and the initials H. H. and M. H. on date stones. The west elevation is constructed of grey headers on an ashlar base with window dressings, quoins and vertical strips of red brick. It contains full height window bays at each end and a central doorway with Doric columns on plinths, triglyph frieze, pediment, semi-circular fanlight and double doors. The southern elevation is an early 17th century multi-gabled range constructed of local sandstone when the house was owned by John Roberts, who also owned Warbleton Priory and may have used stone from the priory. The building has a multi-gabled plain tiles roof.

3.4.14 The Stables to north east of Stone House date to 1778 and were also built by the Rev. Henry Harcourt. They are constructed of grey headers with red brick window dressings and quoins, rising to a hipped tiled roof. The centre portion projects with central doorway, a painted stringcourse, two lunette windows with painted keystones above, and pediment over containing a round window in the tympanum. The side elevations have large elliptical headed arches with double carriage doorways of imitation panels. On the

south side is an extra portion with pentice roof containing a doorway with segmental fanlight.

3.4.15 To the north east of the green, on the corner of Rookery Lane and Bodle Street, is the lodge and gates to Stone House. The Lodge and gatepiers are both listed as early 19th century and form the entrance point to Stone House that sits within the stone boundary wall that extend along the road frontage to the house. The lodge is constructed of quite small coursed stones with red brick window dressings and quoins and a slate roof. It has two gables with scalloped bargeboards, finials and pendants and contains ogee headed casement windows and similar doorway. Adjoining the Lodge are octagonal ashlar gate-piers with ball caps flanking the carriage drive to the house.

3.4.16 Marklye is documented from the 17th century and by 1769 had passed to Robert Hawes, who is thought to have built much of the current house, which is listed as late 18th-early 19th century. Extensions and alterations were made to the house and the buildings to the north west in the 19th century, when the estate was owned by John Darby. The south east frontage faces towards the village and is constructed of red and grey chequered brickwork with sash windows and a slate roof. It has a stone windows architraves and a large central columned porch with Juliette balcony and pedimented window above and bay windows either side. The south west elevation faces towards the valley and is stuccoed with sash windows with a full height curved bay. The north east and north west elevation are concealed behind the boundary wall and trees. The rear, northernmost range, have a tiled roof. The boundary wall is a high stone wall with two entrance gates; one by the village and one close to the house; extending along the road. There is also a walled garden within the grounds, extending from the house towards the ponds in the valley, that is constructed of red brick. There are a number of historic outbuildings/farm buildings to the north west of the house, mainly constructed of red and grey chequered brick with some tile hanging and a plain tiled roof, that are shown on 19th century maps.

Key unlisted buildings or structures

3.4.17 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 Rushlake Green conservation area, and contribute to its wider historical value⁽⁵⁷⁾. These buildings and structures have been identified via consideration of their value to the heritage asset (conservation area), through their evidential value, historical value, aesthetic value and communal value, and in some instances for their contribution to the setting of designated heritage assets. Where ancillary buildings to listed buildings have been identified as key unlisted buildings on the visual appraisal map, and although these buildings may be considered to be curtilage listed, it is important to note that they also make a valuable contribution to the character of the conservation area in their own right.

3.4.18 Key unlisted buildings or structures have been identified in the character area, dating from the 18th-19th century or earlier. Whilst key unlisted buildings have been identified on the visual appraisal map in Appendix 1, this does not exclude other buildings being considered of significance should further information come to light. In addition, omission of description in this character appraisal text does not diminish the significance of any buildings identified on the visual appraisal map.

3.4.19 The aforementioned historic outbuildings/farm buildings and walled garden to the north west of Marklye house are shown on 19th century maps. They are mainly constructed of red and grey chequered brick with some tile hanging and a plain tiled roof.

Other features of the character area

3.4.20 There are other notable features within the character area which add to the visual, historical and cultural interest. There is no street furniture in the character area due to its rural character, but the garden boundary walls and gate piers of Stone House and Marklye that extend along the lanes are prominent features in the street scene.

3.4.21 Sounds, smells and general activity also contribute to the historic character of conservation areas. The village and rural lanes that run through it are relatively peaceful and there is no formal street lighting at night, reinforcing the rural location of the settlement.

Detractors

3.4.22 There are few intrusive modern features within the character area. The village and rural lanes that run through it are relatively peaceful and there is no formal street lighting at night, as would be expected in this naturally dark setting. This helps to maintain the rural character of the area and is particularly important due to inter-visibility with the surrounding countryside.

3.4.23 There are few detractor in the character area, with small amount of highways signage and road markings along the lanes near the junctions, and wires extending along and across the lanes.

Summary

3.4.24 In conclusion, this character area contains the two large mansion houses on the northern edges of the village; Marklye and Stone House, set within their own grounds on the edge of the village. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. The only particular identified detractor to the character of the area is the wirescape along and across the lanes and highways signage.

