

Draft Conservation Area Character Appraisal

Selmeston



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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 Selmeston 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 Selmeston 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 Selmeston conservation area was originally designated in 1991. The conservation area was re-designated with an enlarged boundary in March 2017. The reasons for amendment of the previously designated boundary of the conservation area are explained in the Background Paper accompanying the Autumn 2016 Consultation on the Wealden Local Plan. To view the document, along with further information on the process and how community involvement and public consultation was undertaken; how the input from the community was evaluated; and how it influenced the recommendations for designation of areas, please see the Conservation Area Background Paper 2018 and the Heritage pages on the Council's website.

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

Selmeston Church



Draft

2 Context

2.1 Introduction to the Conservation Area

2.1.1 The village of Selmeston, in the south west corner of the District, is located at the foot of the South Downs, and lies equidistant from Lewes to the west and Polegate to the East. It lies in close proximity to the villages of Chalvington, Ripe, Berwick and Alciston.

2.1.2 The village has developed in a linear manner along The Street, a narrow lane running north-south, with the majority of properties fronting onto the road. Development has also occurred historically around the road junction in the south of the village.

2.1.3 At the centre of the village, two track ways adjoin the The Street, forming the access roads to Sherrington Manor in the west, and Green House in the east. The Street terminates in the south at a junction with the A27 trunk road, which runs through the southernmost part of the village.

2.1.4 The village predominantly sits within the wider Parish of Selmeston which had an overall population of 159 in 2011.⁽¹⁾ The Parish boundary runs along the A27 to the west, and then cuts through to run along the southern boundary of the village recreation ground. The four buildings to the south of the parish boundary, at the southern end of the village, lie within the adjacent Parish of Alciston.

2.1.5 The economy of the village was formerly linked to agriculture and associated service industries, and it is interesting to note that around 12% of residents of the wider Parish are still employed in agriculture in the 21st century.⁽²⁾ However, the village today is primarily residential in character, with development having taken place gradually from the 14th century through to the late 20th century. There are few employment opportunities within the settlement, although 40% of residents in employment within the Parish work at or mainly from home, with the remainder commuting between 10 and 30km to places of work.⁽³⁾

2.1.6 The village has community facilities comprising the church, village hall with recreation ground, Barley Mow PH, and Church Farmhouse Restaurant, as well as the Selmeston Service Station, incorporating a convenience store, cafe, and fuel station.

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⁽⁴⁾.

1 Source: 2011 Census, Office for National Statistics

2 Source: 2011 Census, Office for National Statistics.

3 Source: 2011 Census, Office for National Statistics.

4 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, ⁽⁵⁾ 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.

View east out of village towards the South Downs



2.3 Topography and Landscape Setting

2.3.1 The village of Selmeston is located in the Low Weald and has developed primarily in a linear manner along The Street, a narrow lane which runs north-south through the village. There is a small quantity of development around the road junction with the A27 in the south of the village, and little outlying development.

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

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

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

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

2.3.6 Isolated farmsteads, often occupying ancient sites (some moated), form the predominant settlement pattern, intermixed with small villages, often with 'Street' or 'Green' names suggesting secondary settlement. These farmsteads are associated with a landscape of small and irregular shaped fields, created by assarting from woodland in the medieval period, or medium-sized and more regular shaped fields created between the 15th and 18th centuries by enclosure through agreement of former arable strips. The latter are more common in the eastern parts of the area. Many small towns and typical Wealden villages, on the heavier clay soils in the western part, are scattered among a patchwork quilt landscape of woodland, permanent grassland, hedgerows and wetlands. Traditional buildings are often made of brick, with local colour variations, and some flint towards the South Downs. Pre-18th-century buildings were predominantly timber framed and even later buildings are often weather-boarded ⁽⁶⁾

Low Weald Landscape

The history of the landscape is most evident in the:

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

Selmeston

The historic settlement setting of Selmeston falls within two County Landscape Character Areas: The Eastern Low Weald; and The Firle Bishopstone Downs. .

The Eastern Low Weald

This area is more open and exposed than the western Low Weald, with many more flat, treeless areas. It contains the large woodland areas of Abbot's and Vert Woods, which are mainly conifer plantations. Running from Ringmer in the west (outside Wealden District) to Polegate in the east the area contains the upper River Cuckmere and Arlington Reservoir.

The Key characteristics of this landscape character area are:

- Significant areas of flat, nearly treeless country with remote windswept feel.
- A greater area (15%) is under woodland than in the Western Low Weald but, by contrast, nearly all of this is in large blocks over 2 Ha.
- About half the woodland is coniferous.
- Hedges and hedgerow trees are slightly less abundant, and trees are often small and wind-bent.
- Ancient pathways cross the area, including ancient Drove roads running North and South across the Low Weald.
- Fine, open views of the Downs.
- Small, remote and largely unspoiled rural villages.
- Historic designed landscapes and parkland.
- Small, winding, partly tree-lined streams, notably the River Cuckmere, but also many artificial, straightened drains and channels.⁽⁷⁾

Firle and Bishopstone Downs

This area of downland lies between the Ouse and Cuckmere valleys. and comprises a block of bare, open landscape , which culminates in the beautiful curving sweep of Firle Beacon. The bold grassy scarp dramatically overlooks the villages of Firle, Alciston, Selmeston and Berwick. High and Over with its white horse provides a dramatic backdrop to the Cuckmere River. The broad, rolling arable southern slopes contain secluded winding denes.

The Key characteristics of this landscape character area are:

- Simple sculptural forms; a bold, bare north-facing scarp culminating in the landmark of Firle Beacon.
- Rolling arable dipslope with winding dry valleys.

- A prominent secondary scarp curves west and north from High and Over.
- Country houses in designed landscape or parkland setting, notably Firle Place and estate.
- The peaceful, largely unspoiled villages beneath the scarp – with their flint cottages, churches and tree compositions contrasting with the open downland.
- Numerous tumuli and other prehistoric features.
- Remote character of central areas. Wealden Landscape and Settlement Character Assessment, Chris Blandford Associates, October 2014

2.3.7

Selmeston viewed from the South Downs



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

them. In the south of the LLCA, the village of Selmeston, centred on its historic church, is a key feature.⁽⁸⁾

2.3.8 The immediate landscape setting around the village of Selmeston is identified below:

Selmeston Landscape Setting Areas

To the immediate east of The Street:

- A patchwork of small to medium-scale fields, lined with hedgerows.

Wider landscape to the east of The Street, beyond the initial fields:

- Large scale, ancient pattern of fields, delineated in places by mature hedgerows;
- Key views to the South Downs to the south;
- Sherrington Manor complex with its associated stream corridors and ponds/water bodies.

To the west of The Street and north of the route of the Roman Road:

- A combination of historic and ancient, medium scale arable and pastoral fields;
- A few farmsteads.

To the west of The Street and south of the route of the Roman Road/north of Common Lane:

- A patchwork of small to medium-sized fields, lined with hedgerows;
- Key views to the South Downs to the south.

To the south of the A27:

- An area of higher ground, encompassing a ridge and supporting a patchwork of ancient fields.⁽⁹⁾

2.3.9 The village has a rural setting with a strong sense of openness throughout much of the surrounding Low Weald countryside, punctuated by stands of trees and hedgerows to field boundaries. Within the wider setting, the significant natural feature is the scarp slope of the South Downs to the south of the village, and the gently undulating Low Weald landscape to the north, east and west. To the south of the village, the open landscape setting has a very strong sense of place with strong inter-visibility between the village and the South Downs.

⁸ Wealden Landscape and Settlement Character Assessment, Chris Blandford Associates, October 2014
⁹ Wealden Landscape & Settlement Character Assessment, Chris Blandford Associates, November 2014.

2.3.10 The landscape setting around the village remains predominantly agricultural in character, with only the incursion of the railway line to the north, and the A27 trunk road to the south. Both of these transport corridors introduce a source of noise and movement to this otherwise predominantly tranquil landscape. The setting is relatively open on all sides, with substantial long distance views to the downs in the south and towards the Weald in the north. The open landscape setting and the topography of the area also affords views into the village, including aerial views from the adjacent South Downs.

2.3.11 A key characteristic of the Low Weald is the north-south ancient drove routes running to and from the South Downs. The Street in Selmeston is an example of a former drove route and the medieval core of the village has developed along this road. The sunken nature of elements of the northern part of The Street is a key characteristic, and this has led to banked sides with development raised above the road, predominantly on the western side. This has led to parts of the village being more prominent within the wider open Low Weald landscape setting. The roadside where development has not taken place is generally characterised by hedged and treed boundaries, helping to form a screen to the landscape setting to the east, particularly within the southern part of the village.



View along The Street showing the sunken roadway



2.3.12 The other noticeable man-made features are the sandpits to either side of the track to Green House; the church; the route of the former Roman Road, which can be traced through the wider landscape; and the undulating topography within the field to the west of The Street, within which the Anglo Saxon cemetery is located, indicating a likelihood for further archaeological remains within this area.

Selmeston Church viewed across the surrounding Low Weald landscape**2.4 Geology and Building Materials**

2.4.1 The geology of the area has also had an impact on the development of the village, with the majority of the older settlement development having taken place on the lower greensand, with later development on the clay to the south.

2.4.2 The use of the local materials available to builders in the past throughout the District, including: brick, timber, stone, flint, 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 Selmeston conservation area.

2.5 History of the Settlement**Prehistoric**

2.5.1 Selmeston's history can be traced back to the Mesolithic period, which in Europe occurred between 1000 to 5000 BC. Evidence for a settlement in this early period has

been discovered to the east of the Church in areas of old sand pits, and excavations have revealed pit dwellings, flints and pot boilers. There is evidence from excavations that the area was re-occupied in Neolithic times, and later artifacts from the Beaker, Late Bronze Age, Early Iron Age, Romano British and Medieval Periods have also been found in the same area, indicating occupation within these later periods.

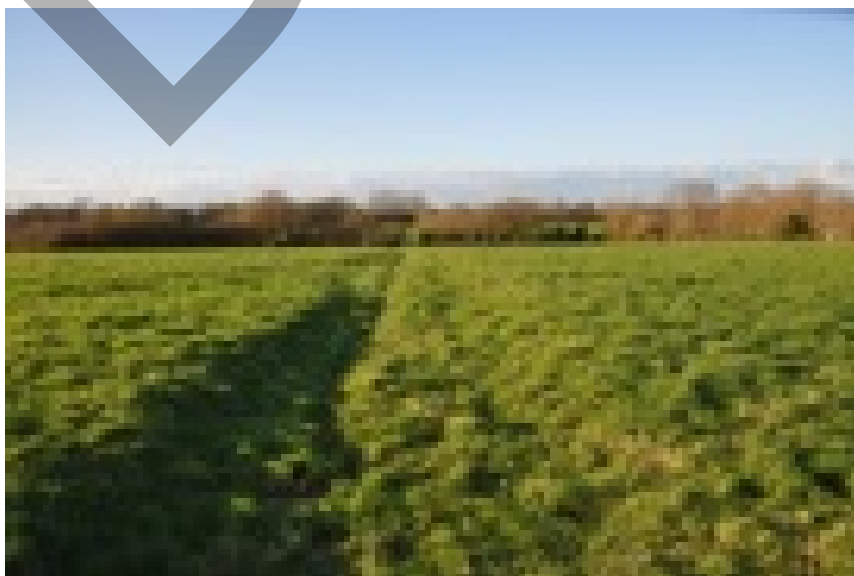
2.5.2 The Street running north-south through the village is likely to be an ancient Drove road, linking the South Downs with the High Weald to the north and is evidence of the seasonal agricultural use of the landscape.

Roman and Saxon

2.5.3 Roman occupation of the area commenced in AD43 and the line of the Roman road from Pevensey to Barcombe is evidenced by the access track from Green House to The Street and the footpath running to the east, beyond Green House. It is thought the Roman Road turned towards the South Downs and ran south along The Street and then returned west along the present day route of the A27. There is also some potential for Roman occupation in the immediate landscape around the present village, with earthworks likely to date from that period having been identified to the south of the railway line, and east of The Street. Throughout the area, there are isolated finds from the Roman period, evidencing occupation and use of the area at this time.

2.5.4 After the Roman occupation, there is evidence for Saxon settlement in the area. In 1897, an Anglo Saxon burial ground was discovered on the western side of The Street, opposite Church farm. At the time at least 100 graves were in evidence and excavations then and in the mid-20th century discovered multiple finds relating to this period between 410 and 1065AD.

Earthworks



Place Name and Domesday

2.5.5 A settlement in this area is mentioned in the Domesday Book in 1086. At the time, the settlement was known as 'Selmestone', within the hundred of Wandelmestrei. It had 7.5 households and had a church and a priest. The Lord of the Manor was William of Keynes and the Tenant in Chief was Count Robert of Mortain. There were also two manors, rated at four hides and a half, with the arable being seven plough lands. One of the manors was 'Serintone', the early name for the present Sherrington Manor. It also appears that there was a Saxon settlement in the vicinity of Serintone manor with two smallholders mentioned in the Domesday Book.⁽¹⁰⁾ Sherrington Manor has remained isolated from the village within the landscape to the west.

