

Draft Conservation Area Character Appraisal

Wadhurst



How to Contact Us

Heritage Team

Wealden District Council

Council Offices, Vicarage Lane, Hailsham, East Sussex BN27 2AX

Telephone 01323 443322 or 01892 653311

E-mail: planning@wealden.gov.uk

Website: www.wealden.gov.uk

Office hours Monday, Tuesday, Thursday, Friday 8.30am to 5.00pm and Wednesday 9.00am to 5.00pm

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.



If you, or somebody you know, would like the information contained in this document in large print, Braille, audio tape/CD or in another language please contact Wealden District Council on 01323 443322 or info@wealden.gov.uk.

	Overview	3
1	Background	5
2	Context	7
	2.1 Introduction to the Conservation Area	7
	2.2 Setting	8
	2.3 Topography and Landscape Setting	9
	2.4 Geology and Building Materials	14
	2.5 History of the Settlement	15
	2.6 Historical Maps	30
	2.7 Areas of Archaeological Potential	32
3	Character Appraisal	35
	3.1 Introduction	35
	3.2 Key Characteristics of the Conservation Area	36
	3.3 Character Area A - High Street	38
	3.4 Character Area B - Town core	45
	3.5 Character Area C - Church and Church Street area	53
	3.6 Character Area D - Lower High Street	59
4	Architectural Form, Detail, Materials, Textures and Colours	67
	4.1 Introduction	67
	4.2 Key Characteristics	67
	4.3 Architectural Form and Layout of Built Form	68
	4.4 Walls	68
	4.5 Roofs	71
	4.6 Windows	73
	4.7 Doors	74
	4.8 Shopfronts	74
	4.9 Garden Walls, Fences and Other Means of Enclosure	75
5	Trees, Open Spaces and Views	77
	5.1 Introduction	77
	5.2 Key Characteristics	77
	5.3 Trees and Hedgerows	78
	5.4 Open Spaces	79
	5.5 Important views - within, into and out of the Conservation Area	79

6	Considerations for change in conservation areas	81
	6.1 Introduction	81
	6.2 Guiding principles for change in conservation areas	82
	6.3 Key issues impacting on the character and appearance of the Conservation Area	83
1	Maps	85
	1.1 Designated Conservation Area	86
	1.2 Character Areas	87
	1.3 Visual Appraisal	88
	1.4 Views	88
2	Glossary of Terms	89
3	References	95

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 Wadhurst 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 Wadhurst 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 Wadhurst conservation area was first designated in 1971 and was reappraised and extended in 1998. The conservation area was reappraised and re-designated with its current boundary in 2017. The reasons for designation of the conservation area are explained in the Background Paper accompanying the Autumn 2016 Consultation on the Wealden Local Plan. To view the document, along with further information on the process and how community involvement and public consultation was undertaken; how the input from the community was evaluated; and how it influenced the recommendations for designation of areas, please see the Conservation Area Background Paper 2018 and the Heritage pages on the Council's website.

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

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

Draft

2 Context

2.1 Introduction to the Conservation Area

2.1.1 The town of Wadhurst is situated to the south of Tunbridge Wells, seven miles east of Crowborough on the B2099. The village is centred around the former market place and the Parish Church of St Peter and St Paul and extends along the High Street and Lower High Street (B2099).

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

2.1.3 The core of the settlement is thought to have emerged in the late 13th- early 14th century around the former market, held in the now infilled market place by St James' Square and Church Street. At this time Wadhurst would have been an essentially agricultural community, with the market serving traders along the ancient route from Newenden to Frant via Hawkhurst and Ticehurst.

2.1.4 The town expanded with the advent of the iron industry in the area, which grew in scale and importance from the 15th century, utilising wood from the densely wooded High Weald and local iron ore outcrops. The town has two fine 18th century houses that attest to the local wealth generated by the iron industry in the area.

2.1.5 Agriculture has continued to be of local importance to the town and wider community, as attested by the many outlying farms around the town. In addition, the distinctive round oasts visible in the landscape signify the importance of the hop industry to supplement pastoral farming in this area between the 17th century and the first half of the 20th century, when it began to decline.

2.1.6 By the late 19th century, with the decline of the local iron industry, Wadhurst became more of a centre for shops and local services, providing a focus for the local agricultural community.

2.1.7 The current town still retains a mix of local shops and services serving the outlying community, including the church, library, community hall, Uplands Community College and two public houses, as well as a variety of stores, a doctors surgery and pharmacy, a post office and small eateries.

2.1.8 The influence of the local railway station on the area, which runs from London to Hastings, has been more marked in recent years as more commuters are attracted to the benefits of residing in the area and commuting to London for work. Although this line was completed in 1851, the location of the station approximately a mile and a half to the north west of the town has resulted in a greater influence and extension in Durgates and

1 Source: 2011 Census, Office for National Statistics

Sparrows Green, outside the conservation area boundary, than the town itself in the 20th century.

2.2 Setting

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

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

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

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

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

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

2.3 Topography and Landscape Setting

2.3.1 The town of Wadhurst is located within the High Weald Area of Outstanding Natural Beauty, towards the eastern end of the east-west Forest Ridge. This part of the ridge has the valleys of the Hook River to the north-east and the Tide Brook to the south west.

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

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

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

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

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

2.3.7 Iron was the major industry in the High Weald, and first developed in the Iron Age and Roman periods, with evidence of 87 Romano-British iron production sites in Wealden District ⁽⁶⁾. The height of the iron industry in the area was predominantly in the 15th to 17th centuries when the Weald was the foundry of England and as many as one hundred

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

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

6 East Sussex Historic Environment Record

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

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

High Weald Landscape

The history of the landscape is most evident in the:

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

Wadhurst

2.3.9 The historic settlement setting of Wadhurst is created by:

- remnant historic landscapes around the town;
- a ridge that runs east to west facilitating long and dramatic views of the streams and valleys below;
- undulating fields interspersed with small stream corridors and extensive patches of woodland;
- a predominantly ancient landscape predominantly comprised of regular piecemeal enclosure, cohesive and aggregate assarts and Ancient Woodland;
- Wadhurst Castle, and its associated registered park and garden, adding historic interest to the settlement setting;
- Bewl Water and Kent, which can be seen to the north east;
- narrow streams scattered across the countryside;
- a network of footpaths connecting the town with the surrounding countryside.

2.3.10 Landscape characteristics include:

- large linear settlement, predominantly residential and including local shopping facilities;
- many historical buildings throughout the town;
- the church, which is central and dominant in the town and can be seen from all around on the high ridge;
- sensitive urban edges all around the town, surrounded by mature vegetation;
- outstanding views to and from the town;
- strong inter-visibility between historic buildings within the Conservation Area (situated on a ridge) and adjacent areas⁽⁷⁾.