3.5 Character Area C - Village edge

Introduction to the character area

3.5.1 This character area comprises the cluster of buildings on the southern edge of the village, by the junction with Back Lane.

3.5.2 The area is now residential in function, but used to be a dominated by the forge/wheelwrights shop and a working farm, Great Crouch's Farm, on the southern edge of the village. The Old Barn at Great Crouch's Farm is located on the southern edge of the village and is a visible landmark when entering and leaving the the village from the south.

3.5.3 This area is bordered by open countryside, the land dropping away to the west with views across the valley and the village core located to the north. Rushlake Green Road continues to the south and Back Lane extends to the north east towards Clippingham Stream, where it joins the road to Bodle Street Green.

3.5.4 The buildings in the character area date from the late 16th century to the 20th century. Some of the buildings in the character area have been re-fronted in the 18th-19th centuries.

Landscape setting

3.5.5 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. The rural location of the village means that there is open countryside and areas of woodland surrounding the character area. The village green provides a large public open space to the north of the character area and the open countryside setting gives the sense of openness and defines the rural character of the village.

3.5.6 Trees are also important both within the character area and in the wider setting and these reinforce the rural character of the village. There are some important tree specimens within the character area and these are noted on the visual appraisal map in Appendix 1, along with the identification of important hedgerows. Particularly noteworthy specimens include those along the road and Back Lane, and the trees in gardens. There are also groups of trees in the fields immediately adjoining the character area.

3.5.7 Views through the character area are generally along the lanes through the character area, often punctuated by buildings. There are views out of the character area across the surrounding High Weald countryside, especially to the west across the valley where the land drops away. There are also views northwards to the village green and the buildings around it from the character area. There is strong inter-visibility between the surrounding landscape and historic buildings within the village.

Local built form

3.5.8 The buildings in the character area date from the late 16th century to the 20th century.

3.5.9 The buildings have varying frontages, with some fronting onto the roads and others set back away from the road. There are also buildings facing onto small lane that extends between Rushlake Green Road and Back Lane. Plot sizes are variable and the buildings themselves vary, with the majority being detached cottages. The buildings have front gardens of varying sizes, with only The Old Barn sitting close to the road frontage and the rest of the buildings within the character area sitting further back within the sites and between the two lanes.

3.5.10 The mix of periods of building can be identified, to some extent, by the uses of building materials. The buildings are in a mixture of materials, but predominantly of red and grey chequered brickwork and some tile-hanging. There is some use of weatherboarding on ancillary/farm buildings. Roofs are predominantly covered with clay plain tiles, with very limited use of slate.

3.5.11 The predominant boundary treatment in the character area is hedges, with some post and rail fencing, but little use of walls or railings. There has been a small amount of modern fencing in the character area, which is an alien feature. Trees are also an important feature of the character area and include the trees within the character area itself and those that can be seen in the wider countryside setting of the conservation area.

Listed buildings

3.5.12 There are five designated grade II listed buildings within the character area, with The Oaks divided into two cottages. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.5.13 The Old Forge (house) sits on a triangular plot between the road into Rushlake Green and Back Lane. The building is listed as 17th century or earlier and was historically used as the house to the forge and wheelwrights shop to the immediate north. The house sits within the middle of the plot and is constructed of red and grey chequered brickwork with tile hanging above and a half-hipped plain tiled roof with catslide. The gable end has full height tile hanging. A Will from 1624 refers to a messuage, barn, smith's forge and buildings at Rushlake and may indicate a forge and house on or near this site from at least this time ⁽⁵⁸⁾.

3.5.14 The Old Forge is located to the north of the house and is reached along a track that was historically wider and would have afforded easy access from the main road, which was in itself also wider at this point. The building fronts onto the track and is listed as 18th century. It is constructed of red and grey chequered brickwork with a half-hipped plain tiled roof.

3.5.15 The Oaks sits on the opposite side of the track to the forge and is late 16th century with alterations and additions in the 17th and 18th centuries. The core of the building is late 16th century, enlarged westwards by two bays in the 17th century and

extended westwards again by one bay in the early 18th century with an additional single-storey extension to the rear ⁽⁵⁹⁾. It is constructed of red and grey chequered brickwork with tile hanging above and a hipped tiled roof.

3.5.16 Little Firs sits back within its plot to the south east of Back Lane is listed as 18th century. It has a central symmetrical range constructed of red and grey chequered brick with central flat hooded doorway, casement windows and a central gabled dormer within the plain tiled roof. There are slightly lower brick ranges either side.

3.5.17 Great Crouch's Farm is located on the southern edge of the village opposite the junction with Back Lane. It is set back from the road within its gardens and a visible landmark when entering the village from the south. The house was owned by Thomas Crouch and is called 'ye new house' in the 1723 land tax returns, and the house appears to have been rebuilt at this time ⁽⁶⁰⁾. The house is constructed of red and grey chequered brickwork with stringcourse and a hipped plain tiled roof. It has a doorway in moulded surround with flat hood, casement windows and hipped dormers in the roof. The Old Barn to the north of the house has been converted to a separate dwelling.