2.5.6 The surviving earlier buildings in the village suggest a scattered linear development between the Church and the location of the Poor House on the western side of the street. It is possible that earlier buildings were once located between the surviving historic buildings, as there was clearly a sizeable settlement in the area in the Anglo Saxon period.

Markets and Fairs

2.5.7 From the medieval period, a sheep and cattle fair was held on the Fair Field to the south of the village every September. Selmeston Sheep Fair, was an important stock fair in the late eighteenth century. Sited at the foot of the downs it was a good meeting point for the downland stock-rearing farmers who resided east of Lewes, the Wealden farmers and graziers, and dealers from London.⁽¹¹⁾

Medieval Development

2.5.8 The present village initially developed through the medieval and post medieval periods along The Street, with the focus being the church at the junction of the Roman road with The Street. Although the current Church building has 14th century origins, it was largely rebuilt in 1865-67. The earliest surviving domestic building is Fairland, dating from the 15th century, followed by Church Farmhouse in the mid 16th century and Wheel Wrights in the late 16th or early 17th century. Further building in the 17th century is evidenced by East View and Rose Cottage; Green House; Hunnisets; and the Old Poor House and Poor House Cottage. The development of Green House in an isolated position some distance along the route of the Roman road to the east, appears to be an exception during this medieval period.

10 <http://domesdaymap.co.uk/place/TQ5007/selmeston/>

11 The Agricultural History Review, John Ellman of Glynde in Sussex, Sue Farrant



Church Farmhouse



Medieval and Post Medieval Employment and Industry

2.5.9 The main form of employment over the centuries in the village and surrounding area has been agriculture. This is evidenced by the early drove route from the Downs to the Weald; the information provided within the Domesday Book; and the historical land management around the village within the Low Weald landscape. There are only two farmhouses remaining in the village (Church Farmhouse and New Barn Farmhouse), and only one set of former agricultural outbuildings at Church Farm. There has also been some historic excavation of sand, as evidenced by the sand pits to either side of the access track to Green House.

Post Medieval Development

2.5.10 In the 18th century, a very small amount of development occurred to the south, away from the main village area, around the junction of The Street with the road running along the base of the Downs (now the A27). New Barn Farmhouse and Forge Cottage date from this period.

2.5.11 It was not until the 19th century that further development along The Street took place. The Old Vicarage was built opposite the Church in the early 19th century. It was at this time that development also started to occur to the south of the early village, between the Church and the road junction to the south. Fairfield Cottages were constructed in the early 19th century, followed by the village school (now Flint House) in 1846. By the time of the Tithe Map in 1840, there was already a coaching inn serving the east-west route to the south of the village, and the present day Barley Mow PH incorporates remnants of this earlier building. It is interesting to note that in 1831, the village had a population of 189, greater than that recorded in 2011.

The Old Vicarage**Fairfield Cottages****Flint House**

Education

2.5.12 In 1818 the vicar of Selmeston, the Reverend J. Griffin, wrote to Parliament declaring that: 'the poor are desirous of having the means of education for their children here'.

2.5.13 The village finally had a school by 1846. The necessary land was gifted by the then owner of Sherrington Manor, Dr James Skinner. The vicar, the Reverend Henry Latham, provided most of the money needed to build it and he dedicated it to the memory of his wife Maria. There were also subscriptions from local churchgoers and it was known as Selmeston Church of England School. Initially it had only one classroom along with accommodation for the teacher, but over the years it was expanded. It is not known how many pupils there were at first but in 1866 there were forty-seven. By 1873, the number had risen to sixty-three, reportedly because the Rev. W D Parish had introduced a scheme to ensure regular attendance. By 1968 there were only thirty-two children attending the school, making it uneconomical to continue. The building, now a private residence, is situated at the southern end of The Street. It is built of Sussex flint with a tiled roof and is now aptly named The Flint House. It is a Grade II listed building.

Turnpikes and railways

2.5.14 Before 1819, Common Lane was part of the main route to Eastbourne, which left the Old Coach Road at Bo-Peep Lane, then swung south of the current Arlington Reservoir, and on to Swines Hill (now Polegate). A new turnpike road, now the A27, was built in 1759, linking Eastbourne and Lewes.

2.5.15 A major development in the nineteenth century was the railway line from Brighton through Lewes and on to Hastings (The London Brighton and South Coast Railway). The line eventually came through Selmeston in 1846 and provided an outlet for local agricultural products. The village did not have a station as such, but it did have a halt, evidence for which can still be seen at the railway house by the level crossing. Goods could be loaded and taken to London, although the halt was never a commuter facility.

19th century trades

2.5.16 Towards the end of the 19th century, the 1882 Kelly's Directory lists the following facilities and trades in the village: a post office, national school, coffee rooms,

grocer and draper, butcher, blacksmith, basket maker, auctioneer, corn merchant, wheelwright, shoe maker, innkeeper, nurserymen, saddlers, farmers and cowkeepers.'

20th and 21st Century

2.5.17 Limited development has taken place within the village since the middle of the 19th century. Between the first and second edition OS maps (1875 and 1897), there were only two new additions - Manor Cottages and The Little Manor, built for workers on the Sherrington Manor estate. By 1910, there had only been one further addition, that being Old Town Cottages in the north of the village. This development all took place in vacant plots between the historic development on the western side of The Street.

2.5.18 Early 20th century development is evidenced by The Cottage, Little Bells, Selmeston House, The School House, and a garage at the southern end of the village to serve motorists on the east-west coast route. The majority of this development continued the linear character of the village, infilling vacant plots on the western side of The Street. Little Bells is unusual in that it constitutes back-land development, at odds with the historic form of development in the village, but due to the topography and treed nature of this part of the village, it is not a visually prominent building.

2.5.19 A reading room was provided by Sherrington Manor for the residents of Selmeston at the turn of the twentieth century and located in one of the Fairfield Cottages (built in 1890)

Population

2.5.20 The population of Maresfield Parish in 1811 was 1,117 and rose steadily to a total of 2278 in 1911. The population was magnified hugely during the Great War with the presence of the army camp, and 1,380 military personnel were still in residence in the Parish in 1921, creating a total population of 3,610. Today, the population for the entire Parish is around the same at 3636 in 2011 ⁽¹²⁾.

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. The 1 inch to 1 mile map of Sussex produced in 1724 by Richard Budgen shows the village of Selmeston depicted as the church and small cluster of houses, along with the parsonage.

2.6.3 By 1778, the 2 inch to 1 mile map of Sussex produced by Yeakell and Gardner, shows that Selveston has expanded in a linear fashion along The Street, predominantly on the western side and to the north of the church. .

Yeakell and Gardner Map 1778-1783, 2 inch to 1 mile



2.6.4 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. The 1840 Tithe Map demonstrates land ownership in and around the village was restricted to five main land owners. To the west of the village, the majority of the land was owned by the Skinners at Sherrington Manor, along with a number of the dwellings on the western side of The Street. The other main landowner was Lord Gage of Firle, and he owned the majority of the land to the east and north of the village, along with the Poor House. Within the south of the village, four fields were owned by Fuller, along with a field directly to the north of the church, and all this land was known as Rectorial Glebe - land which paid tithes to the church. One of these fields located to the west of The Street was called the Fair Field, and is the site of the sheep and cattle fair that took place every September.

INSERT: TITHE MAP OF SELMESTON

2.6.5 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.

2.6.6 Limited development has taken place within the village since the middle of the 19th century. Between the first and second edition OS maps (1875 and 1897), there were only two new additions - Manor Cottages and The Little Manor, built for workers on the Sherrington Manor estate. By 1910, there had only been one further addition, that being Old Town Cottages in the north of the village. This development all took place in vacant plots between the historic development on the western side of The Street.

2.6.7 INSERT: 1898 2ND EDITION OS MAP**2.7 Areas of Archaeological Potential**

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

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

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 ⁽¹³⁾. This will also be helpful in assessing the likelihood of the presence of archaeological remains in the area and help with interpretation of a particular site and its setting.

2.7.5 Selmeston has a rich archaeological heritage, including a Mesolithic settlement site, the route of a Roman Road, an Anglo Saxon Burial Ground, and the medieval and post medieval village.

2.7.6 A Mesolithic settlement site is located in a sandpit to the east of Selmeston Church, south of the line of the Roman Road, and was excavated in 1933 and 1936. The excavations discovered pit-dwellings, and one pit yielded over 6000 Mesolithic flints, including worked implements, cores and flakes. The excavation also yielded finds from the Neolithic, Beaker, Late Bronze Age, Early Iron Age, Romano British and Medieval Periods, comprising various parts of vessels, an iron handle, bronze fragments and potsherds.

2.7.7 The Arlington to Ouse Valley Roman Road ran along the base of the South Downs and the route is still evidenced by the access track to Green House, and the public footpath continuing to the east. It is believed that the Roman Road turned to the south at the junction with The Street, which is likely to have been an ancient drove route to and from the South Downs. The route of the Roman Road is then thought to have turned to the west along a similar line to the present A27 trunk road.

2.7.8 Associated with this Roman occupation of the landscape is evidence for Romano-British settlement identified as earthworks to the north east of the village, and south of the railway line.

2.7.9 An Anglo Saxon Burial Ground with at least 100 graves is designated as a Scheduled Monument for its archaeological importance. Although it has been partially disturbed by 19th century and modern construction work, the Anglo-Saxon cemetery survives comparatively well, and has been shown by partial excavation to contain archaeological remains and environmental evidence relating to the Scheduled Monument and the landscape in which it was constructed. The designated area covers Manor Cottages and associated gardens on the western side of The Street opposite Church Farm, and land to the immediate rear of the cottages within the field. The burial site was discovered at the time of construction of Manor Cottages in 1897, with excavation taking place over part of the area at this date, with later excavations in the mid 20th century. However, the full extent of the site to the west within the field is not known.

2.7.10 Throughout the village, there have also been isolated Mesolithic, Roman, Medieval and post-Medieval finds, indicative of the substantial period of settlement in the area of the present village.

2.7.11 It is misleading to assume complete destruction of buried or hidden features which could survive within later buildings and structures as well as in below ground features. Therefore, archaeological remains of any period, both above and below ground, could be found within the conservation area. Any proposals to carry out works which include ground disturbance or works to a historic building are likely to require an appropriate form of archaeological evaluation and assessment, to assess the potential for evidence of past human activity and provide evidence for the substance and evolution of the place, and its people and culture⁽¹⁴⁾.

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

Draft

3 Character Appraisal

3.1 Introduction

3.1.1 Selmeston conservation area has been divided into three character areas for the purposes of the appraisal. The character areas are shown on the map in Appendix 2.

- A. The historic core of the village, including the site of Mesolithic Settlement, Green House and land to the west of The Street;
- B. The Street, south of the church;
- C. Development around the junction of The Street with the A27.

3.1.2 The three character areas relate to distinctly separate areas of development within the village which all have specific characters. The characters relate to different periods in the historic settlement of the village, but also take into account the impact of topography and landscape, and the impact of different uses.

3.1.3 This chapter of the appraisal describes each of these character areas separately, considering:

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

3.2 Key Characteristics of the Conservation Area

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

Key Characteristics of the Conservation Area

- Substantial history of settlement from Mesolithic period through to 20th century.
- Medieval core to the village, from the church and along The Street to the north.
- Linear development predominantly along the western side of The Street.
- Built development from the 14th century through to the 20th century.
- Patchwork of periods of development as later buildings have infilled vacant plots between earlier buildings.
- Core of 18th and 19th century development around the A27/The Street road junction in the south of the village.
- Little backland development.
- Little development to the eastern side of The Street.
- Built form predominantly with principal elevations fronting on to The Street, with mixture of buildings on the road frontage or setback.
- Two storey detached, semi-detached and terraced properties; few examples of dormer windows.
- Generally contiguous rear boundary to building plots on western side of The Street, with gardens predominantly to the front or side.
- Most buildings within the village are in residential use.
- There are 13 listed buildings which are all Grade II. The war memorial at the southern end of the village is also listed Grade II.
- 13 buildings have been identified as being of local, vernacular or cultural interest.
- Older buildings within the core are timber-framed, but refaced with brickwork, or tile-hanging and have clay tile roofs. There is also some use of knapped flintwork.
- 18th and 19th century buildings are predominantly brick built, with clay tile roofs, with some use of knapped flintwork.

- Historic boundary treatments, prevail including hedges, trees, brick and flint walls, post and rail fencing and metal fencing.
- No street lighting and very little ambient light from residential properties in this naturally dark setting.
- Key buildings: Selmeston Church, The Old Vicarage, the listed buildings within the northern part of The Street, Flint House, Selmeston House, Green House, Little Bells, The Barley Mow PH and Forge Cottage, Corner Cottage and the war memorial.
- Key open spaces: the churchyard; land to the rear of the dwellings on the northern part of The Street, incorporating the Anglo Saxon burial ground; the former sheep fair field; the open landscape setting to the north, south, east and west of the village.

3.3 Character Area A - The historic core of the village, including the site of Mesolithic Settlement, Green House and land to the west of The Street

Introduction to the character area

3.3.1 This character area is formed by the medieval core of the village, stretching between The Poorhouse in the north and the church in the south. The development within this area has taken place in a linear fashion, predominantly fronting onto the western side of The Street, with the exception of buildings at Church Farm, and 20th century infill between the farm and Selmeston Church.