2.3.11 The landscape surrounding Wadhurst falls within three Landscape Character Areas; the Upper Rother Valley, the Bewl Water Area and Central High Weald, with the landscape setting areas identified below.

Wadhurst Landscape Setting Areas

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

- An undulating landscape of sloping valley sides and narrow stream corridors which are often lined by mature Ancient Woodlands.
- Open views northwards across the High Weald landscape from several locations.
- Narrow, deep, wooded ghylls.

To the south east of the town, the area is characterised as:

- An undulating pattern of small-scale ridges and slopes, supporting small-scale ancient pastoral fields.
- Medium/large-scale Ancient Woodland which provides an intermittent sense of enclosure.

To the west of the town, the area is characterised as:

- Moderate/large-scale fields.
- Sloping landform which is interspersed with narrow stream corridors and a mature landscape structure.
- Sunken, tree-lined lanes. Landscape character area which is characterised by narrow streams, tree lined rivers and streams in a predominantly gentle undulating terrain with broad valleys, and with occasional rock outcrops⁽⁸⁾.

2.3.12 This area is situated within the High Weald AONB and is therefore considered to have very high landscape value. They include highly sensitive landscape features and there is a strong strength of place throughout, resulting in very high landscape sensitivity. Wadhurst's position on the hill, its strong strength of place with the church spire and historical buildings and the outstanding views to and from the town are considered to be sensitive and valuable⁽⁹⁾.

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

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

2.3.13 The landscape all around the town is considered to make a major contribution to the landscape setting of the settlement as a result of its very strong landscape structure and strength of place, in addition to strong inter-visibility with historic buildings in the historic core ⁽¹⁰⁾.

2.3.14 The historic town, with the historic core around the marketplace located on a plateau along the High Street and Lower High Street. The earliest evidence of activity in the area relates to the High Street itself, which is identified as part of the Newenden-Frant (via Hawkhurst, Ticehurst and Wadhurst) prehistoric ridgeway ⁽¹¹⁾.

2.3.15 The main street rises steadily north-westwards from the marketplace to c.160m OD at Hill House at the north-western edge of the historic town and falls south-eastwards from the marketplace along the Lower High Street to the lowest part of the town at c.135m OD. The higher ground to the north west represents the historically more affluent end of the town with two large Georgian houses set in their own grounds and open fields extending to Wadhurst Castle. The lower ground to the south east represents the historically more industrial and institutional end of town.

2.3.16 The historic town has minimal suburbs, principally located off Washwell Lane, although the nearby hamlets of Durgates and Sparrows Green have developed into suburbs between Wadhurst and the railway station: these suburbs, which are outside the conservation area boundary, lie separated from the historic town by a largely undeveloped gap of over 200m.

2.3.17 The landscape around the town is still a very open pattern of fields and hedges, which provides an important backdrop to the town as a whole and the rooflines of its buildings. Gaps between buildings and over rooflines enables views across the open fields that still surround the town and provides panoramic views over the High Weald. The views of Bewl Water to the north east and to the south west across the High Weald towards Mayfield ridge are especially notable.

2.3.18 Features still visible in the landscape and around the town provide evidence of earlier development and activity, such as hedges demarking field systems, ponds and outlines of quarries, mature trees, and boundary treatments such as walls, railings, fences and hedges.

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

11 ESHER ref:LINEAR134-MES3290

2.4 Geology and Building Materials

2.4.1 Along with the whole of Sussex, the rocks of the Wadhurst area are sedimentary. Descending the higher land of the High Weald towards the Low Weald, the rocks become younger. The geology is predominantly clay and this will have influenced the type of local building materials used to create the unique identity of settlements in the area. All of Wadhurst lies on a succession of sandstones, siltstones and mudstones (commonly clays) of the Hastings Beds (Lower Cretaceous).

2.4.2 Wadhurst sits predominantly on mudstone of the Wadhurst Clay formation. The clay ironstone provided ore for the Wealden iron industry and sites of post medieval forges and blast furnaces are located in the vicinity of the town.

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

2.4.4 Chapter 5 of this appraisal provides location specific information on traditional materials and building techniques within the Wadhurst conservation area.

2.5 History of the Settlement

Prehistoric

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

2.5.2 The High Street is identified as part of the Newenden-Frant (via Hawkhurst, Ticehurst and Wadhurst) prehistoric ridgeway ⁽¹²⁾. This would have extended from Newenden as a link to the sea near Rye and continues on from Wadhurst to Frant; a site of known Iron Age activity and occupation.

2.5.3 Evidence of prehistoric activity in the town is represented by only two finds: a Neolithic mace-head discovered in the creation of a garden at Moseham House, Wadhurst Lower High Street in 1910/11 and a stone polisher found nearby ⁽¹³⁾. A flint working site has been recorded through fieldwalking at Woods Green to the north of the town ⁽¹⁴⁾. In the wider area, Iron Age ironworking sites have been found at Sandyden (Mark Cross) and Frant, together with ironworking evidence at Saxonbury Iron Age hillfort.

Roman and Saxon

2.5.4 Roman occupation of the wider area commenced in A.D.43, after the Roman conquest, although no Romano-British finds or features have been found through controlled excavation in the area. There have been numerous discoveries of Roman iron workings in the wider area, five of which are within the vicinity, including the large scale (3ha) site at Bardown.

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

Place name, Domesday and early manors

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

2.5.7 The name Wadhurst is thought to derive from the Old English *Wada's hyrst*, meaning Wada's wooded hill. The name appears to relate to the area of the current town

¹² ESHER ref:LINEAR134-MES3290

¹³ ESHER MES4829

¹⁴ ESHER MES4871

and likely predates any nucleated settlement such as a village or hamlet, although there may have been dispersed settlement in the area that was part of the Archbishop of Canterbury's extensive manor of South Malling, recorded as containing 254 tenants in the Domesday Book.

2.5.8 The place name is recorded as *Wadehurst* in a reference to the area during the reign of Henry II (1154-89). It is recorded as *Wadfehurst* in the Charter for a market and fair in 1253 and in Lay Subsidy Rolls in the late 13th and early 14th century, where it is recorded as *Wadehurst* and *Wadeherst* ⁽¹⁵⁾.

Church

2.5.9 The current church of St. Peter and St. Paul in Wadhurst dates to at least the early 12th century, based on surviving architectural evidence. The church is a prominent landmark for the whole town and surrounding area, sitting on raised ground to the eastern side of the High Street. The church has developed over the centuries, with the tower dating to the 12th century and has an imposing shingle spire that rises above the town. The aisles were added in the 13th century, and the chancel and shingle spire added in the 14th century. The spire is 38 metres tall (from the ground) and a prominent landmark in the town and surrounding countryside. The porch dates to the 15th century and has a Mass or scratch dial in the form of a sundial inscribed into the stonework, which was used by medieval parsons to mark the time for services.