Key unlisted buildings or structures

3.5.18 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 Rushlake Green conservation area, and contribute to its wider historical value ⁽⁶¹⁾. These buildings and structures have been identified via consideration of their value to the heritage asset (conservation area), through their evidential value, historical value, aesthetic value and communal value, and in some instances for their contribution to the setting of designated heritage assets. Where ancillary buildings to listed buildings have been identified as key unlisted buildings on the visual appraisal map, and although these buildings may be considered to be curtilage listed, it is important to note that they also make a valuable contribution to the character of the conservation area in their own right.

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

3.5.20 The Old Barn is located to the north of the Great Crouch's Farm and is now converted into a dwelling. The building is shown on the 1837 Tithe map and is weatherboarded with a slate roof. A further weatherboarded building with a plain tiled roof extending down over side aisles sits between the house and the barn.

59 ASE report 612

60 ASE report 782

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

3.5.21 Mount Pleasant is a pair of late 19th century semi-detached dormer bungalows located along Back Lane. The houses are constructed of red brick with grey headers in Flemish garden wall/Sussex bond with casement windows and dormers in a plain tiled roof.

Other features of the character area

3.5.22 There are other notable features within the character area which add to the visual, historical and cultural interest. There is little street furniture in the village due to its rural character. There is a fingerpost at the road junctions of Rushlake Green Road and Back Lane.

3.5.23 Sounds, smells and general activity also contribute to the historic character of conservation areas. The village and rural lanes that run through it are relatively peaceful and there is no formal street lighting at night, reinforcing the rural location of the settlement.

Detractors

3.5.24 There are few intrusive modern features within the character area. The village and rural lanes that run through it are relatively peaceful and there is no formal street lighting at night, as would be expected in this naturally dark setting. This helps to maintain the rural character of the area and is particularly important due to inter-visibility with the surrounding countryside.

3.5.25 There are few detractor in the character area, with small amount of highways signage and road markings along the lanes near the junctions, and wires extending along and across the lanes. There has been a small amount of modern fencing in the character area, which is an alien feature.

Summary

3.5.26 In conclusion, this character area comprises the cluster of buildings on the southern edge of the village, by the junction with Back Lane. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. The main identified detractor to the character of the area is the wirescape along and across the lanes.

4 Architectural Form, Detail, Materials, Textures and Colours

4.1 Introduction

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

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

4.2 Key Characteristics

Key Characteristics

- The predominant wall construction material is brick, often with tile-hanging to the first floor.
- There is some stone in the village, but this is mostly limited to Stone House and Stone House Lodge or plinth walls.
- There are examples of exposed timber-framing in the village.
- There is some use of smooth stucco render in the conservation area, but this is not a common finish.
- There is very little use of weatherboarding, which is limited to ancillary and farm buildings.
- Roofs are mostly gabled, with occasional hips and half hips.
- Roofs are predominantly covered with clay plain tiles, with some use of slate.
- Where historic windows survive they are predominantly simple side hung timber casement windows, with some use of traditional timber vertical sliding sashes and metal casements.

- The majority of the doors in the conservation area are simple plank or six panel timber doors.
- Hedges are the most common boundary treatment and contribute to the character of the area.

4.3 Architectural Form and Layout of Built Form

4.3.1 Rushlake Green developed gradually during the post-medieval period on an open area of former wasteland or common. The earliest buildings in the village date to the 16th century and many developed as wayside cottages on plots cut out of the green. Development has been modest and has spread very little from the historic core over the centuries. There has been little infilling and to the settlement, with most buildings being 19th century or earlier.

4.3.2 The buildings in the conservation area almost all front onto the roads extending through the village, most of which extend around the village green or converge on it. Plot sizes are quite variable and the buildings themselves range from attached cottages of varying sizes to the large houses of Stone House and Marklye.

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

4.4 Walls

4.4.1 The mix of periods of building can be identified, to some extent, by the uses of building materials, although some of the buildings in the village of earlier timber framing have been refronted in brick and tile-hanging. The buildings are in a mixture of materials, including exposed timber-framing, red brickwork, often with grey brick header chequered decoration, tile-hanging, and render. There is some stone in the village, but this is mostly limited to Stone House and Stone House Lodge or plinth walls. There are some examples of exposed timber-framing. Weatherboarding is not a common feature and is limited to ancillary/farm buildings. Roofs are predominantly covered with clay plain tiles, with some use of slate.

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

4.4.3 The pre-1894 parish area of Warbleton (as recorded by Molly Beswick⁽⁶²⁾) had eight recorded brick and tile works in the parish, although not all were in operation at the

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

same time. The earliest recorded brick and tile works in the parish was south of Warbleton church in the mid-16th century.