3.3.2 Character area A is bordered by open farmland to the north, located to the south of the railway line; and open farmland to the east and west, and to the southeast and southwest. It is also bordered by character area B to the immediate south, comprising the southern part of the village along The Street, south of the church.

3.3.3 The core of the village represents the earliest visible and below ground archaeological evidence for settlement. To the east of the Church is the earliest area of settlement which began in the Mesolithic period and continued through to the medieval period. Although there is now no above ground evidence for this early period of settlement, there have been several formal archaeological excavations and also spot finds in and around this area. The Mesolithic period site lies in the vicinity of the known route of a minor Roman Road along the base of the South Downs, which forms the present access track to Green House. This part of Selmeston is significant in relation to the historic development of occupation in the area and provides the earliest roots for settlement.

3.3.4 To the west of The Street, the fields to the rear of the linear development include the Anglo Saxon cemetery and represents the next phase of evidence for occupation in the area. There is also the likelihood that there will be further archaeological remains across the wider field area, which lies between the village and the Saxon settlement and Medieval farmstead at Sherrington Manor. The sunken track way through the field to the rear of Fairland was an original access through to Sherrington Manor and its route is still visible as a depression within the field. The southern boundary of this character area is formed by part of the current access to Sherrington Manor and its entrance onto The Street, opposite the known route of the former Roman Road. This access track to Sherrington Manor also appears to have some age due to its sunken nature with heavily treed banks to either side.

Sunken track to the rear of Fairlands**Open landscape to the west of The Street, to the rear of the linear development**

3.3.5 The historic built development within the village has taken place predominantly along the western side of The Street, with the exception of the church, Church Farm and Green House, and began in the 14th century, as evidenced by the church. There was isolated, very minimal, development within the village between the 14th and 17th century. Built form from this early period is represented by detached houses and semi-detached two storey cottages of traditional materials and detailing, fronting onto the western side of The Street. The rear boundaries are relatively contiguous to the older properties, with gardens generally to the front or side, and very few have any particular substantial rear garden area. Later development in the 19th and 20th centuries has generally infilled between the historic properties on the western side of the street, and continued the tight linear layout and character. It is notable that the properties to the northern end, between Wheelwrights and The Poorhouse have slightly larger rear garden areas. There is one example of 20th century back land development to the rear of Wheelwrights, which is out of character, however, due to treed boundaries, this is not visually prominent in views through, into or out of the conservation area. Further development to the rear of the linear development along the western side of The Street is likely to cause substantial harm to the significance of the conservation area and its setting.

3.3.6 To the east of The Street, there has been some infilling of the area between Church Farm and the church with 20th century development. This part of the evolution of the village is at odds with the historic development along the western side of The Street and has resulted in some back land development, with either dwellings away from the road frontage, or which do not address The Street directly. The tree coverage and hedged boundaries in this particular part of the village, combined with the topography, has meant that this development has not had an adverse visual impact on the significance of the historic character of the village.

Landscape, setting and views

3.3.7 Due to the generally raised topography to either side of The Street along the majority of its length in the character area, and the associated boundary treatments and linear built development, views out to both the east and west are limited. Longer distance

views are limited to those available to the northwest over the Low Weald, across the field to the north of the vicarage, and glimpsed views to the northeast in the vicinity of Church Farmhouse. There are substantial long distance views from the public footpath to the rear of Fairland, over the fields to the west towards the South Downs. The footpath route also allows views along the rear of the linear development along this part of The Street.

Picture 1 View north along The Street



3.3.8 There are very restricted views along the length of the former Roman Road leading between The Street and Green House due to the treed nature of the boundaries, the undulating topography, and the gentle bends in the track. The feeling of enclosure is only released on arriving at Green House which has a more open setting with small paddocks to the north and south, with treed boundaries. Beyond Green House, the track becomes a narrow footpath with limited views over the surrounding landscape due to the hedged and treed boundaries. There are views of this part of the character area from a public footpath which runs through open fields to the south, but the vistas are terminated by the heavily treed nature of the southern boundary of the character area.

3.3.9 Significant views into the character area, and across the entire village, are gained from the South Downs. These views allow the historic development of the village in a linear manner to be properly comprehended and the significance of the wider setting of the Low Weald landscape to be appreciated.

3.3.10 The Street is generally characterised by the sunken nature of the road between banks of varying heights, which are topped by either hedges, trees, or traditional domestic boundary treatments to gardens. The gentle bends in the road terminate views when travelling along The Street, allowing only short distance vistas. There are few examples of wider verges to the edge of the road, apart from in the vicinity of Church Farmhouse.

Wider verges are more prominent on exiting the village and character area to the north, where the land to either side of the road is less raised, and this creates a feeling of more openness than is experienced within the majority of the village. The other notable wider verge is to the front of the converted agricultural buildings at Church Farm. This wider verge, in conjunction with the flatter topography to the eastern side of the road at this point and the set back of Church Farmhouse create a feeling of spaciousness, which is only replicated in the vicinity of the churchyard.

3.3.11 There is only one public open space within this character area and this comprises the churchyard to Selmeston Church. This area is important for the immediate historic setting of the church and also provides a focal point within the centre of the village. Other important open space includes the land to the western side of The Street, running along the rear of the linear development, comprising the Anglo Saxon burial ground and traditional open landscape setting of fields.

Local built form

3.3.12 The church is the oldest non domestic building in the character area, with elements dating to the 14th century, with the oldest domestic buildings having origins in the 15th century. Many of the buildings, listed and unlisted, have not been the subject of archaeological survey and so dating of the buildings can be uncertain. Older buildings have often been re-fronted in the 18th-19th centuries, which has obscured earlier phases and timber framing.

3.3.13 The buildings in the character area almost all front onto The Street with facades running parallel with the Highway but set back behind verges and/or front gardens, the latter with traditional boundary treatments.. Plot sizes are quite variable and the buildings themselves vary from adjoining cottages to detached cottages and larger houses.

3.3.14 The mix of periods of building can be identified, to some extent, by the uses of building materials, although many of the buildings in the village thought to be of earlier timber framing have been refronted in brick and hanging tile.

3.3.15 The buildings are in a mixture of materials, including red brickwork, some with grey brick headers, flintwork with brick quoining and detailing, and tile-hanging. There are only a couple of instances of the use of painted brickwork or render. Roofs are predominantly covered with clay plain tiles, with very little use of slate. Weatherboarding is confined to agricultural or ancillary buildings.

3.3.16 Traditional boundary treatments within the character area prevail and predominantly comprise hedges, trees and brick or flint walls. Prominent walls include those to the north of The Poorhouse, and that to the boundary of Fairland with the access track to the south. There are several instances of post and rail fencing, which is used either to define front gardens, as at The Poorhouse and Poorhouse Cottage, or to fence off agricultural land. There are very few examples of metal fencing, with that defining the private front garden area at The Old Vicarage being the most prominent. There has been very little erosion to traditional boundary treatments through the use of close boarded fencing, or similar, which is a less sympathetic modern feature, which, if unchecked, could

have a detrimental impact on the significance of the character of the historic core of the village.

Listed buildings

3.3.17 There are nine Grade II listed buildings in the character area and these represent development between the 14th century and 19th century. Several of the listed buildings are split into more than one dwelling. All the listed buildings are in domestic use, apart from the church, which remains in religious use, and Church Farmhouse, which has been converted into a restaurant at ground floor.

3.3.18 The majority of the listed buildings are located on the western side of The Street. The church and Church Farmhouse are sited on the eastern side, and Green House is located in an isolated position east of the centre of the village.

3.3.19 Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal does not diminish their significance.

3.3.20 Selmeston Church was largely rebuilt in 1865-7, but elements dating from the 14th century remain. It is constructed of local knapped flint, with stone quoins and windows, and has a clay tile roof. It has a small tile hung bell turret at the western end of the nave with a short shingle spire and a porch on the northern elevation. The church is a central social and historical focus point within the historic core of the village and has significance as small country church set within a traditional grassed churchyard with treed backdrop. The entrance to the churchyard is framed by a traditional lych gate.

Selmeston Church



3.3.21 Church Farmhouse dates from the 16th century and has much timber frame surviving internally, but the front elevation was refaced in brickwork in Flemish bond set upon a stone plinth of dressed greensand ashlar. Other elevations have had some refacing in flintwork, or have been tile hung. Although Church Farmhouse faces The Street, it is

set back a greater distance from the road than the other historic buildings, with a larger area of land to the front.

3.3.22 The listed buildings on the western side of The Street are a mix of detached and semi detached vernacular dwellings, with the majority dating from 15th to 17th century and represent the scatter of original medieval and post medieval domestic development within the village. The oldest building is Fairland. It was originally a timber framed hall house dating from the 15th century, with one bay open to the roof. Alterations in the 18th century have given the house its present appearance, with a tall brick facade and projecting brick eaves course. Fairland was followed by Wheelwrights, which is located a short distance to the north. The building was constructed in the late 16th century, and is a timber framed building which has a later brick facade. Wheelwrights is a visually prominent property, set back and slightly above the road and is notable for the internal survival of its original timber frame structure.

3.3.23 The Poorhouse and Poorhouse Cottage, East View and Rose Cottage, and Hunnisset and The Old Cottage, all date from the 17th century and extended the development along the western side of The Street to the north and south of the earlier dwellings.

3.3.24 There is evidence that The Poorhouse and Poorhouse Cottage, originally a single dwelling, would have been a substantial timber framed building of two and a half storeys in height, but this was reduced to its present proportions in the 19th century. The standard internal domestic layout of the original property would indicate that the building was not originally erected to be used as a poor house but was instead later converted to serve that purpose. This building is still a substantial and visually prominent structure at the northern entrance to the village, with later 19th century tile hanging to the full height of the facade to conceal the timber frame, excepting a small plinth wall at the base, which visually incorporates the wooden posts to the timber frame.

Poorhouse Cottage and The Poorhouse



3.3.25 The southernmost of the 17th century buildings are East View and Rose Cottage, and Hunnisetts and The Old Cottage. Both of the listed buildings would originally have been one property but each have been divided in the 19th century. There is evidence that East View and Rose Cottage would once have had a thatched roof, a material that is not uncommon within the South Downs landscape, but less common within the adjacent Low Weald. It is likely that this was replaced in the 19th century with the present tiled roof. East View and Rose Cottage represent one of the few buildings which are actually level with the road, with the majority of properties being set at a slightly higher ground level.

Rose Cottage and East View



Hunnisetts



3.3.26 The Old Vicarage is the later in date of the listed buildings, and is of a higher status design and character befitting the status of the original occupant, and was constructed in the early 19th century. It is of two storeys in height with a rendered facade, lined out to mimic ashlar stonework, and has small paned vertical sliding sash windows and entrance door with fanlight window over. The Old Vicarage is in a visually prominent position within the centre of the village, opposite the church.

The Old Vicarage



Key unlisted buildings or structures

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

3.3.28 Key unlisted buildings or structures have been identified in the character area dating from the 19th and 20th centuries. These include Little Bells, Manor Cottages, Grey Cottage and Twydown Cottage and Old Town Cottages. The outbuildings adjacent to Wheelwrights are also of note, as well as the converted farm buildings at Church Farm. 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.

3.3.29 Many of these buildings retain their original vernacular detailing, such as unpainted brick, tile hanging, original roofing materials and appropriate fenestration detail.

Each of these buildings enhances the particular part of the character area in which it is located, represents good local vernacular detailing and reflects the social and cultural history of the area.

3.3.30 The converted agricultural buildings at Church Farm are significant as they represent the only former agricultural buildings located within the village envelope. The buildings feature on the 1840 tithe map and it is clear that some built form was present at the time of the 1789 map of the village. The buildings comprise a main large barn, running parallel with The Street, with a half hipped clay tile roof, black stained weather boarding and white painted flint plinth. Attached to the rear are several later 19th century single storey brick buildings, painted white, with a clay tile roof. None of the buildings are now within agricultural use, all having been converted into residential use.

3.3.31 The semi-detached cottages of Twydown Cottage and Grey Cottage are located adjacent to the former access to Sherrington Manor, which runs along the northern boundary between Grey Cottage and Fairland. They appear to be sited in the position of a yard and barn shown the 1840 tithe map and it is possible that the cottages retain elements of earlier structures. The cottages are constructed of knapped flint with brick dressings. Twydown Cottage retains smaller casement windows, which may be reflective of the original architectural character of the two dwellings, or may be evidence that this was the earlier of the two properties, whereas Grey Cottage has been altered in the early 20th century to incorporate larger casement windows and a projecting bay at ground floor under a lean-to tiled roof, which incorporates a central recessed porch and front door. There is evidence of traditional estate fencing to the northern boundary within the hedgeline, perhaps relating to the original access route to Sherrington Manor.