2.5.10 Within the church, fittings and monuments of note include the 13th century font, 14th century piscina and and sedilia, a 19th century brass lectern in the shape of an eagle, wall mounted stone memorials to important local families, including the Barhams of Great Shoemiths, the Courthopes of Whiligh, and John and Judith Legas, ironmaster of Lamberhurst furnace. The belfry contains a ring of eight bells, the oldest dating to 1670 ⁽¹⁶⁾.

2.5.11 A notable feature of the church is the large number of iron tomb slabs on the floor, of which there are 31 in total. Most of these date from the 17th century and commemorate the local ironmasters and their families. The slabs were made by preparing a bed of sand and press blocks of wood into it already carved with the names, dates, inscriptions, and coats of arms to be commemorated. This was then lifted off and molten iron poured over the sand, filling the indentations made by the carvings. The grave slabs feature many of the influential ironmasters in Wadhurst, including the Barhams (eight grave slabs), Dunmoll (daughter of David Barham), Saunders (four grave slabs), and Fowle ⁽¹⁷⁾.

2.5.12 The church contains terracotta monumental plaques, created by Jonathan Harmer of Heathfield in the mid 19th century. Harmer created a method of attaching terracotta plaques to gravestones or tombs, which has enabled some of them to survive in the churchyards around the area. The plaques in Wadhurst are located on stone wall monuments within the church itself, with one to the Luck family.

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

16 Mason, O. 2008 revision

17 Mason, O. 2008 revision

2.5.13 It is thought that the earliest vicarage was located to the north east of the church in the vicinity of Little Pell, the area still known as Vicarage Green. A vicarage house was referred to in 1500⁽¹⁸⁾ and there was a lease for the parsonage of Wadhurst by the Archbishop of Canterbury to Thomas Darell in 1538⁽¹⁹⁾. A reference in 1590 referring to land and a lane from Vicarage Green to Pell Bridge⁽²⁰⁾ again indicates that at this time the vicarage was close to Little Pell. In 1591 Henry Nevill (Lord of the Manor) leased the parsonage and rectory of Wadhurst with the barn and croft and the tithes to Thomas Ballard and Robert Parrys the younger (a Robert Parris was vicar of Wadhurst in 1590)⁽²¹⁾. There is reference to Wadhurst parsonage in deeds from 1602⁽²²⁾ and in the early 1600s Thomas Aynscombe owned the rectory or parsonage of Wadhurst, which included the Parsonage Close and Parsonage Barn⁽²³⁾. The rectory or parsonage of Wadhurst is still referred to in deeds from 1676⁽²⁴⁾ and into the 18th century, although these refer to shares in the parsonage or rectory so it is not clear if these later references are to a building or land.

2.5.14 In 1554 the vicar was deprived of his living during the Protestant Reformation and the references above suggest that the rectory/parsonage was then held by the Lords of the Manor and leased. In the mid-18th century the vicar was residing at what is now the Old Vicarage, at the time owned by John Legas. The two had a falling out and the vicar subsequently resided for a time at Little Pell. Later in the 18th century the vicar again resided at what is now the Old Vicarage, by this time enlarged and remodelled to its present form, and raised enough sums to purchase the house as the vicarage. It remained as such until it was sold and a new vicarage built close-by in 1985⁽²⁵⁾.

2.5.15 The churchyard extends around the church and has been expanded over the years, with the long rectangular extension added to the rear of the churchyard in the late 19th century. There was also a small extension in front of the churchyard in 1901, when a row of cottages was demolished along Church Street.

Medieval development

2.5.16 The present settlement of Wadhurst is thought to have emerged from the late 13th and early 14th century as a trading settlement that developed around the earlier market. There would have been some dispersed settlement in the area prior to this, with the church built to serve the wider community in the early 12th century. The market is thought to pre-date the church, with the former market place located by the ridgetop route and the church set back behind it, suggesting the market was already in existence⁽²⁶⁾.

2.5.17 A Charter for a weekly market was granted in 1253, formalising the existing market. The market was to be held on Saturdays, with the market occupying a triangular plot in front of the church. This extended from St. James' square to the junction of Church

18 Wadhurst EUS

19 ESRO ref: ACC 7755/76

20 ESRO CAM 2/4/95

21 ESRO ref: KIR 3/3

22 ESRO ref: ACC 2547

23 ESRO ref: CAM 7/1/2

24 ESRO ref: CAM 7/1/3

25 Savidge, A. and Mason, O. 1988

26 Wadhurst EUS

Street and High Street. An annual three-day fair was also granted to mark the feast of St. Peter and St. Paul (28-30 June).

2.5.18 A rental from 1285 records stallage for the market, but includes no suggestion of a nucleated settlement at Wadhurst at this time. However, the location of a market and church along this trading route indicates that the town has been a focal point for the surrounding area since at least the 12th century ⁽²⁷⁾.

2.5.19 The late 13th-14th century Lay Subsidy Rolls for Sussex lists all tax-payers in the Villatae (township) of Wadhurst in this period. In 1296 there were 42 taxpayers in Wadhurst, which it has been suggested may indicate a population of around 210 ⁽²⁸⁾. Names such as Mason, Tanner, Smith and Glover give an indication of local trades at the time. The records for 1327 and 1332 are combined for Wadhurst and Mayfield and list 74 tax payers in 1327 and 108 in 1332 ⁽²⁹⁾.

2.5.20 The settlement of Wadhurst is thought to have developed as a trading settlement in and around the earlier marketplace from the late 13th and early 14th century. The church was substantially modified in the late 13th century, and in the 14th and 15th centuries, which may relate to the growing population in the area.

2.5.21 In 1450 Jack Cade, a local Sussex man, raised an army of 40,000 peasants dissatisfied with political and living conditions. They marched to London, seized the Tower and beheaded the Treasurer, Lord Saye. The rebellion was eventually quashed and the list of those pardoned following the rebellion include men from Wadhurst. Those pardoned from Wadhurst give an indication of the local trades in the 15th century and include a tanner, draper, carpenter and two husbandmen ⁽³⁰⁾.

2.5.22 Gradually stalls were replaced by houses and a survey in 1498 records that there had already been much replacement of stallage by houses around the marketplace by this time. By the 15th century Wadhurst is thought to have been a village settlement in character, but with the advantage of a market and probably a market hall, which was demolished in the mid-19th century ⁽³¹⁾.

2.5.23 Other than the church (already described), there are few medieval buildings identified within Wadhurst, although future historic building analysis may reveal further medieval cores to later or refronted buildings. 3 Laurel Bank Terrace, Lower High Street, reportedly contains a mid-14th-century spere truss from an open hall and Pilgrims, High Street (now Wealden Wholefoods) has a crown-post roof and dates either from the late 15th or early 16th centuries ⁽³²⁾.