4.4.4 There was one limekiln recorded on the 1st edition O.S. map for the pre-1894 parish area of Warbleton. Lime would have been used to create lime mortar for building and lime plaster, which could be applied as an interior or exterior finish to buildings. Lime was also used in agriculture to make the Wealden clay soils easier to work⁽⁶³⁾.

4.4.5 There are domestic buildings surviving from the 16th-17th centuries within the village, which would originally have had externally visible timber frame and render, but many of these structures have undergone later re-facing with brickwork and are clad in tiles to create a more 'modern' façade.

4.4.6 The 18th and 19th century brickwork construction is mainly of Flemish bond, where bricks are laid in a chequered pattern, as seen on many buildings in the village. There is an example of the use of English garden wall bond on Cherry Tree Cottage and Flemish garden wall/Sussex bond on Mount Pleasant.

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⁽⁶⁴⁾. Whilst many of the buildings in the village incorporate red and grey bricks to create a chequered pattern, other decorative examples can be seen in the grey header bond and seen on Tom Beckworth and on the stables at Stone House.

4.4.8 A small amount of brickwork in the conservation area has been painted white, such as The Old Store and The Bakery.

4.4.9 It is only in the 20th century that the modern 'stretcher' bond has come into general use, as brickwork generally provides a face to an internal blockwork wall.

4.4.10 Photos of brick detailing

4.4.11 There is use of tile-hanging in the conservation area. This is mainly seen in combination with brick and in older timber-framed buildings represents where the buildings have been underbuilt in brick on the ground floor and tile-hung above to conceal earlier timber-framing. The tile-hanging in the village is mostly plain and can be seen throughout the conservation area. A notable example of decorative tile-hanging is seen on the side elevation of Fern Villas. There are two examples of full-height tile-hanging, on Vine Cottage and parts of Pond Cottages. The tiles have a slight curve along their width and length, which allows for unevenness of the timber-framing beneath, but also gives a natural softness and irregularity that cannot be achieved with modern machine-made tiles.

4.4.12 Photo of tile hanging

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

64 where the entire elevation is laid in headers

4.4.13 The use of stone is not common in the conservation area and is mostly limited to plinth walls, such as Playdells. However, the notable example is Stone House and the Lodge to the house, sitting on the corner of the green, which are both built of stone. The boundary walls to the north of the green around Stone House and Marklye and also built of stone.

4.4.14 Photo of stone

4.4.15 The use of stucco or smooth render to simulate finely dressed stonework or rustication became 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. Whilst not a common finish in the conservation area, there are examples, such as Playdells, Shepherd's Cottage, and Forge Cottage.

4.4.16 There is one example of 20th century roughcast render in the conservation area, on the Horse and Groom public house.

4.4.17 Photo of render

4.4.18 There are a few examples of exposed timber framing in the conservation area. Exposed framing and plaster infill can be seen on Cross Cottage, 1-2 Old Fern Cottages, Old School Cottage and Old School House, and Tudor Cottage.

4.4.19 Photo of timber framing

4.4.20 There is very little use of weatherboarding within the conservation area, which are limited to ancillary and farm buildings, such as the barns at Great Crouch's farm and an ancillary building adjacent to the Old Bakery.

4.4.21 photo of weatherboarding

4.5 Roofs

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

Clay tile

4.5.2 The predominant roofing material throughout the conservation area is clay tile. Traditionally, the tiles would have been locally sourced and are a red/orange in colour, which has weathered. As with brick making, traditional handmade tiles have a degree of variation due to methods of manufacture, variations in the kiln, and natural camber from shrinkage and racking, which combine to give character to handmade tile roofs.

Slate

4.5.3 There is 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 are quite limited and more commonly used in conjunction with white stucco render or white painted brick, such as Playdells, Shephard's, the Old Store, and The Bakery.

Roof forms

4.5.4 Gables are the predominant roof form throughout the conservation area.

4.5.5 Hips and half-hipped roofs are also seen, but less commonly, and generally speaking occur on the older buildings in the conservation area, such as Pond Cottage, Old School Cottage, the Horse and Groom, and The Cottage.

4.5.6 A small number of large shallow hipped slate roofs are seen, such as Playdells, Shephard's, and the Old Store, but are not a typical feature of the conservation area.

4.5.7 The roofs generally run parallel to the road. Some 19th century projecting gables, typical of Victorian and Edwardian styles, can be seen and have been incorporated in buildings from this period or added to earlier buildings.

4.5.8 The roofs to buildings within the conservation area are predominantly uninterrupted by dormers, with 1-2 Old Fern Cottages a notable example, and the use of rooflights is also restricted.

Chimney stacks and pots

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

4.5.10 The majority of chimney stacks in the conservation area are quite plain and vary in size depending on the size, age and status of the building. The stacks are unpainted and include simple end stacks, as well as larger more centralised stacks, sometimes to the rear roof slope on earlier buildings, such as the central stack on the Horse and Groom and on Pond Cottage and Pond House.