3.3.32 Very few of the residential properties within the village have outbuildings of any historic interest, therefore, the two outbuildings to the immediate south of Wheelwrights have particular significance. Outbuildings on the site of those present today are shown on the 1840s tithe map and it is likely that the present structures incorporate elements of these earlier structures. The outbuildings have a particularly utilitarian character, which has been created by ad-hoc extension and insertion of traditionally detailed windows over a substantial time period. The outbuildings are weatherboarded, and the structure adjacent to the road has a clay tile roof, with that set further back into the plot having a later arched corrugated metal roof. It is possible that the buildings were workshops associated with a craftsman living in Wheelwrights.

Outbuilding adjacent to Wheelwrights



Old Town Cottages



3.3.33 The terrace of Manor Cottages, constructed in 1897, and the semi-detached Old Town Cottages from the early 20th century represent the continuation of construction of smaller workers cottages within the village. The buildings have simple details and have been little altered.

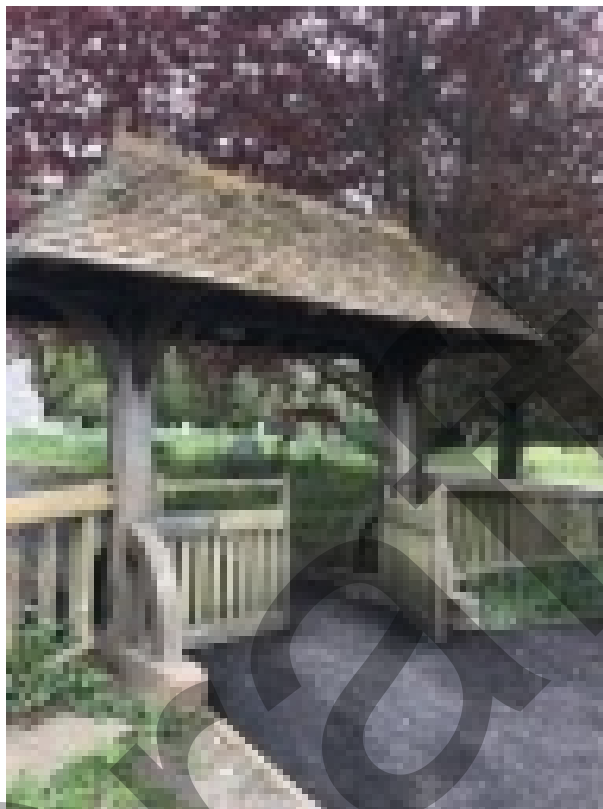
3.3.34 Little Bells is unusually set back and away from The Street in a back land location to the east of the church. The access to the dwelling is from The Street and evidence remains to demonstrate that the access was to a building of some status, with a central pair of decorative gates for vehicular access, and a single pedestrian gate to each side within brick piers. The remaining piers and gates are in some disrepair, but demonstrate the relatively high status of the house beyond which was constructed in the early 20th century. The dwelling retains much of its original detailing, including vertical sliding sash windows, two storey projecting gables to the south elevation and clay tile roof with over-hanging eaves.

Other features of the character area

3.3.35 There are is one other notable structure within the core of the village which adds to the visual, historical and cultural interest and this is the lych gate associated with the churchyard. This is a prominent feature at the main, northern entrance to the churchyard, and is of timber construction with a clay tile roof.

3.3.36

Lych Gate



There is a general lack of street furniture (historic and modern) in the village, which is characteristic of a rural location, with the ER post box outside Old Town Cottages being the only example.

Sounds, smells, general activity and detractors

3.3.37 Sounds, smells and general activity also contribute to the historic character of conservation areas. Although the A27 is located to the south of the character area, there is a constant background noise of vehicular traffic, which only recedes and becomes less intrusive on reaching the vicinity of Church Farmhouse. There is a small amount of local vehicular traffic travelling through the village on The Street. This results in little immediate noise, disturbance and accompanying smells. Although the railway line is located to the immediate north of the village, the relative infrequency of trains and the modern electric motors ensure that the tranquillity of this part of Selmeston is not harmfully impacted.

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

3.3.39 The main detractors within the character area are the wirescape, the quantity of vehicular traffic travelling on the minor roads in the village and instances of ad-hoc on street parking.

Summary

3.3.40 In conclusion, this character area comprises the medieval core of the village, centred on the church. This part of the village has developed predominantly along the western side of The Street, which has maintained its narrow rural character, sunken within the landscape. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. The visual impact of the wirescape, the quantity of vehicular traffic travelling on the minor roads in the village and instances of ad-hoc on street parking, are the main detractors to the overall character of the area.

3.4 Character Area B - The Street, south of Selmeston Church

Introduction to the character area

3.4.1 This character area is formed by the 19th and 20th century linear development along the southern part of The Street, south of Selmeston Church, and also includes the field to the immediate west of the linear development which was the location of the historic Sheep Fair.

3.4.2 This area is bordered by character area A to the north, forming the historic core of the village; and character area C to the south, representing 18th, 19th and 20th century development around the junction of the A27 and The Street. To the east and west is open landscape, formed of large fields with hedged and treed boundaries; and to the southeast is the village recreation ground and village hall.

3.4.3 This part of the village of Selmeston has developed in piecemeal fashion along the western side of the street from the mid 19th century through to the late 20th century. The earliest building is Flint House, dating from 1846, and this was followed by Fairfield Cottages in the late 19th century, and Selmeston House and School House, which were constructed in the inter-war period in the early 20th century. Later 20th century development, represented by Fairfield House, the small mews type development and The Oaks, have infilled plots between the earlier buildings. To the rear of the linear development is the remaining part of the historic sheep fair field.

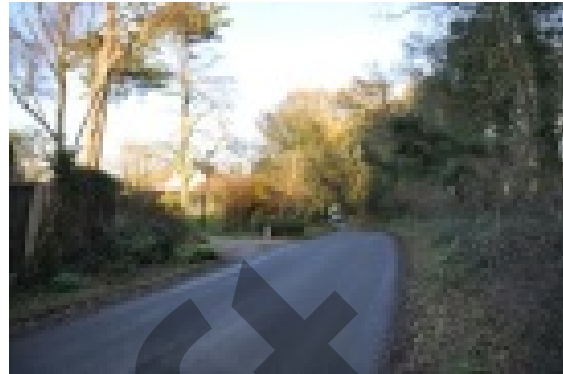
Landscape setting and views

3.4.4 There is no public open space within the character area. This part of The Street, however, opens out in width slightly when travelling south towards the road junction with the A27. The northern end is still characterised by a sunken character with banks to either side, but the southern element has a wider verge to the eastern side and the built development is generally on the same level as the road on the western side. To the east, outside of the character area at the southern end is the village recreation ground.

View along The Street



View along The Street



3.4.5 Traditional boundary treatments prevail throughout the character area. On the eastern side of The Street, the boundary with the fields is heavily treed, with narrow gaps for informal field gate access only. On the western side of The Street, the domestic boundaries are generally delineated by hedges, trees and other planting schemes. There are two instances of the use of traditional low picket fencing to the boundary of Fairlands Cottages and Flint House. There has been some erosion to boundary character through the use of non-traditional close boarded fencing which has begun to introduce a harsh urban feature within the rural village setting. The contiguous rear boundary of the linear development with the former sheep fair field is either hedged, or has a traditional low-key agricultural style fencing.

3.4.6 Trees form the backdrop to the eastern side of the character area, along the roadside. There is also a visually important line of mature trees to the front of Selmeston House, and these enhance the sunken nature of The Street at this point. There are also individual mature specimens along western side of The Street and within gardens that provide key visual references in views through the character area. Trees also form a back drop to Selmeston House.

3.4.7 Although this part of The Street is relatively straight within the southern part of the character area, views along the road are often limited due to parked vehicles. Views to the north along The Street are truncated by the slight bend in the road and change in topography towards Fairfield House and Selmeston House. Views out of the character area are generally limited due to the treed eastern boundary of The Street, and the built development on the western side. There are long distance views glimpsed across the

open fields to the east of the character area, through gaps in the trees, towards the South Downs. Views across the recreation ground from The Street also provide long distance views to the east.

3.4.8 There are also views into the character area across the former sheep fair field and the rear of the linear development on the western side of The Street when travelling along the A27. Public footpaths within the open fields to the east of the character area also provide glimpsed views through trees back towards the village in the west.

View east over the surrounding landscape



View over the former Fair Field



Local built form

3.4.9 The buildings in this character area date from the 19th and 20th centuries. The built form generally has facades facing on to The Street, with the earliest buildings running immediately adjacent to, and parallel with the road. There is a relatively contiguous rear boundary for most of the length of the linear development. The inter-war buildings have facades facing the road, but are set back with a private front garden area. The later 20th century development has introduced layouts at odds with the historic linear development fronting on to the road. Fairfield House is set back within a large plot and the facade is at an angle to the road, and the small mews development south of Fairfield Cottages introduces built form end-on to the road, which is out of character. It is unlikely that there is space to accommodate any further infill development within the character area, however, the continuation of modern development that does not respect the traditional linear layout of facades orientated to The Street would introduce further harm to the historic character of the village.

3.4.10 There is use of brick and flint for walls, decorative tile hanging, often to first floor; clay tile roofs; prominent chimney stacks; and traditional timber windows. Gables to the roofs and prominent porches are also quite a dominant feature.

Listed buildings

3.4.11 There is one Grade II listed building in the character area and dating from 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 does not diminish their significance.

3.4.12 Flint House is located towards the southern end of the character area and was originally the village school, built in 1846. It is a substantial single storey building running parallel with The Street. The walls are faced with knapped flints, with galletting, with painted brick dressings to the window openings and quoins to the corners. It has a slate roof, with decorative scalloped barge boards to the north and south gables, and a tall octagonal brick chimney at the northern end. The windows in the facade are mullioned, with a hood mould over. There is a prominent full height gabled porch, with decorative scalloped bargeboards.

3.4.13 Above the entrance door to the school is a shield inscribed 'M L Sept 6' and the date, 1846 (in memory of Maria Latham), while the wall at the north end of the building bears the date 1847. The date 1876 is inscribed on the wall at the south end. The school was enlarged in 1875 and 1886, and in 1898 Cecil Long donated a piece of land for an additional playground and better sanitary arrangements.

3.4.14 This building is prominent in views when travelling north and south along The Street through the southern part of the character area.



Entrance porch detail to Flint House



Key unlisted buildings or structures

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

3.4.16 Three unlisted buildings have been identified as being of local, vernacular or cultural interest, dating from the 19th-20th centuries, and include Selmeston House, Fairfield Cottages and The School House. These buildings retain their original vernacular detailing, such as unpainted brick, tile hanging, original roofing materials and appropriate fenestration detail. Each of these buildings enhances the particular part of the character area in which it is located, represents good local vernacular detailing and reflects the social and cultural history of the area.

Selmeston House



Fairfield Cottages



The School House



3.4.17 The footprint of Fairfield Cottages, a terrace, is first shown on the 1840 Tithe Map and their architectural design would suggest an early 19th century date. As their name eludes, the terrace was built on the edge of the former sheep fair field. The cottages are characterised by the front facade which has five large gables fronting onto the road, with the central projecting and also incorporating a gabled porch. There is a smaller gabled element attached to the northern end of the terrace. The clay tile roof has a substantial eaves overhang to the gables, which are rendered with timber detailing within the apex, and have decorative tile hanging to the first floor, with scalloped tiles hung in wide strips between plain tiles, above plain brick work with raised string course. Each cottage has a small hipped roof porch and a number of the dwellings have retained the large original timber mullioned windows at ground and first floor. It is interesting to note that the building is labelled as The Reading Room on the 2nd and 3rd edition Ordnance Survey Maps. It is unclear whether the reading room was just one element of the building, perhaps within the central projecting element, as the terrace as a whole has a prevailing domestic character.

3.4.18 Selmeston House is a substantial residential property constructed in the inter-war period. The detailing suggests an arts and crafts influence to the design, as represented by the heavily mullioned windows, the projecting bay with gable over, the steeply pitched clay tile roof, which is gabled to the southern end and hipped to the northern end, and the prominent tall chimneys. The front facade is painted harling on an exposed brick

plinth, and there is additional detailing including dentilation to the eaves, a round feature window, and double columned open flat roofed porch. The facade of the house faces onto The Street, but the building is set back from the roadside on slightly higher topography. This is a good example of high quality architectural detailing from this period and the building enhances the streetscene, providing a complimentary larger property of some status to The Old Vicarage which is located to the north, on the far side of the access track to Sherrington Manor.

3.4.19 In contrast to the quality and high status of the original school building to the south, the School House is a simple 1920s detached dwelling. Its significance relates to the fact that it has retained much of its original detailing from this period, including the harling to the walls with inserted decorative timber-work, the fully hipped roof with end chimney stacks, the original window details, and the ground floor projecting bay, incorporating an open porch to the northern end with decorative brackets.

Other features of the character area

3.4.20 There are no other notable structures within this character area and there is also a general lack of street furniture (historic and modern) in the village, which is characteristic of a rural location.

Sounds, smells, general activity and detractors

3.4.21 Sounds, smells and general activity also contribute to the historic character of conservation areas. This character area is in close proximity to the A27, which is located just to the south and there is a constant background noise of vehicular traffic, which is harmful to the rural tranquillity of the village. There is a small amount of local vehicular traffic travelling through the village on The Street. This results in little immediate noise, disturbance and accompanying smells. The parking of vehicles along The Street and encroachment onto the verges on the eastern side of the road, especially with overflow parking from the Village Hall, introduces a cluttered character that detracts from the rural streetscene.