2.5.24 An archaeological survey carried out at Lower High Street in 2017 recorded a medieval enclosure of probable agricultural origin, a medieval ditch, a moderate quantity of slag, possibly derived from nearby road metalling, and bloomery smelting, undated

27 Wadhurst EUS

28 Wadhurst EUS

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

30 Savidge, A. & Mason, O. 1988

31 Wadhurst EUS

32 Wadhurst EUS

ditches, pits and a posthole⁽³³⁾. This indicated medieval use of the land on the periphery of the medieval settlement, but the activities recorded suggest this was outside the medieval core, which was concentrated around the church and marketplace.

Post medieval development

2.5.25 In the 16th century, the manor was broken up into three new lordships – the manors of Ringmer, Framfield and Mayfield, with Wadhurst falling within the Manor of Mayfield. The manor was surrendered to Henry VIII as part of the Dissolution in November 1545 and purchased by 1546 by Sir Edward North, Chancellor of the Court of Augmentations, at which time it included over 8,000 acres of land. It was soon sold to Sir John Gresham, a London merchant who became Lord Mayor of London.

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

2.5.27 Henry Nevill inherited the manor from his great-uncle, Sir Thomas Gresham, in the late 16th century. Henry Nevill's mother was Elizabeth Gresham, niece and heir of Sir Thomas Gresham.

2.5.28 In the 1590s the manor was fragmented and parts sold off. Enfranchisements, conveyances and other documents indicate that much of the land around Wadhurst was sold by Henry Nevill to the local gentry, who by this time had also become ironmasters. These included John Saunders, Thomas Saunders, William Fowle, John Barham, William Benge, John Dunmoll, Thomas Ballard and Richard Ballard. Many of these names, such as Fowle, Barham, Saunders and Benge are synonymous with the iron works and large ironmaster houses around Wadhurst (see post-medieval trade and industry below).

2.5.29 There has been no tenement analysis of Wadhurst itself to shed light on land ownership within the town, but by the 1840 Tithe apportionment George Courthope of Whiligh, John and James Tompsett, Alfred Playsted, John Newington, and Lord Camden seem to have been the principal landowners.

2.5.30 A lack of excavations in the town means that below-ground archaeology has yet to contribute to the understanding of the development of medieval and post-medieval Wadhurst. The built-up area remained focused around the marketplace, where infill appears to have accelerated after 1500 and the stalls of the market place had been replaced with permanent houses. A market hall also stood in the market square, to the rear of the former Lloyd's Bank, which is shown in a view of Wadhurst from 1611⁽³⁴⁾. It was still standing at the time of the 1838 Tithe map and was referred to in an auction of 1858 as the 'former market house'⁽³⁵⁾.

33 <https://sussexpast.co.uk/wp-content/uploads/2017/10/Archaeology-Round-up-to-Oct-2017.pdf>

34 Wadhurst EUS

35 ESRO ref:ATN 7/50/1

2.5.31 This period saw the modest expansion of the town in linear form, spreading in both directions along the High Street, with some infilling of existing plots. There was also alteration and extension to existing buildings. As such, earlier buildings within the town may be concealed behind later brick and/or tile refacing.

2.5.32 There are 25 buildings identified as 18th century or earlier in Wadhurst, of which three are 16th century, 10 are 17th century and 12 are 18th century. Most of the 16th and 17th-century buildings are timber-framed. The three 16th-century buildings, Church Gate House, Church House and Vine Cottage/Twitten Cottage on Church Street have continuous jetties, which are still visible on the first two buildings despite refacing in tile hanging and weatherboarding. The jetty is no longer clearly visible on Vine Cottage/Twitten Cottage, being underbuilt in brick on the ground floor and rendered above, but it is shown as close-studded in a mid-19th-century drawing ⁽³⁶⁾.

2.5.33 The majority of the 17th century buildings in the conservation area are likely timber-framed, but have been refaced in brick, tile, weatherboarding and render, which may conceal even earlier cores. These include the Greyhound Inn, which has been faced with weatherboard, brick and plaster; the Clock House, which is tile-hung with likely 19th century addition of the front projection that oversails the pavement. Decorative brickwork from the 17th century survives in the chimney stack of Kemps, Lower High Street. The side wall of the public library (The Institute) has a 17th century mullioned window and is built of local sandstone.

2.5.34 By the 18th century brick had become the predominant building material, often with tile-hanging, or less frequently weatherboarding, to upper floors. Examples include Forge Cottage, St James' Square, comprising brick with tile-hanging above; and April Cottage, Lower High Street, which is brick with weatherboard. There are two substantial brick houses of this period on the High Street, which represent the expansion of the town to this area of the High Street in the 18th century. These are the Old Vicarage, dating from the early 18th century; and Hill House, dating from the 1740s (with tile-hanging added in the 19th century). The houses are larger and more prestigious than most houses in the town and were no doubt consciously placed on the higher north east side of the High Street to take advantage of the wide south-westerly views across the High Weald ⁽³⁷⁾.

2.5.35 Records for the Parish show that there was population growth during the post-medieval period, increasing from around 676 in 1524 to 1,310 by 1676, and reaching 1,677 by 1800 ⁽³⁸⁾.

36 Wadhurst EUS

37 Wadhurst EUS

38 Wadhurst EUS

Trade and industry

2.5.36 Early industry in the area appears to have revolved around trade and services centred around the medieval market, and agriculture in the wider community.

2.5.37 Farming was important to the local economy and included arable, livestock and dairy farming, and later hop farming. During the 14th century onwards the local yeoman farmers seem to have been the principal landowners in the area. As such, there are a number of local estates of note, including Wenbans, Moseham, Shoesmiths, Whiligh, Great Pell, Little Pell, Walland, Snape and Scrag Oak. Many of these were owned by ironmasters and their families during the late 16th-early 18th centuries, who were local prominent figures and owned many of the large properties in the area.

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

2.5.39 Wealden iron production had a significant impact on the economy of the area from the 16th century, with 36 ironworks within 10km of Wadhurst at its peak. These include Riverhall forge and furnace (16th-17th century), both owned by the Fowles then Legas; Coushopley furnace (16th century) and Scrag Oak (Snape) furnace (17th century), owned by the Barhams; Lamberhurst (Gloucester Furnace) (17th-18th century), owned by Benge then Legas; Brookland forge and Verridge forge in Frant (16th-17th century), owned by Barham and leased by Saunders; and Hoadley Forge (later Gloucester furnace) in Lamberhurst (16th-17th century), leased by Saunders and Ballard.