4.5.11 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

4.5.12 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

4.5.13 Barge boards to roofs are not a common feature of the conservation area, with many gabled roofs instead have small mortared verges. Where barge boards are present, they are of generally of plain design, the exception being the decorative barge boards on the Lodge to Stone House.

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, as well as some use metal casements and the use of traditional timber vertical sliding sashes.

4.6.3 Earlier wrought iron casement windows are not a common feature, but can be seen in the conservation area on a limited number of buildings, such as The Cottage, Pond House and Pond Cottage, and the Old School House. These metal casements are identified by external hinges and decorative window furniture, such as the internal catch handles and stays. The windows have leaded lights with a mixture of small rectangular panes and diamond panes both surviving in the conservation area.

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. Casement windows were the norm in the 17th and 18th centuries, but did continue to be used throughout the 19th and 20th centuries. Timber casements are the most common window style in the conservation area. There are timber-framed casement windows on a number of properties in the conservation area and these often have a simple timber transoms or small glazing bars.

4.6.5 Later in the 18th century and into the 19th century, the double hung sash was introduced, often with six over six or four over four small panes, and became the popular window style of this period. During the 19th century panes of glass were larger and both sash and casement windows had larger panes of glass with fewer, if any, glazing bars.

Sash windows can be seen throughout the village, including the Old Store, The Bakery, Shephard's Cottage, Playdells, Vine Cottage, Ford Cottage, South Side Row, and Tom Beckworth.

4.6.6 The north unit of South Side was built in the 19th century and was the local grocery shop and still has the painted sign on the brickwork for 'Atkinson Grocer'. The early 20th century northern extension was built in a similar style as a shop and still retains its shop front with sash windows above. It is now the village store and post office.

4.6.7 There has been little intrusion of modern window detailing and materials within the conservation area. However, the use of non-traditional materials, such as PVCu, has replaced traditional timber windows on a limited number of unlisted buildings in the village. While aspirations to improve thermal insulation are understood, wholesale replacement of well-designed traditional windows can rarely be achieved satisfactorily using sealed double glazed units. A more appropriate solution is likely to be through proprietary draught stripping and secondary glazing. Existing windows can normally be retained, repaired or remade to a design appropriate to the period and design of the property.

4.7 Doors

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

4.7.2 The majority of the doors in the conservation area are traditionally detailed six panel timber doors, some with glazing in the upper panels, or plain planked doors. There are some front porches to properties within the conservation area, some of which are historic (although not necessarily original) and others that are a more recent addition. There is some use of door hoods in the conservation area, such as Little Firs, Great Crouch's Farm, Shephard's Cottage, Rose Cottage, and Old School Cottage. Playdells has a central doorway with columned porch and Stone House has an ornate central doorway with Doric columns on plinths, triglyph frieze, pediment, semi-circular fanlight and double doors.

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

4.8 Shopfronts

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

4.8.2 Shop fronts were introduced in the 18th century and the majority dating from the 18th and 19th century are designed on an individual basis, utilising a variety of architectural detailing and styles, with small paned windows. Later 19th century shop fronts have larger areas of plate glass as this material became more widely available, changing the scale in the design of shop fronts. ⁽⁶⁵⁾

4.8.3 Most earlier shops and trades have been converted to residential use and there are few surviving earlier shopfronts within the conservation area. The north unit of South Side was built in the 19th century and was the local grocery shop and still has the painted sign on the brickwork for 'Atkinson Grocer'. The early 20th century northern extension was built in a similar style as a shop and still retains its shop front, which comprises large glass shop windows with timber glazing bars either side of a recessed doorway, timber consol brackets, and a painted fascia board sign. It is now the village store and post office.

4.8.4 The use of non-traditional materials and designs has not been used to replace traditional shop fronts within the conservation area, with the village store retaining a sympathetic design and signage. While aspirations to improve thermal insulation, security and utilize standardized corporate signage and designs are understood, the replacement of well-designed traditional shop fronts can rarely be achieved satisfactorily without loss of character to the building and the conservation area. Existing shop fronts and signage can normally be retained, repaired or remade to a design appropriate to the period, scale and design of the property.

4.9 Garden Walls, Fences and Other Means of Enclosure

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

4.9.2 Rushlake Green contains a mixture of boundary treatments, comprising hedges, and some use of fences and walls. Hedges are the predominant boundary feature within the conservation area, which reflects the rural character of the area.

4.9.3 There is some limited use of walls within the conservation area, which comprise low brick walls and stone walls. Stone walls extend along the boundary of Stone House and Marklye and both have decorative gateways. Stone walls also extend along some of

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

the properties to the north of the green, at Old Alliss, The Cottage and Shephard's Cottage; along Middle Lane to the rear of Pleydells; and partly enclose the garden to the Horse and Groom. A brick wall partly encloses the front boundary of Tom Beckworth. Low brick walls are not common in the conservation area, but more recent examples can be found extending in front of the Old Store and Ford Cottages. is limited to the stone wall that forms the boundary of the churchyard and the red brick wall that sits along the roadside bank to form the boundary to Kingsley Hill.