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

Summary

3.4.23 In conclusion, this character area comprises 19th and 20th century development along the southern part of The Street and the field to the west of properties on The Street, which is the historic location of the Sheep Fair and also forms part of the historic setting to the present village. This part of the village has developed along the western side of The Street only, and the road has maintained its narrow rural character, the northern element sunken within the landscape with unbroken hedged and treed boundaries. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. The noise of vehicular traffic utilising the A27 is identified as the main detractor to the overall character of the area, along with on-street parking.

3.5 Character Area C - Development around the junction of The Street and the A27

Introduction to the character area

3.5.1 This character area is formed by the late 18th, 19th and early 20th century development around the junction of The Street with the A27, which is in mix of residential and commercial use.

3.5.2 This area is bordered by character area B to the north which comprises the linear development along the southern part of The Street and the field to the west which was the location of the historic Sheep Fair. To the east, west and south is open agricultural land forming the foot of the northern scarp slope of the South Downs.

3.5.3 This part of the village developed around the cross roads at the southern end of the settlement from the late 18th century. The Street was formally a historic drove route to and from the South Downs and the Low Weald, and the route of the former Roman Road is likely to have served the east-west travellers historically. The route of the present day A27 through the south of the village is shown on a map dating from 1789, however to the east of the village, the historic east-west route deviates from the modern route and appears to travel through the smaller settlements. No buildings are shown around the road junction in 1789.

3.5.4 By the time of the 1840 tithe map, the A27 route is labelled as 'Eastbourne Road' and was obviously a more established east west highway by that period. The tithe map shows the Barley Mow Inn, Forge Cottage, and New Barn Farmhouse on the southern side of the road, and Corner Cottage on the north east corner of the junction. The first edition Ordnance Survey map from around 1875 also shows a Calvinistic Chapel adjacent and to the east of the farmhouse, however, this religious building no longer survives. There has been a building on the present Service Station site since the early 20th century, probably constructed to serve the advent of the use of the motorcar. The current Service Station building dates from the mid 20th century, but retains a low key traditional ancillary appearance, without the introduction of many modern urban features, including there being no large prominent canopy structure.

Service Station



View east along A27



Landscape setting and views

3.5.5 There is no formal public open space within the character area, however, there is important visually open space to the west of the Barley Mow PH, comprising the car park and garden. There are also wider verges around the road junction, highlighting the visual space created by the junction, which is in contrast to the narrowness of The Street running to the north. The wide uncovered garage forecourt and the open frontage to the public house also help to reinforce the visual spaciousness of the area.

3.5.6 Traditional boundary treatments prevail throughout the character area and these are predominantly hedgerows, often overgrown, and containing maturing trees. There is a prominent low knapped flint boundary wall to Corner Cottage and post and rail fencing to the open land to the west of the public house. There is also a row of prominent large cast metal bollards to the front of the Barley Mow PH which help to define the open frontage to the building. The tall hedgerow to the rear of the war memorial helps to increase its visual prominence against the darker back drop. There has been some erosion to boundary character through the use of non-traditional close boarded fencing which has begun to introduce a harsh feature within the rural village setting.

3.5.7 Trees are predominantly within the boundaries to plots and along the roadside when exiting the character area to the west. However, trees do provide a substantial back drop to, and enclose the garden of New Barn Farmhouse. Individual mature specimens away from boundaries are limited, with the most prominent being the willows within the open space to the west of the public house.

3.5.8 Immediate views through the character area are provided along the A27, through the open land adjacent to the public house, and north into The Street. There are also substantial long distance views to the east, west and south, predominantly towards the back drop of the South Downs and across the immediate local countryside.

Local built form

3.5.9 The buildings in the character area date from the 18th and 19th centuries, with the petrol station building dating from the 20th century. All the buildings front onto the A27, albeit Corner Cottage sits at an angle on the eastern side of the junction with The Street. The buildings to the south of the A27 are all set back from the road, the residential buildings with private garden areas to the front, with natural boundaries. The public house and garage are set back from the highway and both have public forecourts lying parallel to the road, Corner Cottage is set back only a short distance from the public highway with a low garden wall to the front.

3.5.10 The buildings are in a mixture of materials, including timber frame, brick, tile hanging and white painted weatherboarding. Roofs are covered with clay plain tiles, with no use of slate. The low key garage building is weatherboarded with a shallow pitched metal roof. Roofs are gabled and have prominent chimney stacks.

3.5.11 There has been no modern development of any note in this character area, and any modern structures are restricted to ancillary residential buildings such as garages

and sheds and ancillary structures relating to the garage use. None of the modern elements, apart from the totem signage for the garage, are particularly prominent and, as such, are not harmful to the streetscene.

Listed buildings

3.5.12 There are three Grade II designated listed buildings within the character area dating from the late 18th and 19th century and are all in residential use. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal does not diminish their significance.

3.5.13 Forge Cottage is a small late 18th century cottage and is two storeys in height, faced with weatherboarding and has a half hipped clay tile roof. It has a symmetrical facade with small paned metal casement windows to either side of the front plain, vertical planked front door and above at first floor. Forge Cottage abuts the eastern elevation of the Barley Mow PH and pre-dates this adjacent building. There does not appear to be any outbuilding remaining which would have comprised the forge, which is likely to have served travellers and agricultural requirements in the local area. There is potential that the original forge building was located on the northern side of the road and became the original garage service station.

3.5.14 To the east of Forge Cottage is New Barn Farmhouse. This building also dates from the late 18th century and is predominantly concealed from view by the hedged and treed boundaries to the garden. It has a brick facade of red bricks and grey headers, a clay tiled roof and two small dormers in the front roofslope. The building retains traditional casement windows. This building helps to reinforce the agricultural history of the settlement.

3.5.15 Corner Cottage is sited on the north eastern side of the road junction in a prominent position, particularly when approaching and travelling through the village west to east. The 18th century cottage is angled to face onto the junction and is two storeys in height to the front with a red brick facade in Flemish bond, and clay tiled roof which forms a catslide to the rear. It has a visually prominent single storey enclosed brick gabled porch within the symmetrical front elevation and the windows are traditional side hung small pane timber casements. The cottage retains a simple low knapped flint wall, with decorative metal pedestrian gate, which defines the curved front boundary and provide a barrier between the pavement and small front garden area.

Forge Cottage



Corner Cottage



Key unlisted buildings or structures

3.5.16 Key unlisted buildings have been identified as being of local, vernacular or cultural interest and are considered to be non-designated heritage assets due to their contribution to the character of the conservation area and are identified on the appraisal map. Omission of description in this character appraisal does not diminish their significance. One unlisted building within the character area has been identified as being of local, vernacular or cultural interest. This is the Barley Mow PH, dating from the 19th century.

3.5.17 The Barley Mow PH is a prominent building on the roadside and retains its original character as a 19th century coaching inn, complete with attached coach house and stables to the western end. It also retains much of its original vernacular detailing, such as decorative tile hanging, traditional clay tile roof, and much of the original fenestration, comprising timber vertical sliding sash windows. The size of the main part of the building, the use of decorative details and higher status window types reflects the importance of this building as a coaching inn on the east-west coastal route. It is also important that the lower status coach house and stables has remained to the western side of the main building. Although there have been some alterations to openings, the origins of this part of the structure can still be evidenced by the front gable with first floor loading door for hay. The rear of this ancillary element is constructed of knapped flints with brick dressings.

The Barleh Mow



Other features of the character area

3.5.18 There are is one other notable structure within this part of the village which adds to the visual, historical and cultural interest and this is the war memorial on the northwestern side of the junction of the A27 with The Street. The First World War memorial is listed grade II and is a prominent feature at the road junction. It is made of granite, and it takes the form of a square cut, roughly hewn cross with tall shaft and short arms. It stands on a stone plinth, cut to retain the appearance of natural rock, the front face of which is smooth and bears the inscription. This reads "To the memory of the men of Selmeston and Alciston who fell in the Great War 1914 -1918", followed by fifteen names. War memorials qualify for listing because of their historical and cultural significance at a local and national level. The design of this cross is an exceptionally simple and a powerful memorial to those who died in the First World War.

War Memorial



3.5.19 There are two examples of traditional historic street furniture in the character area. These are the ER letter box adjacent to the war memorial and the red telephone box to the west of the Service Station.

Sounds, smells, general activity and detractors

3.5.20 Sounds, smells and general activity also contribute to the historic character of conservation areas. The A27 bisects the character area and there is the constant noise of through traffic. There is also activity and use at the Service station with the fuel pumps, shop and café, and the Barley Mow PH opposite.

3.5.21 There is a small proliferation of signage around the road junction, but the highway signs do not have an adverse impact on the visual character. The larger totem sign for the petrol station is visually prominent, but is not exceptionally tall, nor does it relate to a substantial canopied area, therefore, the Service Station retains a more traditional low-key appearance, more in keeping with the historic character of the development around the road junction. There are some damaged plastic highway bollards to the wider verge on the south side of the road that would benefit from maintenance, however a proliferation of this type of feature would begin to undermine the rural nature of the highway at this point.

3.5.22 The wirescape is particularly prominent around the junction and adjacent to the petrol station.

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

Summary

3.5.24 In conclusion, this character area comprises the 18th, 19th and 20th century development around the junction of The Street with the A27. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. The noise of vehicular traffic utilising the A27 is identified as the main detractor to the overall character and bisects the character area.

Draft

4 Architectural Form, Detail, Materials, Textures and Colours

4.1 Introduction

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

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

4.2 Key Characteristics

Key Characteristics

- Linear development on western side of The Street.
- Traditionally, buildings are orientated on a north-south axis and principal elevations face onto the road.
- Building locations within plots either adjacent to the road or set back behind a front garden.
- Varied property size, but traditionally no higher than two storey and generally of cottage proportions.
- Very few historic outbuildings.
- Most of the older buildings in the area are constructed of materials from local sources.
- The predominant wall construction material is brick, generally in Flemish bond, with some clay tile-hanging to first floor. There has been little use of local stone, and weatherboarding is not a common historic material in this village.
- Older timber framed buildings have been refaced in brick, often with tile-hanging to first floor, some of which is decorative.
- There are only a few examples of the use of render.

- There is also some use of knapped flint in wall construction.
- Roofs are gabled, half hipped or fully hipped, with some rear catslide roofs surviving. Clay tiles are the main roofing material. Slate is not a common historic material in this village, with there being only two examples.
- Substantial chimney stacks survive to many buildings.
- Windows and doors are generally traditionally designed.
- Window styles are generally a mixture of simple side hung casements and horizontal or vertical sliding sash windows, depending on age and construction of the building.
- Dormer windows are not a common feature.
- The majority of the doors to domestic properties in the conservation area are traditionally detailed plain planked timber doors to the vernacular properties, and timber panelled doors to the higher status properties.
- Porches are more prevalent on the later properties in the village.
- Traditional boundary treatments are prevalent and include brick or flint boundary walls, hedgerows, trees, post and rail fencing, and metal fencing.

4.3 Architectural Form and Layout of Built Form

4.3.1 The village of Selmeston has developed in predominantly linear manner along the western side of The Street. Its significance is that this historic linear form on the western side of the road has been maintained through to the 20th century, with very little backland development and only one example of a small cul-de-sac as represented by the modern mews development in the south of the village. There has been a small amount of infill development on the eastern side of the road between the church and Church Farm, but due to the topography of this area and the tree cover, this has not caused significant harm to the historic character of the village.

4.3.2 The prevalent character of the street scene is that buildings are orientated on a north-south axis and have principal elevations facing onto the road. The few instances where this does not occur are particularly noticeable. Buildings are generally either located immediately adjacent to the road, or set back behind a front garden area. There is a generally contiguous rear boundary line to the linear development, with only small gardens to the rear, with some buildings abutting the rear boundary line. Plots are generally irregular in shape and size, and side gardens are a relatively common feature. Each dwelling traditionally has an individual pedestrian and/or vehicular access on to the street. Future

development which does not respect the prevalent character would be harmful to the historic character of the village.

4.3.3 The largest building within the village is the church. The sizes of the residential properties vary from the larger higher status georgian Old Vicarage, and early 20th century Selmeston House and Little Bells, to the smaller vernacular 15th to 17th century detached houses and semi-detached cottages, and later 19th and early 20th century semi-detached and terraced cottages. There is no example of a residential building greater than two storeys in height, and it is noticeable that the use of roofspace, as evidenced by the lack of dormer windows, is not a common historic feature.

4.4 Walls

4.4.1 The mix of periods of building can be identified, to some extent, by the uses of building materials, although many of the buildings in the village thought to be of earlier timber framing have been refronted in brick and tile. The predominant externally visible building material within the village is brick, often with associated tile hanging. There is very little use of render or weather boarding, and few examples of painted brickwork. Local flint is also used in some instances as a building material, primarily in conjunction with brickwork.

Brick

4.4.2 The underlying clay geology within the Low Weald meant that clay was a readily available building material in the local area for the firing of both bricks and tiles. There is evidence of at least one brick and tile works in the area at the nearby village of Berwick.