2.5.40 Local families were the principal owners and operators of furnaces and forges in the late 16th and early 17th centuries, with some already established as landowners in the area, such as the Barhams and the Fowles, and therefore already possessing the land and wealth with which to establish ironworks. Many of the families also inter-married, further consolidating their power and influence.

2.5.41 The Barhams were a prominent family that resided in the area from at least the 15th century, with John Barham recorded in 1480. The families chief place of residence was Snape in Wadhurst, situated about a mile and a quarter to the south west of the town. The family were landowners, but also gained further wealth through the iron industry, with members of the family owning many of the large houses around the Parish at some time or another. Nicholas Barham was a prominent lawyer at Gray's Inn in the mid-later 16th century. He was made serjeant-at-law in 1567 and was the prosecutor in the trial of

Thomas Howard, 4th Duke of Norfolk, for high treason in conspiring with Mary, Queen of Scots to depose Elizabeth in 1571–2⁽³⁹⁾.

2.5.42 John Legas was an outsider and relative latecomer to the local iron industry, originating from Shropshire as the son of an iron worker and managing a forge in Pembrokeshire in his 20s. He moved to Sussex around 1717 and worked as a clerk at Gloucester furnace before marrying Judith Saunders, of the Saunders family of ironmasters. He used this rise in fortunes to further his interest in the local iron industry, operating forges and furnaces in Kent and Sussex in the early to mid-18th century⁽⁴⁰⁾. Legas is the only ironmaster that seems to have lived in Wadhurst itself, first living at what is now the Old Vicarage and then building Hill House next door in the 1740s.

2.5.43 The ironmaster some of their wealth on building and enlarging properties in the area, with many large ironmasters houses in the rural locations around the town, often close to the furnaces and forges. These include the houses of Snape, Scrag Oak, Great Pell, Little Pell, Shoesmiths, Buckhurst, Riverhall, Faircrouch and Great Butts.

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

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

2.5.46 The leather industry was another important local trade, with Wadhurst as one of the industry's Wealden centres in the mid-16th century. Tanning was an important cottage industry throughout the middle ages and into the 19th century. The leather products from the tanning industry were then used within other cottages industries in the area, from glove-making, to tack and saddle making. The Wadhurst area was well suited to this process as the market and surrounding farms ensured a supply of hides and the oaks that were abundant in the Weald had a particularly high tannin content. Water was also available for the process, which required soft water for the tanning stages. The Wealden social composition of small farms with multiple-occupation work-forces also involved in the iron industry, allowed for a seasonal cycle of skilled workers. However, the industry died out with the increased competition from the more efficient and cheaper production in the factories of more industrial towns⁽⁴¹⁾.

2.5.47 Another local industry of note is hop growing, which was introduced in the 16th century and became more prominent in the 18th and 19th centuries. Hops were brought

39 Dictionary of National Biography Vol 3, 1885

40 <https://www.wealdeniron.org.uk/BullSer2/Vol2-29.pdf>

41 Sussex Industrial History Issue 19, 1989

back from Flanders in 1533, and had become a major industry by the nineteenth century. The small enclosed fields, local supply of wood for poles, milder southern climate and suitable sandy slopes ensured that this region became the dominant supplier of hops, which were used for brewing beer.

2.5.48 The most visible remains of the industry are the roundels/oast houses dotted around the landscape, used for drying the hops. These oast houses were often added to the more historic medieval farmsteads as the farming industry changed to embrace hop growing and drying. Hop growing reached its peak in the 19th century, with many farms having a 'hop garden' and building their own roundel to dry hops for the local or London market. A roundel oast is located on Washwell Lane; an unusual site in this town centre location. However, the familiar white cowls that cap the roundels are a familiar sight in the surrounding landscape.

2.5.49 It is not known when the town was first serviced by a public house, but The Greyhound Inn is recorded in 1580 as the Grazehound and is the oldest inn surviving in the town. There was also another inn, The Queen's Head, which sat on the south side of the High Street to the west of the junction with Washwell Lane. The building was clearly of significant age and is shown as timber framed in historic photos of the town, but was destroyed following damage to the building from a plane crash in 1956⁽⁴²⁾. In the survey of inns and alehouses of 1686, Wadhurst had stabling for 20 horses and fewer than 20 guest beds, suggesting it was still a fairly modest settlement.

2.5.50 There is reference in the late 18th century to a butcher's shop, cellar, granary and bullock pound that 'lately stood in Middle Row', indicating that many of the buildings in the historic marketplace in the 18th century were still associated with the sale of grain and livestock⁽⁴³⁾.

Religion

2.5.51 The Church of St. Peter and St. Paul is a prominent landmark for the whole town and surrounding area. The tower is 12th century and has an imposing 14th century shingle spire that rises above the town. The aisles were added in the 13th century, the chancel in the 14th century, and the porch in the 15th century. Lightning strikes are recorded to the spire six times, in around 1595, 1631, 1680, 1850, 1872. The church is also said to have suffered four fires, during 1575, 1595, 1631 and 1680⁽⁴⁴⁾. Three of the fire dates correspond with the lightning strikes and may have been related. The church underwent restoration in 1858 by William Slater.

2.5.52 The churchyard has also been expanded over the years, with the long rectangular extension added to the rear of the churchyard in the late 19th century. There was also a small extension in front of the churchyard in 1901, when a row of cottages was demolished along Church Street.

42 Savidge, A. & Mason, O. 1988

43 ESRO ref: SAS/CO/2/344

44 E Roberts, 1868

2.5.53 As noted above (see Church), there was a vicarage to the north east of the church in the vicinity of Little Pell in the medieval and early post-medieval periods. In the mid-18th century the vicar was residing at what is now the Old Vicarage and raised funds to purchase the house as the vicarage in around 1783. It remained as such until it was sold and a new vicarage built close-by in 1985.

2.5.54 The town felt the impact of Protestant Reformation and counter-Reformation. In 1554, under Queen Mary, members of the clergy fled overseas to avoid Marian persecution, wherein married clergy were purged from office by Bishop Gardiner. It is recorded that almost a quarter of parish clergy were removed, and the vicar of Wadhurst, Peter Daniell, was deprived of his living⁽⁴⁵⁾.

2.5.55 The church registers are an important source of information about life in Wadhurst, especially for the lower classes, for which little information was recorded. Events recorded include the lighting strikes to the church steeple in 1575, 1595 and 1631; a great fall of snow which lasted from January to April 1624; a 'very infectious summer' in 1638; the building of two almshouses in the Parish in 1638; a 'great sea battle near unto Dover betwixt the mighty armado of Spain riding near our coasts near Deal and the Hollanders' in 1639; five people whipped as vagrants in 1648; a list of paupers receiving money and clothing between 1633 and 1638; an outbreak of smallpox in 1664-1665; the recording of the Great Fire of London in 1666; and note of an earthquake in 1692. In addition to these more outstanding occurrences, the marriage, deaths and baptisms of those residing in the Parish were recorded⁽⁴⁶⁾. This is further supplemented by the records of the churchwardens, which include papers for the maintenance and repair of the church and the maintenance of the poor.