4.9.4 There is limited use of picket fences, such as Gable Cottage and Fern Villa, and open post and rail fences at Tudor Cottage and Old Fern Cottage.

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

4 Architectural Form, Detail, Materials, Textures and Colours

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5 Trees, Open Spaces and Views

5.1 Introduction

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

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

5.2 Key Characteristics

Key Characteristics

- Trees form an important backdrop to the conservation area.
- There are prominent tree specimens and groups of trees along the roads extending through Rushlake Green, in gardens, to the rear of properties between gardens and fields, and in the grounds of Stone House and Marklye.
- Hedgerows and trees are an important boundary feature.
- The village green is an important large open space and focal point for the village.
- Views through the character area are generally along the roads extending through the settlement and across the green. Views across the green are abundant and include views across the green to the the properties that face onto it, as well as long views to the High Weald to the west.
- Views across the wider countryside are also important with the elevated position affording views across the High Weald. Views back to the village are also important, with strong inter-visibility between historic buildings within the conservation area and adjacent areas.

5.3 Trees and Hedgerows

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

5.3.2 Important trees in the conservation area may have been identified and protected with Tree Preservation Orders (TPOs), but designation of a conservation area extends protection to the remaining trees within the boundary. TPOs are not shown on the appraisal

maps, but can be viewed by carrying out a search at: <http://www.planning.wealden.gov.uk/advsearch.aspx>

5.3.3 The rural location of Rushlake Green means that there is open countryside and areas of woodland surrounding the conservation area. Trees form an important backdrop to the settlement, with areas of woodland all around the conservation area, extensive woodland to the east, and trees lining streams and ponds in the landscape. Field boundaries and lanes are also lined with trees and hedges in this High Weald landscape.

5.3.4 Particularly prominent trees and groups of trees within the conservation area include those along the roads extending through Rushlake Green, those in gardens, those to the rear of properties between gardens and fields, and the groups of trees in the grounds of Stone House and Marklye. The village green is notable for its lack of trees.

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

5.3.6 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 village green is an important large open space and focal point for the village. It is highly valued for its amenity value and the views it affords around the village and out to the wider landscape. It is also important historically as the common ground around which the village has developed.

5.4.3 There are open spaces in front of some properties around the village which act as an extension of the green and reinforce the openness of the area. These include the spaces in front of Pond House and Pond Cottage, Tom Beckworth, and The Cottage and Shepherd's Cottage.

5.4.4 The open landscape makes an important contribution to the traditional open setting of the conservation area. The rural location means that there is open countryside and woodland surrounding the conservation area, which is characteristic of the High Weald landscape within which Rushlake Green sits.

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

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

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

5.5.3 Within the conservation area, the key views are along the roads extending through the settlement and across the green. Views across the green are abundant and include views across the green to the the properties that face onto it, as well as long views to the High Weald to the west.

5.5.4 Many views within the conservation area are terminated by buildings, with buildings around the village drawing the eye across the green or along the roads. The Old Barn at Great Crouch's Farm is located on the southern edge of the village and is a visible landmark when entering and leaving the the village from the south. There are also glimpsed views to Stone House and Marklye to the north of the conservation area.

5.5.5 Views across the wider countryside are also important, with the elevated position affording views across the High Weald, especially to the west. There are panoramic views across the landscape and to the local landmarks of Warbleton church and the windmill at Punnets Town.

5.5.6 Views back to the village are important within the wider landscape, with strong inter-visibility between historic buildings within the conservation area and adjacent areas. The views both into and out of the village reinforce the strong strength of place of Rushlake Green within its landscape setting. The village is especially visible from the west and there are views back to Marklye from the footpath that extends westwards from Old Fern Cottages.

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6 Considerations for change in conservation areas

6.1 Introduction

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

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

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

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

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

6.2 Guiding principles for change in conservation areas

Guiding principles for changes in conservation areas

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

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

Key issues impacting on the character and appearance of the Rushlake Green conservation area