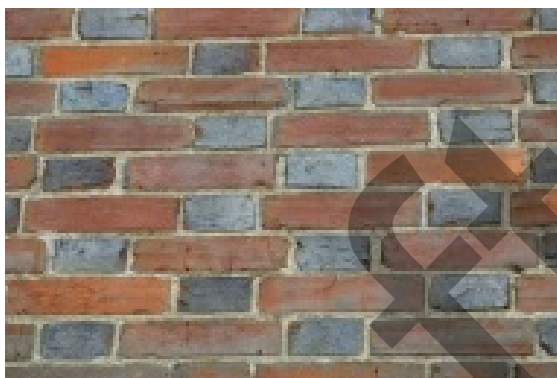
4.4.3 Although there are domestic buildings surviving from the 14th - 17th centuries within the village, which would originally have had externally visible timber frame with rendered infill panels, these structures have all undergone later re-facing with brickwork in the 18th century to create a more 'modern' facade.

4.4.4 The 18th and 19th century brickwork construction is of Flemish bond, where bricks are laid in a stretcher, header, stretcher 'chequerboard' pattern and a particularly good example is Church Farmhouse. Flemish bond often has darker decorative glazed or 'vitrified' headers, where the brick surface is heated to such an extent that the sand facing turns to glass, which highlights the unique pattern created by this bond, and Fairland is a good example of this detail. String courses are horizontal detailing that often visual breaks the vertical character of a facade of a building and can comprise a raised brick detailing such as at Rose Cottage and East View.

4.4.5 Traditionally, brickwork would have been laid using lime mortars, using local aggregate, which would give the mortar its colour and texture. Lime mortar is distinctive for its paler creamier colour than modern cement mortars that can be grey. The traditional mortars are, in effect, sacrificial to the surrounding brickwork, and it was intended that it would weather and require repointing at intervals. Unfortunate use of modern cement mortars, often harder than surrounding brickwork, leads to the erosion of the softer clay bricks, damaging the structure of the building and significantly affecting its appearance.

The character of a building can also be significantly damaged by inappropriate pointing technique, combined with modern mortars.

Flemish bond - use of dark glazed headers



Tile Hanging

4.4.6 In conjunction with the 18th century refacing of earlier timber-framed buildings with brickwork, there is significant use of tile hanging to first floor areas. Similar to bricks, tiles would have been readily available locally due to the geology of the area. Tile hanging is generally plain, however, there are examples of use of decorative tiles in bands on Wheelwrights, Fairfield Cottages and the Barley Mow PH.

Fairfield Cottages - decorative tile hanging



Wheelwrights - decorative tile hanging



Painting and rendering of brickwork

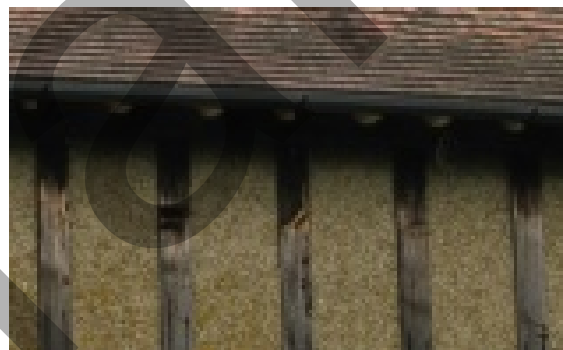
4.4.7 Although brickwork remains predominantly uncovered, there are a few examples throughout the conservation area of brickwork that has been painted or rendered. Where this has occurred, the paint work appears to be modern, but historically would have been a limewash to provide a sacrificial coat to the brickwork.

4.4.8 There are a few examples of traditional rendering. The Old Vicarage is rendered and this has been lined out to create the illusion of stonework, therefore reflecting the higher status of this property when it was constructed in the early 19th century. A later style of render from the early 20th century that is also evident in the village on two properties is called harling. This is a slurry type render with a high small stone or pebble content, giving a textured surface that is normally painted. Selmeston House and School House are examples of the use of this technique.

The Old Vicarage - lined out render



The School House - harling



Stonework

4.4.9 There are no buildings within the village which demonstrate any significant use of stone. Several buildings use local greensand for low plinth walls, above which is a later 18th century refacing of brickwork in Flemish bond. Otherwise, use of stone is confined to decoration, such as windows and quoins, as evident on Selmeston Church.

Selmeston Church - use of stonework for quoins at the corner



Flintwork

4.4.10 Flint is a locally sourced material in the Low Weald and there are several examples of its use within the village. The most notable examples are Selmeston Church and Flint House, although there is use elsewhere on some of the smaller cottages and to the side and rear elevations of the older houses. Flint has also been used within boundary walls, as evidenced at Corner Cottage and Fairland.

4.4.11 The traditional method of construction with flint is around a rubble core, and the flints are either set in horizontal courses or in a random style. The flints used in construction within the village have been knapped, which means that they have been broken along a natural fracture line to form a flat face. In the case of Flint House, the flints have also been squared off and gallets comprising the unwanted flakes, have been inserted to pack the joints between.

4.4.12 Due to the unstable nature of flint around a central rubble core, there is the requirement to provide a more robust method of creating and supporting openings, and forming ends or corners to walls. In the church, stone has been used for quoins at the corners and for the windows jambs and mullions. At Flint House, and in other examples through the village, brick is used for the same purpose. This often creates visually highly decorative buildings. Modern pre-made blocks of flint used in construction rarely satisfactorily replicate the traditional flintwork found within the area.

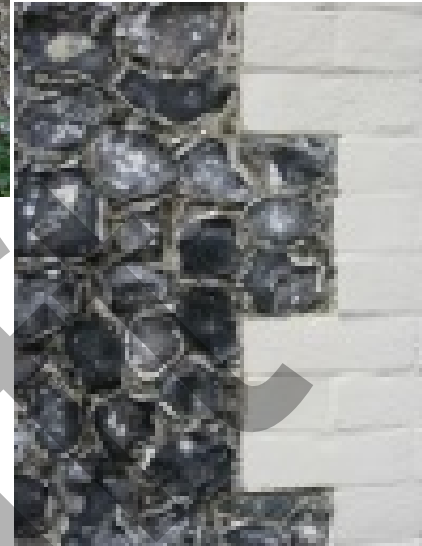
Flintwork with brick quoins



Flint boundary wall



Picture 2 Kapped flints with galleting to joints and brick quoins



Weatherboarding

4.4.13 It is also interesting to note that there is very little use of weather boarding to traditional domestic buildings within Selmeston, with the only example being Forge Cottage. There are examples of infrequent use of the material to ancillary buildings, as evidenced only by those at Wheelwrights, and use on the utilitarian garage service station building on the northern side of the A27. Use of weather boarding in future modern development within and on the edge of the Conservation Area would be a significant departure from the traditional character of the area.

Timber framing

4.4.14 Although there are domestic buildings surviving from the 15th - 17th centuries within the village, which would originally have had externally visible timber frame, these structures have all undergone later re-facing with brickwork in the 18th century to create a more 'modern' facade. There are no examples of fully exposed timber frame in the village, with only the north gable end to Wheelwrights, and the plinth wall to the front elevation of Poor House and Poor House Cottage providing externally visual evidence of this internal construction.

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 and Slate

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. There is very little use of alternative roofing materials throughout the conservation area, even on later 19th and 20th century buildings.

4.5.3 There are only two examples of use of slate as a roofing material. This is used on Flint House, the former 19th century school building, and the early 19th century Old Vicarage, opposite the church. Use of slate in any future modern development within or on the edge of the conservation area should be avoided as it is not a prevalent traditional material in this location.

Other roofing materials

4.5.4 There is isolated use of metal roofing on several of the non-domestic buildings within the village, such as the garage and stores on the A27, which uses a modern metal profile roof; and on several of the outbuildings to the south of Wheelrights, where there is use of corrugated metal, along with clay tile. There has also been the unusual use of modern profile metal roofing on a small side elevation outshut to Fairland.

Roof forms

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

4.5.6 The roofs generally run parallel to the road with end gables or hips, reflecting the juxtaposition of the buildings throughout the village to the road frontage. However, there are some examples of the use of feature gables on buildings developed in the 19th century, such as that to the Barley Mow PH which projects forwards of the main building line, and those to Fairfield Cottages, which provide a regular rhythm to the front elevation. There are a few examples of through eaves gables, such as those to Church Farm and Old Town Cottages, but these are not a common feature within the village. The interruption of eaves lines by through eaves windows is also uncommon, with very few examples such as that at The Cottage.

4.5.7 There are also several catslide roofs surviving. That at Greenhouse remains uninterrupted by later extensions and additions apart from one small dormer window, and Corner Cottage retains a full catslide to the rear. Those at Fairland and the Barley Mow PH have been disguised by later rear extensions.

4.5.8 The roofs to buildings within the conservation area are predominantly uninterrupted by dormers, with the only examples being one very small hipped dormer within the catslide roof at Green House; and two small gabled dormers to the front elevation of New Barn Farmhouse. The use of rooflights is also restricted, with only one example to a front elevation roof slope, and very few to rear elevations.

Chimney Stacks and Pots

4.5.9 Substantial brick chimney stacks survive to many of the domestic buildings and are generally central stacks to the older buildings, and end stacks to the 19th and 20th century buildings. Particularly notable is the massive stack serving Poor House and Poor House Cottage, and the tall chimney stack to Hunnisets.

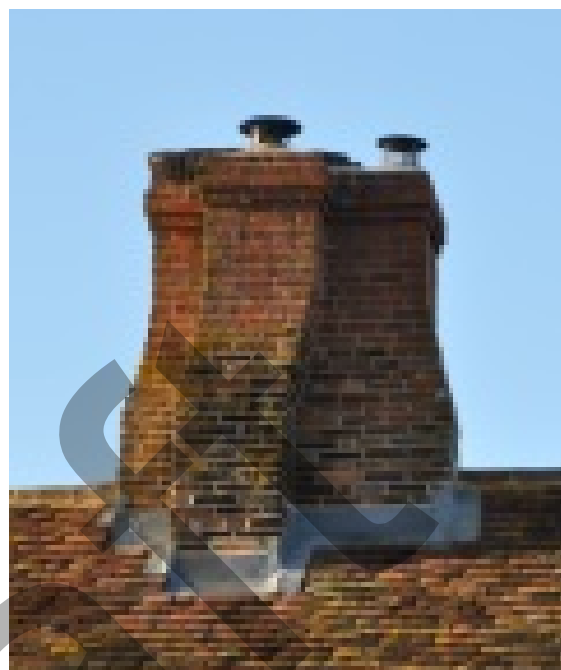
4.5.10 The majority of chimney stacks are unpainted brick, with very few having been rendered or painted. There are very few examples of more decorative brick chimney stacks within the village, with a particularly notable example being the octagonal yellow brick stack to Flint House.

4.5.11 Chimney pots are an important part of the roofscape and should be retained. Those on buildings in Selmeston are generally plain orange/red pots of varying heights and it is noticeable that most buildings retain the pots to chimneys, with few having have been removed.

4.5.12 Chimney stacks and associated pots create articulation and interest to the buildings within the streetscene 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.

Picture 3





Rainwater Goods

4.5.13 There has been a retention of the common half round cast iron gutters and round cast iron downpipes throughout the conservation area on older buildings, but there is beginning to be a noticeable erosion of this important detail with the use of modern, less robust PVCu guttering and downpipes.

Barge Boards

4.5.14 On the older buildings within the village, there is very little use of barge boards to roofs, with the majority of end gabled roofs having small mortared verges. In the 19th and early 20th century, there is some use of plain barge boards, especially where feature gables or gablets have been used. Highly decorative barge boards have been used at Flint House to define the end gables and the feature front porch. The use of visible rafter feet as a design detail is not a common feature.

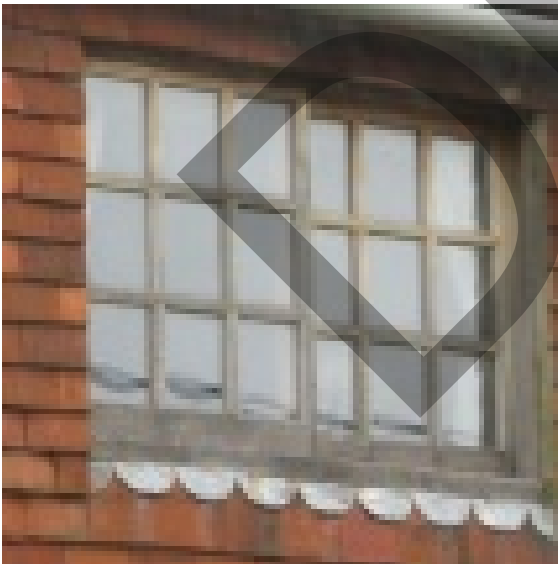
4.6 Windows

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

4.6.2 There has been little intrusion of modern window detailing and materials within the conservation area. Therefore, the significance is the survival of historic detailing. This is predominantly through the use of traditional timber vertical sliding sashes; use of the more unusual timber horizontal sliding sashes (often called Yorkshire sashes); and use of simple side hung casement windows of timber or metal. There are examples within the conservation area of both earlier wrought iron, probably made locally, and cast iron, later Victorian, casement windows. These metal casements are identified by external hinges and decorative window furniture, such as the internal catch handles and stays. In the case of the later cast iron windows, these can be highly decorative, with diamond and trellis patterning. There are only a few examples of leaded lights to casement windows within the conservation area.