2.5.56 In 1717 60 Baptists were recorded in Wadhurst. By 1782 a Calvinistic Baptist chapel was registered and by 1792 a Methodist congregation had been established⁽⁴⁷⁾. By the 19th century non-conformism seems to have been firmly established in Wadhurst, with a house in the Lower High Street converted to a chapel by the Wesleyan Methodist chapel around 1820. In 1874 a purpose-built chapel was built nearby in the Lower High Street just below St James' Square and has only recently ceased to operate as such. A Baptist chapel was built in the High Street around 1866, closing in 1935. It is now Crittles greengrocers⁽⁴⁸⁾. and sits behind a later shop frontage.

Institutions

2.5.57 The care of the poor was seen as a burden on the Parishes in the post-medieval period, with the numbers of those seeking relief growing. The 1601 Poor Law (Old Poor Law) made it compulsory for parishes to levy a 'poor rate' to support those who could not work and introduced Overseers of the Poor. Outdoor relief (i.e. outside a workhouse) was the most common form in this period, with money, food and clothes given to the poor, and some boarded or apprenticed out, such as the boarding out agreement of Mary and

45 Wadhurst EUS

46 ESRO ref:PAR 498/1/1

47 Wadhurst EUS

48 Wadhurst EUS

Elizabeth Tyseherste, who were orphaned in 1631⁽⁴⁹⁾. Those in need of care (the impotent poor) were cared for in almshouses or poorhouses; the able-bodied poor were given work to do; the idle or undeserving poor were sent to a county house of correction or prison; and children were apprenticed out. The poor rate was levied by the Parish, with each Parish responsible for its 'own' poor.

2.5.58 In addition to the poor rate, the Parish relied on charitable donations given by the wealthy for the care of the poor. Most of these were left in the form of money, or land and property bequeathed in Wills from which an annual income could be used to provide for the poor. A number of these charities were combined around 1900 to form the Wadhurst United Charities, which included charitable bequests from Nicholas Fowle, Thomas Whitfield, William Kitchenham, Young, Barham, Samuel Playsted and Henry Playsted⁽⁵⁰⁾. Many of these charities go back to the 17th century, such as the three houses left by Thomas Whitfield in 1623.

2.5.59 Wadhurst Parish is recorded in a 1777 Parliamentary report as having workhouse accommodation for up to 30 inmates⁽⁵¹⁾. Many Parish workhouses were established after Knatchbulls' Act of 1723, which stipulated that poor relief would only be granted once a pauper had been admitted to a workhouse. Hundreds of workhouses were set up, often in existing rented buildings. The Wadhurst Parish workhouse was purchased in 1778 and located near to where the doctor's surgery is now to the rear of St. James' Square. It was previously referred to as the Old Vine and so possibly an earlier inn.

2.5.60 It would seem that there was another workhouse in the town prior to the one purchased between the church and market square in 1778, for a deed of 1782 refers to a building called Weavers, otherwise Russells, in the east end of Wadhurst town, now unoccupied, late in the tenure of the parishioners of Wadhurst and used as a workhouse⁽⁵²⁾.

2.5.61 Parish workhouses continued in use until the large union workhouses were set up following the 1834 Poor Law Amendment Act. The Ticehurst Poor Law Union was formed in 1835 with a new large workhouse built at Ticehurst taking the poor from Wadhurst parish⁽⁵³⁾.

2.5.62 The former workhouse in Wadhurst was purchased by Thomas Barton in 1836. It was subsequently demolished to form part of the grounds of Prospect House, which he built next to the churchyard in the 19th century⁽⁵⁴⁾.

2.5.63 The East Sussex Constabulary was established in 1840 to provide a police service for the county under the supervision of the court of quarter sessions. A small lock-up was located next to the old workhouse, and appears to have been in use as late as 1912⁽⁵⁵⁾. A police station and constable are recorded in Wadhurst from 1861. By the

49 ESRO ref:PAR 492/32/1/3

50 ESRO ref:CHC 77/2

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

52 ESRO ref:SAS/CO/2/428

53 <http://www.workhouses.org.uk/Ticehurst/>

54 Savidge, A. & Mason, O. 1988 Wadhurst: Town of the High Weald

55 Savidge, A. & Mason, O. 1988 Wadhurst: Town of the High Weald

mid-20th century there was also a pair of police houses built near Sparrow's Green⁽⁵⁶⁾ and a pair of houses on the Lower High Street called 'Police Station'.

2.5.64 The Wadhurst Fire Brigade was formed in 1900, with local blacksmiths and farriers, William and Charles Bassett, founding members⁽⁵⁷⁾. The old station was located at Sparrows Green and was replaced by a new Fire Station at the north western extremity of the town by Green Square in around 1970.

Education

2.5.65 Early education in the town was in the form of piecemeal provision for the education of the poor, which was most likely funded by the charitable donations to the poor mentioned above. For example, the Will of Lucy Barham from 1716 (wife of John Barham of Shoemsmiths) specifically provided £5 per annum for teaching poor children to read⁽⁵⁸⁾.

2.5.66 In the late 18th century the workhouse had a school for 20 children, and in 1788 the vicar established a Sunday school for the purpose of teaching reading⁽⁵⁹⁾. In the 19th century, a row of cottages in Church Street (numbers 1-5) was altered and the upper floor used as a school. Hope Cottage, at the junction of the High Street and Sparrows Green Road, was also used as a small school, with a school mistress and four female pupils in residence at the time of the 1851 census.

2.5.67 In 1825 the Sunday school became a National School. These schools were founded in the 19th century by the National Society for Promoting Religious Education and provided elementary education, in accordance with the teaching of the Church of England, to the children of the poor. The National School moved to purpose-built premises on Pell Hill, to the north of the town, in 1837. By the 1850s the school had outgrown this building, and a new school and adjoining schoolmaster's house was built in 1854 on Lower High Street. The school closed in 1961, with primary school children moving to Sparrow's Green and secondary school children moving to Uplands Community College.

Sports and recreation

2.5.68 An early reference to sport in Wadhurst is the reported record in the Court Rolls of 13 men fined for playing football in 1548⁽⁶⁰⁾. A football club was formed in 1884 and played on the Church Field, to the north east of the path that connected the Old Vicarage and the church. This moved to the field behind what became the Institute.