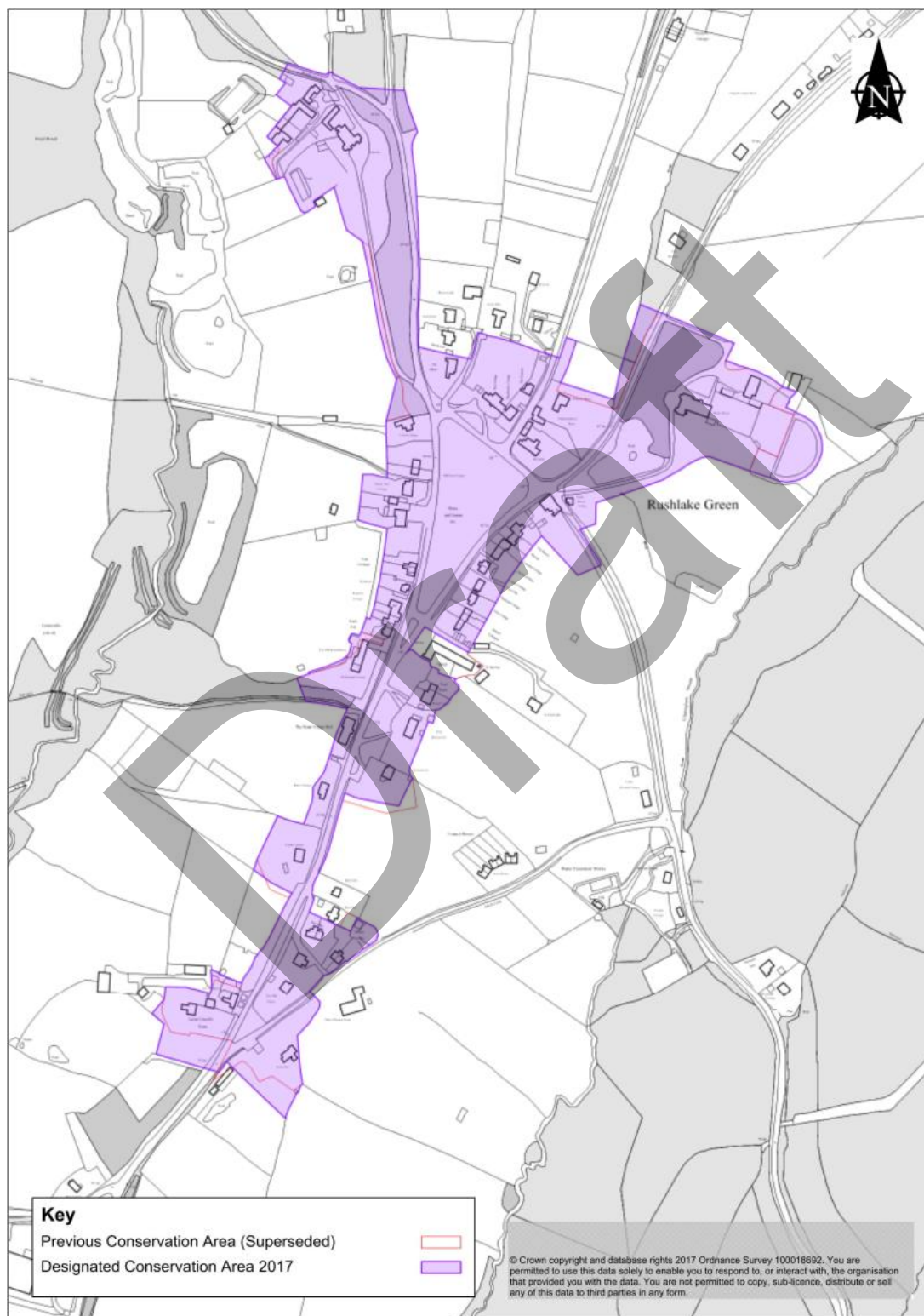
- Erosion of architectural detail.
- Inappropriately detailed window replacement.
- Scale, design and location of new development, including infill development and outbuildings.
- Light pollution.
- Loss of traditional boundary treatments.
- Parking.
- Highways works.