4.6.3 Within earlier domestic buildings, where the timber frame has been concealed by brick and tile hanging, the main styles of windows are either side hung single glazed timber casements or Yorkshire sashes. These small window types fit within concealed timber framing behind the tile hanging on these earlier properties, such as at East View, Fairland and Hunnisetts. The use of the simpler casement style windows is often replicated at ground floor within the refaced brick facade. The larger vertical sliding sash windows have sometimes been inserted at ground floor within the brick refacing.

Horizontal sliding sash window



Simple side hung timber casement window with single central integral glazing bar



Cast metal window



Small pane side hung timber casement window



4.6.4 Within the early 19th century and later 20th century higher status buildings in the village, small paned timber vertical sliding sash windows are the prevalent style, as evidenced by The Old Vicarage, Little Bells and the Barley Mow PH. By the later 19th century panes of glass were larger and both sash and casement windows had larger panes of glass with fewer, if any, glazing bars.

Multiple pane timber vertical sliding sash window



Later larger paned timber vertical sliding sash window



4.6.5 The use of timber mullion & transom windows within the conservation area is also a notable detail. The earliest use is at Flint House, the former village school, but timber mullioned windows are also in evidence at Selmeston House, and at Fairland Cottages.

Timber mullioned window



4.6.6 The use of stone mullion windows within the conservation area, is restricted to those at the church, and the examples range from early English style, to the later perpendicular style with decorative stone tracery.

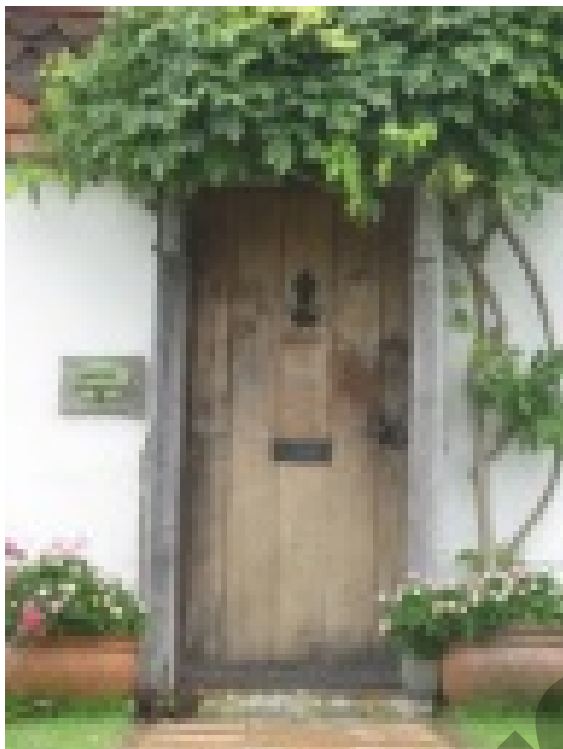
4.6.7 The use of non-traditional materials, such as PVCu has begun to replace traditional timber windows. While aspirations to improve thermal insulation are understood, wholesale replacement of well-designed traditional windows can rarely be achieved satisfactorily using sealed double glazed units.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

4.7 Doors

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

4.7.2 The majority of the doors to domestic properties in the conservation area are traditionally detailed plain planked timber doors, reflecting the lower status cottage type properties. However, of particular note is the four panel door with fanlight over at The Old Vicarage.

4.7.3 The church has a gabled open porch to the north elevation, constructed of timber frame, with flint infill to lower sections, decorative barge boards, and a clay tile roof.

Plain planked door**Panelled door with fanlight**

4.7.4 The majority of the older domestic historic properties within the village are noticeable due to the fact that they do not have any type of porch structure or canopy to the front door. There are only a few examples, such as the open pitched roof porch to Church Farmhouse and the enclosed brick gabled porch to Corner Cottage. Even up to the early 19th century, very few historic porch structures are in evidence, as demonstrated by The Old Vicarage, which has a recessed front door to provide protection from the weather.

4.7.5 Porches are more prevalent on buildings dating from the late 19th century and early 20th century. The styles vary from larger gabled brick porches, such as those at Old Town Cottages, to small fully hipped structures, as evidenced by Fairfield Cottages, and highly decorative porches, such as that at Selmeston House. A common feature on the later domestic properties is an open porch formed at the end of a lean-to style bay window.

4.7.6 Fortunately, the use of non-traditional materials, such as PVCu, has not yet begun to replace traditionally detailed timber doors within the conservation area. Modern door

styles attempt to replicate traditional detailing, but normally without success, leading to chunky applied modern detailing, which together with inappropriately detailed door furniture, can be particularly visually incongruous in relation to the historic built environment within which it is viewed.

4.8 Shopfronts

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

4.8.2 Shop fronts were introduced in the 18th century and the majority dating from the 18th and 19th century are designed on an individual basis, utilising a variety of architectural detailing and styles, with small paned windows. Later 19th century shop fronts have larger areas of plate glass as this material became more widely available, changing the scale in the design of shop fronts. ⁽¹⁶⁾

4.8.3 There are no examples of shop fronts within Selmeston village apart from those within the 20th century petrol station building.

4.9 Garden Walls, Fences and Other Means of Enclosure

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

4.9.2 Boundary treatments are a mixture of brick and flint walls, hedges, post and rail fencing, and very occasional use of picket fencing, and metal fencing.

4.9.3 Important walls within the conservation area include the brick walls to East View and Rose Cottage, and to Hunnisetts and Old Cottage, which are low brick walls in Flemish bond with a half round brick capping. Flint boundary walls include those at Corner Cottage and Fairland. These walls have coursed randomly shaped knapped flints and a mortar capping. The tall boundary wall to the north of The Poorhouse is a mixture of flint and brickwork with a brick coping to the top.

4.9.4 Traditional metal fencing is used to demarcate the front garden of The Old Vicarage, and part of the frontage of the Barley Mow PH; and simple picket fencing has been used to create the front boundary to Fairfield Cottages and Flint House.

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

4.9.5 There is one instance of a higher status gateway, with brick piers and decorative gates to the driveway entrance for Little Bells. However, these features are somewhat eroded, with the loss of some of the gate detailing.

4.9.6 Post and rail fencing has been used in several prominent areas to define public/private space or to demarcate agricultural land. This is a traditional form of boundary treatment, appropriate for use within such a rural area.

4.9.7 The most unusual boundary feature are the five large cast metal bollards to front of The Barley Mow PH which define the open frontage to the public house. It is not clear when these bollards were erected, nor is there information on their provenance, but they are a striking visual feature, and are particularly prominent in the street scene when travelling east or west along the A27.

Flint boundary wall



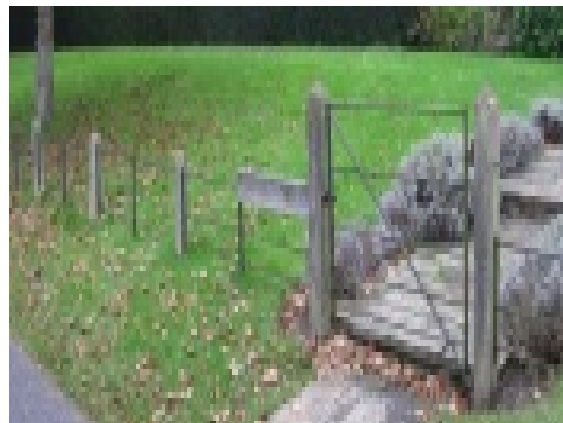
Brick boundary wall



Post and rail fencing



Metal railings and gate



4.9.8 The majority of properties, including the few modern dwellings within the conservation area, have retained an historic method of defining the boundary using hedgerows or walls, with very occasional use of traditional picket fencing and metal fencing. To date there has been little move towards close boarded fencing. This is an alien feature, detracting from the historic character of the area, and should be discouraged.

4 Architectural Form, Detail, Materials, Textures and Colours

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5 Trees, Open Spaces and Views

5.1 Introduction

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

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

5.2 Key Characteristics

Key Characteristics

- Trees form an important backdrop to the eastern side of the village, particularly around and between the church and Green House.
- Trees are an important boundary feature on the eastern side of The Street in the southern part of the village.
- There are prominent tree specimens within the village in domestic gardens.
- Hedgerows, often incorporating trees, are the predominant boundary feature in the village.
- Important open spaces include: the churchyard; land to the west of the Barley Mow PH; the land to the west of The Street incorporating the Anglo Saxon burial ground; the former fair field.
- Narrow character and gently bending route of The Street, often with banks to either side, which along with built development, restricts views out and truncates views through the village.
- Strong intervisibility with the open landscape backdrop to all sides of the village.
- At particular points with the village there are long distance views towards the South Downs and Low Weald.
- Landscape backdrop of the northern scarp slope of the South Downs to the south of the village.

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 Trees form an important backdrop to the settlement to the eastern side, particularly in the vicinity of the church and Green House. On the western side of the village, trees also form a backdrop along field boundaries. Within the village, groups of trees also provide a substantial boundary on the eastern side of the southern part of The Street, offering only glimpsed views across the open landscape to the east and southeast. Mature trees are also a significant feature to the edges of the former Roman Road, and along the access track to Sherrington Manor, and over arch these tracks.

5.3.4 Throughout the conservation area, trees are combined with hedgerows and are the predominant boundary treatment to domestic properties and to field boundaries. Individual mature trees provide prominent features within gardens, and the height of individual specimens provide focal points in short distance views throughout the village. In addition, the groups of mature trees within the churchyard are also an important feature.

5.3.5 The hedgerows help to reinforce the rural location of this village within the Low Weald, and can often be fundamental in understanding the development of the landscape, being remnant boundary features which have remained after later development has taken place. 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 There are several large open spaces within the designated conservation area, and these are the churchyard, which forms an important social and cultural function within the village; the former fair field, and the fields to the west of the village. At the southern end of The Street, the field to the rear provides the immediate setting to the linear development, allows substantial views to the west towards the South Downs and is the historic location of Selmeston Sheep Fair. At the northern end, the fields to the rear and west of the linear development forms part of the historic visual separation in the landscape of the village from Sherrington Manor to the west, and are likely to be particularly

valuable archaeologically due to the location of the Anglo Saxon Burial ground within part of this area. These open areas are not only significant due to the fact that they form the traditional open landscape setting to the village, but also have a social and cultural importance to the village.

5.4.3 There are few examples of wider verges to the edge of the road, apart from in the vicinity of Church Farmhouse. Wider verges are more prominent on exiting the village and character area to the north, where the land to either side of the road is less raised, and this creates a feeling of more openness than is experienced within the majority of the village. The other notable wider verge is to the front of the converted agricultural buildings at Church Farm. This wider verge, in conjunction with the flatter topography to the eastern side of the road at this point and the set back of Church Farmhouse create a feeling of spaciousness, which is only replicated in the vicinity of the churchyard.

5.4.4 Within the southern part of The Street, the verge on the eastern side widens slightly, creating a slightly different character to the narrow banked road to the north. At the junction with the A27, there are also wider verges and these, in conjunction with the width of the main road, increases the feeling of spaciousness within the southern part of the settlement, which is in contrast to the character of the village to the north.

5.4.5 Outside of the conservation area, and to the east of The Street, the village Recreation Ground and the field to the north provide an important open landscape setting, allowing long distance views out towards the South Downs. To the north of Church Farm, the open landscape again reinforces the traditional open landscape setting of the village, allowing glimpsed views to the northeast from the road, but wider long distance views to the east from the dwellings on the higher ground on the western side of the road. The open landscape to the east of the village also reinforces that the significance of the historic development of the village is predominantly along the western side of The Street only.

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 maps. These contribute to the character and setting of the conservation area and care needs to be taken to ensure that these are not lost or compromised by future development or poorly sited services.

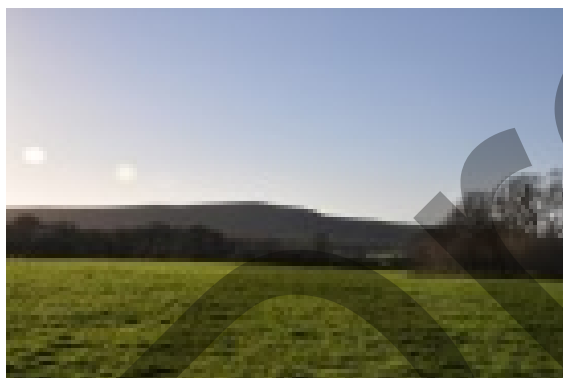
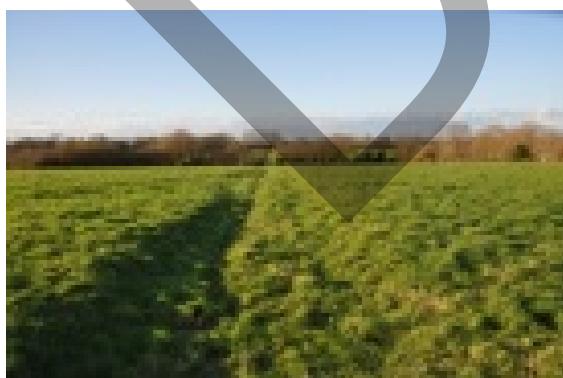
5.5.2 Within the village, The Street is generally characterised by the sunken nature of the road between banks of varying heights, which are topped by either hedges, trees, or traditional domestic boundary treatments to gardens. The sunken nature of The Street in conjunction with gentle bends in the road terminate views when travelling through the village, allowing only short distance vistas.