2.5.69 It is claimed that cricket was played in Wadhurst from 1724⁽⁶¹⁾ and a Wadhurst cricket team is recorded from 1758, also playing on Church Field. The present cricket club was established around 1870 and was given permission to play in the field behind what became the Institute. This became the official cricket ground in 1921 and the pavilion

56 ESRO ref:R/A 2/931

57 ESRO ref:AMS 6439/7

58 Wadhurst EUS

59 Wadhurst EUS

60 Savidge, A. & Mason, O. 1988 Wadhurst: Town of the High Weald

61 <https://wadhurst.play-cricket.com/>

moved from Church Field to the field below the football pitch. The pavilion was replaced in 1934 and further enlarged in 1974 ⁽⁶²⁾.

2.5.70 Increasing sporting and social activities in the late 19th century led to a need for dedicated recreational facilities. The Institute was established in 1904 with the purchase of a much older house, which is now used as the public library. The Commemoration Hall was built adjacent in 1923. The land to the rear of the buildings was acquired as a recreation ground in 1921, although it had already been used by the Wadhurst cricket and football teams from the later 19th century. The bowling green in the recreation ground dates from 1933.

2.5.71 A reading room and library were in the town by 1867⁽⁶³⁾, with the reading room shown on the 1873 1st ed OS map by the north western edge of High Street and Church Street.

Transport

2.5.72 In the 16th century the roads through the Weald of Kent and Sussex were considered so poor and perilous that an Act was passed to try and improve them by laying out new and wider roads. This seems to have had little impact, for in the 17th century Lord Chancellor Cowper wrote that the 'Sussex ways are bad and ruinous beyond imagination' and Dr. Barton wrote in 1751 that even in summer 'our horses could not keep on their legs, on account of these slippery and rough parts of the roads', even suggesting the animals and women of the County are 'so long-legged...from the difficulty of pulling the feet out of so much mud' ⁽⁶⁴⁾. The situation was certainly worsened by the iron industry, which necessitated the movement of heavy goods along the roads, pulled by Oxen.

2.5.73 The notoriously bad Wealden roads were therefore ripe for improvement by the Turnpike Trusts. In exchange for keeping the roads in a good state of repair, Acts of Parliament allowed the trusts to levy tolls for using the roads, collected at turnpike gates with houses adjacent for the toll keeper. The road through Wadhurst was turnpiked in 1767. Toll gates were located at either end of the High Street and the Tithe map appears to show a toll house sitting in the middle of the road immediately east of the junction with Sparrows Green Road, and another sitting in the Lower High Street near Kemps Cottage. The old toll houses in Wadhurst were conveyed to Robert Watson Smyth of Wadhurst Castle in 1877 ⁽⁶⁵⁾.

2.5.74 A railway line connecting London (via Tunbridge Wells) and Hastings was opened in 1851-2. The station in Wadhurst is located 2km to the north west of the town. This had little impact on development within the town itself, but did lead to the expansion of detached suburbs at Durgates and Sparrows Green, closer to the station.

62 Savidge, A. & Mason, O. 1988 Wadhurst: Town of the High Weald

63 Savidge, A. & Mason, O. 1988 Wadhurst: Town of the High Weald

64 after Bell-Irving, 1903

65 ESRO ref: QDD/5/1/2

19th century

2.5.75 An account of Wadhurst by William Courthope in 1840 gives a list of the occupants along the High Street and their trades. Local shops and occupations listed include gardener, coachman, plumber and glazier, shoemaker, tailor, draper, hatter, butler, watchmaker, painter, hairdresser and barber, surgeon, farmer, labourer, mason, carpenter, farrier, blacksmith, gunsmith, cooper, butcher, grocer and post office. Two beer shops and three public houses are listed; The White Hart, The Queens Head and The Greyhound Inn. The list of occupations includes many trades that appear to be related to serving the needs of the many large houses in the area, as well as representing the local agricultural and light industrial economy⁽⁶⁶⁾.

2.5.76 By the 1861 census⁽⁶⁷⁾ other occupations listed include brickmaker, journeyman, charwoman, cordwainer⁽⁶⁸⁾, huckster⁽⁶⁹⁾, higgler⁽⁷⁰⁾ and annuitant⁽⁷¹⁾. By the 1881 census, in addition to the existing trades, there were also a number of bricklayers in the town and two corn merchants.

2.5.77 A market was still being held in the town in the 19th century. In 1848 the weekly Tuesday market was largely for corn, and fairs were held in April and November⁽⁷²⁾. Changing local agricultural trends saw Wadhurst market latterly change from corn to almost exclusively livestock trading, with the market closing entirely in 1982. Since the late 19th century the market was located to the south of the High Street, immediately east of what is now the sports ground, the former marketplace having been encroached upon by buildings. Maps show the market hall and cattle sale yard running adjacent to the recreation ground, with the final market hall collapsing in the storm of 1987. The site was redeveloped and is now Crittle's Court.

2.5.78 A number of the buildings in the conservation area appear to date to the 19th century onwards, partly as a result of loss of earlier buildings, but also through expansion of the town. However, it should be noted that earlier buildings may also be concealed behind 19th century facades. Examples include the likely early 19th-century arcading added to the front of the Clock House, which sits forward for a much earlier building; the White House, Church Street; the Baptist Chapel of 1866 (now Crittles greengrocers); the replacement of a timber-framed house opposite in 1888 with the present shops; the National school and schoolmasters house built in the Lower High Street in 1854; the Methodist chapel built in the Lower High Street 1874; the building of a brick house, latterly the NatWest Bank, on the edge of the former marketplace; and the building of a two-storey brick haberdashery shop on the opposite corner, later remodelled as Lloyds Bank.

66 Savidge, A. & Mason, O. 1988 Wadhurst: Town of the High Weald

67 1861 Census, Wadhurst. Transcribed by weald.org

68 maker of luxury leather shoes

69 peddler/street seller

70 trader in dairy, poultry and small game

71 The term annuitant could describe someone on an annual allowance as well as someone receiving annual income from an investment. It was also used for institutionalized pensioners

72 Wadhurst EUS

2.5.79 The Lodge (formerly Prospect House) was built on site of an older house known as Clavers in the mid-19th century to the east of the church. It was built by Mr Thomas Barton, before being purchased and improved by the Whiligh Estate.

2.5.80 The current site of Wadhurst Castle, which borders the conservation area to the north west, was formerly the site of a much older house called Maplehurst, recorded from the 14th century. This was demolished in 1818 and rebuilt for James Louis West as a stone castellated house and renamed Wadhurst Castle from 1826⁽⁷³⁾. The castle was bought by Benjamin Harding in 1838, for whom it was remodelled to its present appearance by the architect Edward Buckton Lamb. By this date, there was a small park of 8 hectares to the south. The existing parkland was also developed and the entrance lodge was added. The castle was purchased by Edward Watson-Smyth in 1844, who enlarged it to the north-east and also further extended the parkland to complement the remodelling of the Castle, and essentially to provide a picturesque setting for the house. By 1872 the parkland had been extended to 30 hectares, but was gradually reduced after World War I.