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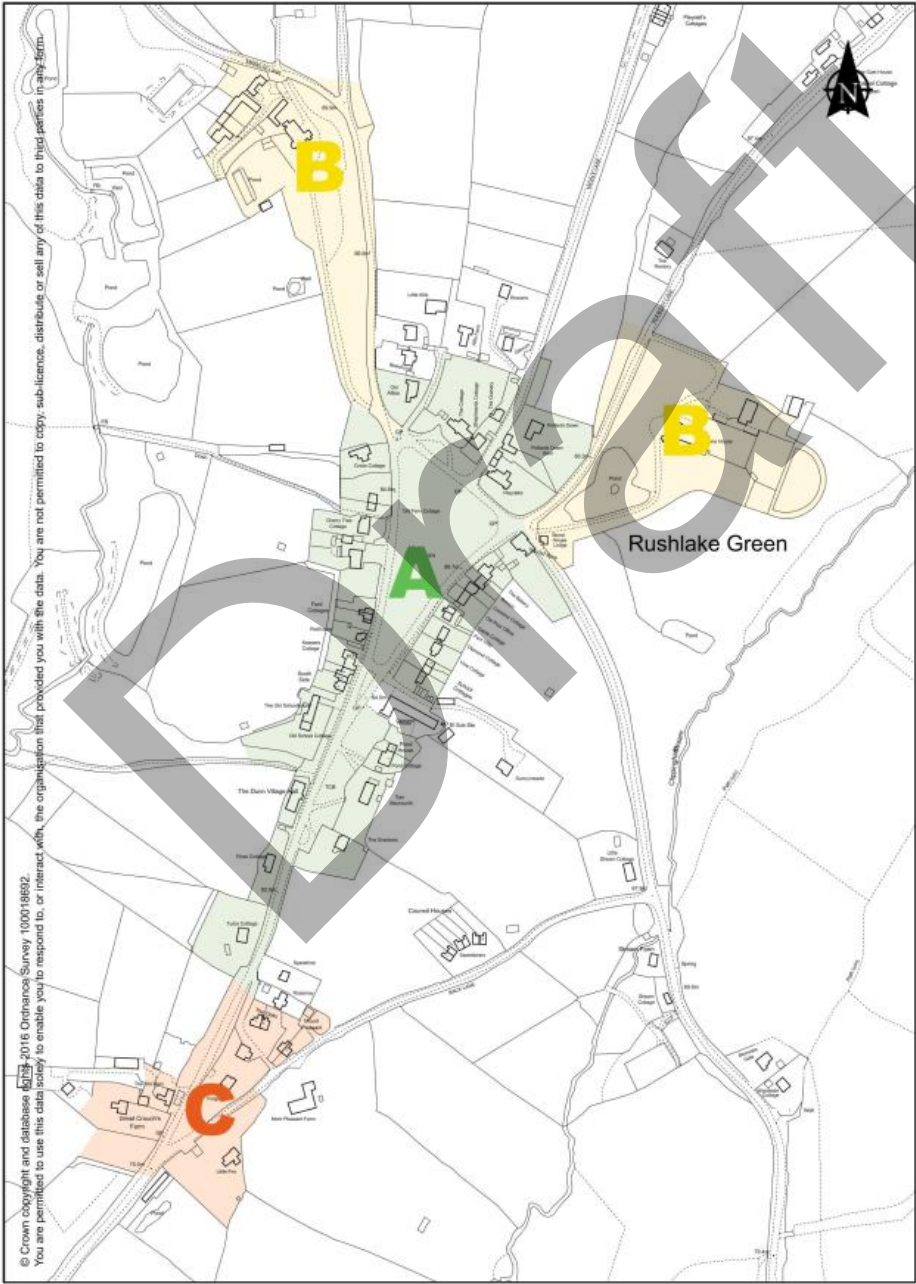
Appendix 1: Maps

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1.1 Designated Conservation Area



1.2 Character Areas



1.3 Visual Appraisal

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1.4 Views

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Appendix 2: Glossary of Terms

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

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

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

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

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

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

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

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

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

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

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

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

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 2018
- Further information is also available at: www.planningportal.gov.uk - The Planning Portal is government's on-line resource for services and guidance relating to the planning system.

HISTORIC ENGLAND

- www.historicengland.org.uk the Government's adviser on the conservation of the historic environment: <https://historicengland.org.uk/advice/hpg/has/conservation-areas/>
- Historic England, Advice Note 1: Conservation Area Designation, Appraisal and Management, 2016
- Historic England, Good Practice Advice Note 2: Managing Significance in Decision Taking in the Historic Environment, 2015
- Historic England, Good Practice Advice Note 3: Setting of Heritage Assets, 2017
- Historic England, Conservation Principles, Policies and Guidance, 2008

WEALDEN DOCUMENTS

- Wealden Local Plan, Design and Heritage Strategy Background Paper – Local Plan Issues and Options 2015
- Wealden Local Plan, Heritage Background Paper - January 2019
- Wealden Local Plan, Conservation Areas – Issues, Options and Recommendations Consultation, 2015
- Wealden Landscape and Settlement Character Assessment, Chris Blandford Associates, November 2014
- Wealden Local Plan, 1998
- Wealden Design Guide, 2008
- Wealden Core Strategy Local Plan, 2012
- Wealden Local Plan, Submission Document, 2019

WEBSITES

- 2011 Census, Office for National Statistics:
<https://www.ons.gov.uk/census/2011census>
- Gazetteer of Markets and Fairs in England and Wales to 1516:
www.history.ac.uk/gazframer.html
- The Weald.org: www.theweald.org
- Wealden Iron Research Group: www.wealdeniron.org.uk/
- Wealden Iron Research Group database: <http://www.wirgdata.org/>
- Old Sussex Mapped:
http://www.envf.port.ac.uk/geo/research/historical/webmap/sussexmap/Yeakell_36.htm
- British History Online www.british-history.ac.uk/inquis-post-mortem
- Open Domesday <https://opendomesday.org>
- The Workhouse: <http://www.workhouses.org.uk/>

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- Martin, B. & Martin D. (unpublished) *Lesser Villages*
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- *Sussex Archaeological Society 1996 Warbleton Parish tenement analysis*

OTHER SOURCES

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www.thekeep.info/east-sussex-historic-environment-record-her/
- East Sussex Tithe Maps:
www.eastsussex.gov.uk/leisureandtourism/localandfamilyhistory/tithemaps