5.5.3 Due to the generally raised topography to either side of The Street along the majority of its length in the character area, and the associated boundary treatments and linear built development, views out to both the east and west are limited. Longer distance views are limited to those available to the northwest over the Low Weald, across the field

to the north of the vicarage, and glimpsed views to the northeast in the vicinity of Church Farmhouse. There are substantial long distance views from the public footpath to the rear of Fairland, over the fields to the west towards the South Downs. The footpath route also allows views along the rear of the linear development along this part of The Street.

5.5.4 Within the southern part of the village, there are substantial long distance views and glimpsed long distance views across the countryside to the south and southeast, towards the South Downs. The open nature of the countryside to the west of The Street in this area also allows views across the rear of properties, reinforcing the linear nature of development within the village.

5.5.5 There are also important views into the village from footpaths throughout the surrounding Low Weald countryside to the east and west, but most significantly from the top of the South Downs, to the south of the village. The views from the Downs provide an aerial vista of the linear village within its wider Low Weald landscape setting.



6 Considerations for change in conservation areas

6.1 Introduction

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

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

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

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

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

6.2 Guiding principles for changes in conservation areas

Guiding principles for changes in conservation areas

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

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

Key issues impacting on the character and appearance of the Selmeston conservation area

- Erosion of architectural detail
- Inappropriately detailed window replacement
- Design and location of new development, including infill development and outbuildings, and the impact of development on the landscape setting of the conservation area.
- Loss of traditional boundary treatments
- Wirescape
- Volume of traffic
- Parking - roadside and loss of front boundaries
- Highways works
- Road signage clutter
- Design and siting of street furniture.
- Lack of street lighting

6.3.1 There is little modern infill within the conservation area and where it has occurred it has generally replicated the traditional linear form of the development and the design has attempted to respond to the historic character of the settlement. It is important that any future development within or on the edge of the conservation area respects the

elements that form the significance of this heritage asset, including its linear form, particularly with buildings on the western side of The Street; the lack of any significant backland development; the important views into and out of the village; the truncated nature of views within the village; and the traditional rural character boundary treatments. It is also important that the scale, massing, design, layout and the use of materials within any future development are carefully considered in relation to the significance of the historic character of the area.

6.3.2 Design of development is reflective of the age of development, but predominant building materials are brickwork (unpainted and not rendered), often laid in Flemish Bond with decorative headers; clay tile roofs, which are hipped, half hipped or gabled, often with substantial chimney stacks; tile hanging, some of which is decorative; traditional timber casement windows and horizontal and vertical sliding sash timber windows. There are very few examples of the use of slate or timber weatherboarding. Most buildings have survived remarkably intact, with little intrusion of less sympathetic modern materials such as PVCu windows. Traditional boundary treatments also prevail.

6.3.3 Views within the village are generally limited by the narrowness, slight bends with and sunken nature of much of The Street. However, long distance views are available at various points out of the village towards the South Downs and the surrounding Low Weald. Conversely, there are significant views into the village from the surrounding countryside.

6.3.4 The relationship between the settlement and the historic landscape is still evident in the way in which trees and hedgerows continue to mark historic boundaries and, together with boundary details, enhance the rural character of the area. The churchyard is an important open space within the settlement. The rural open setting, surrounding the village is also particularly significant.

6.3.5 It is particularly important that development on the edge or immediately outside of the Conservation Area boundary does not have a detrimental impact on views into and out of the designated area, and thus on the significance of its identified setting.

6.3.6 The most noticeable detractors to the rural nature and setting of the village are the railway line, which is located on a slight embankment to the north of the village, and the route of the A27 through the south of the village. Both of these transport corridors introduce a source of noise and movement to this otherwise predominantly tranquil landscape.

6.3.7 The village is noticeable for the lack of any quantity of overhead wires which can be particularly visually intrusive within historic street scenes. Along most of the length of The Street, the poles and wires are hidden from view within the treed boundaries, with few instances of wires crossing above the road. The most intrusive wirescape is around the junction of The Street with the A27 and here it creates a more visually cluttered effect.

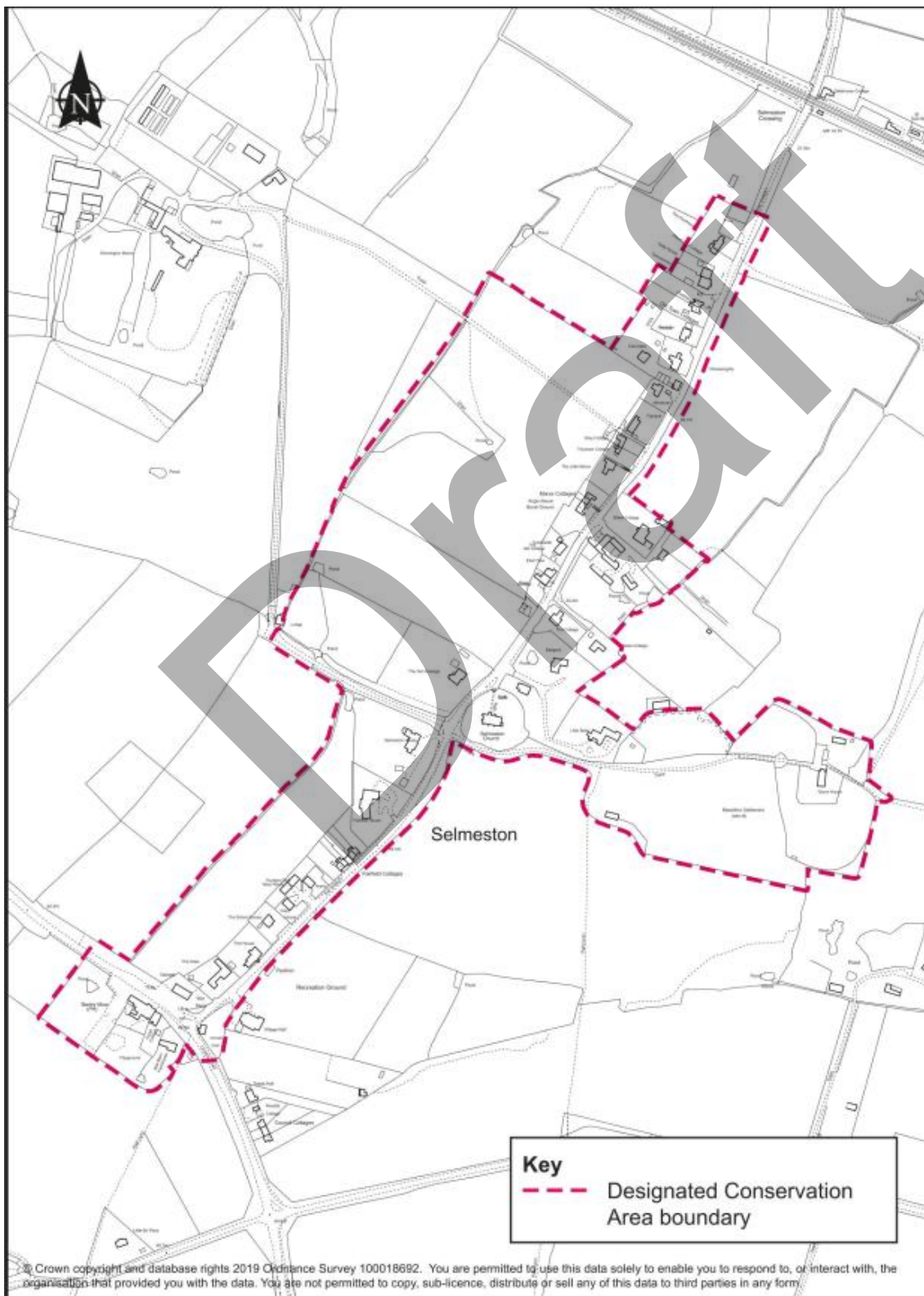
6.3.8 The village has no formal street lighting, therefore, its rural character is maintained throughout the evening period, with the village environs remaining relatively dark, excepting the internal lighting of the houses, and lighting to the Service Station on the A27.

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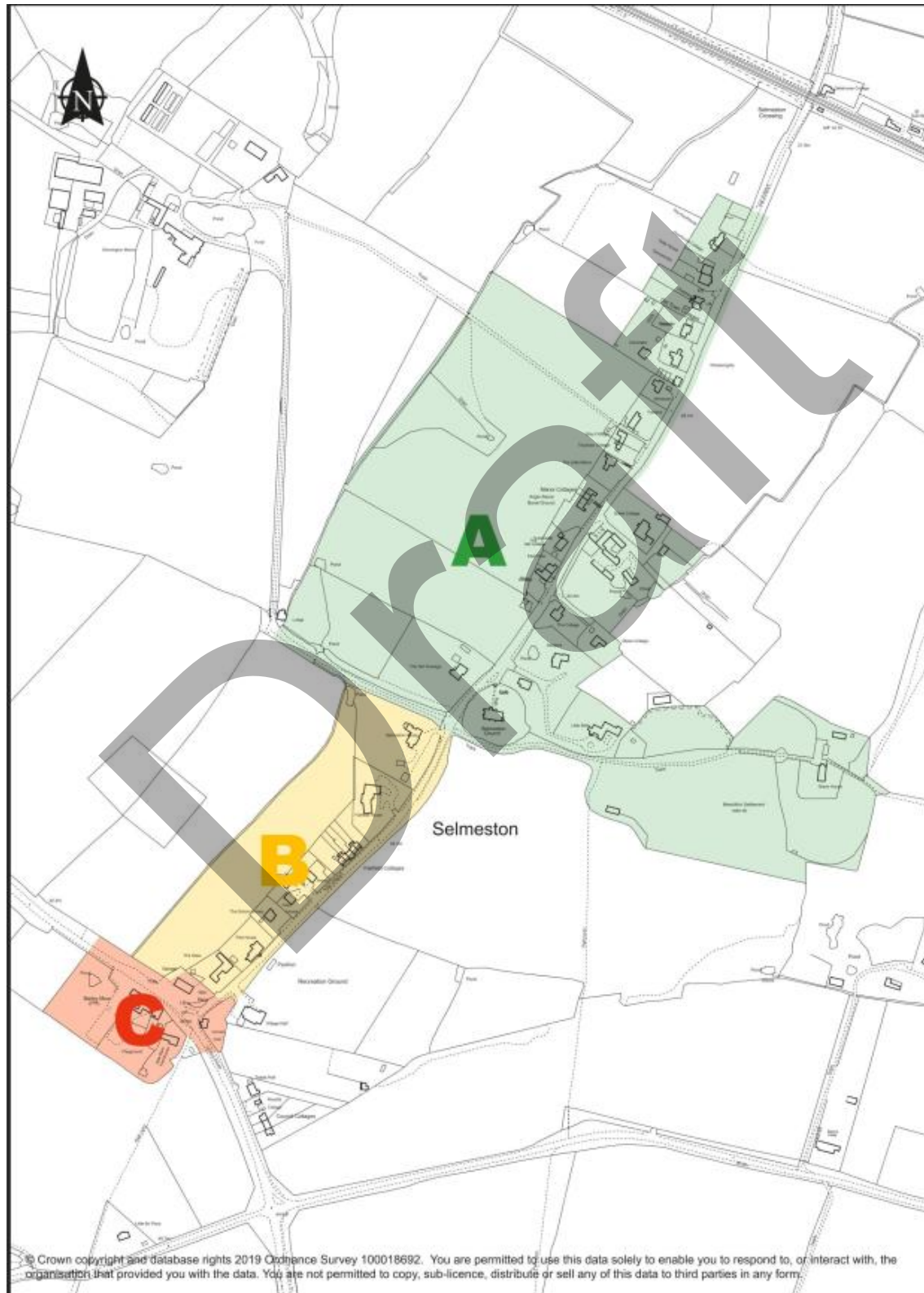
6 Considerations for change in conservation areas

Appendix 1: Maps

1.1 Designated Conservation Area



1.2 Character Areas



1.3 Visual Appraisal

VISUAL APPRAISAL MAP TO FOLLOW

1.4 Views

VIEWS MAP TO FOLLOW

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Appendix 2: Glossary of Terms

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Fenestration: The arrangement of windows in a building.

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

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

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

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

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

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

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

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
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WEALDEN DOCUMENTS

- Wealden Local Plan, Design and Heritage Strategy Background Paper – Local Plan Issues and Options 2015
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- 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
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- Wealden Local Plan, Submission Document, 2019

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<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/
- Old Sussex
Mapped:http://www.envf.port.ac.uk/geo/research/historical/webmap/sussexmap/Yeakell_36.htm
- <http://selmeston.info/389-2/history-in-brief/>

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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