20th century

2.5.81 Some minor infilling and replacement of buildings (or shopfronts) has continued into the 20th century. Lloyds Bank was remodelled from a large later 19th century shop in the earlier 20th century, whilst the classical bank facade of the NatWest Bank was added to a 19th-century house. The White Hart public house was built in 1910 (or extensively remodelled) and there were some detached houses built in the Lower High Street. Other notable buildings from the inter-war period include a short parade of three single-storey shops in the High Street, two still with their glazed green tiles; the Commemoration Hall, built in 1923; and the houses at Green Square.

2.5.82 Green Square is located to the north west of Hill House and Hill House Farm and comprises a group of Dutch-style cottages set around a central square. Miss Nan Boyd of Hill House purportedly had the cottages built and this is likely given the location of the cottages on land owned by Hill House. It is known that Lieutenant Edward Fenwick Boyd was killed on the Western Front at the Battle of the Aisne in 1914, aged 24. He is recorded as the son of Robert Fenwick Boyd and Annie Boyd, of Hill House, Wadhurst, Sussex. It is likely that these cottages were built after the war to help local individuals and families affected by the war.

2.5.83 The War Memorial, which is listed, was built in 1921 on land given by Hill House. Hill House itself was used as a convalescence hospital during the war and between the wars children from mining areas in the North East of England who were suffering from tuberculosis were nursed at the house⁽⁷⁴⁾.

2.5.84 In addition to the War Memorial, the Commemoration Hall was built in 1923 to commemorate the local service personnel who lost their lives in World War I. The land to the rear was also given in commemoration in 1921 as a recreation ground for the town.

73 Wace, A. 1923

74 www.wadhurst.info/wadhurst/trefoil/houses

2.5.85 A number of German planes came down around Wadhurst during the Battle of Britain in 1940, as well as a few later in the war. None were in the town itself, with the closest being at Wadhurst Castle and Little Butts Farm. Wadhurst Castle was also commandeered for use by the Canadian Army during the war.

2.5.86 In 1956 an RAF Meteor jet fighter crashed on Wadhurst, destroying Raven Cottage, the International Stores, Keens greengrocers and the Queen's Head (the latter demolished in 1959). This resulted in rebuilding of the buildings on the south side of the High Street west of the junction with Washwell Lane, and widening of the street.

2.5.87 The majority of 20th century development around Wadhurst has been outside of the conservation area closer to the station, in the former hamlets of Durgates and Sparrows Green. There remains a clear gap between the later development of these hamlets and Wadhurst itself. Some limited building of houses has occurred within or immediately adjacent to the historic town, with the largest development lying west of Washwell Lane and recent housing development off the Lower High Street.

Population

2.5.88 The population of the Parish was around 676 in 1524, 1,310 by 1676, 1801 by 1,677⁽⁷⁵⁾, 2,491 by 1841, 3,216 by 1881, and 3,771 by 1931⁽⁷⁶⁾, however, these statistics are for the whole Parish. The maps suggest that the growth following the arrival of the railway in 1850 did not have a significant impact on the historic town, but was concentrated in the areas around Durgates and Sparrow Green to the east, nearer to Wadhurst station.

2.5.89 The population for the Parish of Wadhurst was 4,883 in 2011⁽⁷⁷⁾.

2.6 Historical Maps

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

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

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

⁷⁵ Wadhurst EUS

⁷⁶ weald.org

⁷⁷ 2011 Census; Office for National Statistics (ONS)

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

2.6.5 A map of Sussex produced in 1724 by Richard Budgen shows Wadhurst, but is not detailed enough to show individual properties, with the exception of the church. It shows Wadhurst as a linear settlement extending either side of the High Street.

2.6.6 The 1800 draft Ordnance Survey (OS) map shows the linear development of Wadhurst along the High Street and Lower High Street, with buildings shown in the marketplace. Development is concentrated around the marketplace, but there are buildings interspersed along the High Street up to Hill House and along Lower High Street as far as Laurel Bank. Two further buildings are shown on the south west of the Lower High Street near the location of Stone Cross Farm and adjacent to a lane in the current proximity of Moseham House. Roadside boundary plots are shown opposite to the north east of the Lower High Street, indicating that earlier buildings in this locality had been removed prior to 1800, but that the plot boundaries still remained at this time.

2.6.7 A map of Sussex produced in 1825 by Christopher Greenwood and John Greenwood shows similar roads and settlement, with development along the High Street and Lower High Street and the marketplace clearly show with buildings within it.

2.6.8 The 1840 Tithe Map for Wadhurst more clearly shows the extent of the town, which stretched from Hill House at the northern end of the High Street to Laurel Bank on the Lower High Street. The town is very much a linear settlement extending along either side of the High Street and Lower High Street, with a number of lanes extending off the main road, possibly representing earlier droeways into the town. Small hamlets can be seen at Stone Cross to the south and Sparrows Green to the north.

2.6.9 Buildings are concentrated around the marketplace and extending to the Old Vicarage, which still represents the core of the current town. Small field enclosures can be seen all around the town and there are many large ponds that may represent ponds used for industrial processes and where clay or iron extraction has taken place, such as those that correspond to the areas of Wadhurst Clay shown on the local geological maps. Other ponds are shown next to Hill House Farm and a number are clustered behind the marketplace and cattle market and yard.

2.6.10 The 1874 first edition OS map shows some new buildings along the Lower High Street, including the National School and Mount Pleasant, as well as the Methodist Chapel in the marketplace. Sheepfolds are shown in the fields surrounding the town.

2.6.11 The 1898 second edition OS shows only small-scale change with the construction of the current Methodist Chapel just below St James' Square, the construction of Uplands and a cattle sales yard, and the building of a pair of Victorian villas further up the High Street.

2.6.12 The 1909 third edition OS map shows the demolition of cottages in front of the church on Church Street and the extension of the graveyard to the north. A market hall is shown adjacent to the cattle yard, to the rear of shops on the south west side of the

High Street. More changes are shown on the Lower High Street with the construction of three large houses set within their own grounds, as well as the construction of Sunnybank.

2.6.13 The 1970s map shows more comprehensive urbanisation of the town, beginning with the construction of Moseham House and Balliol Cottages on the Lower High Street, as well as the construction of the Commemoration Hall in the High Street and Green Square on the northern edge of the town. Later, more change came with housing to the north east of the Lower High Street along Stone Cross Road and Walters Cottages and the development of Uplands Community College.

2.6.14 The south east side of the High Street has undergone more dramatic change, partly due to an aircraft disaster in 1956 that destroyed a number of buildings on the south western side of the High Street near the corner of Washwell Lane. Here new buildings were constructed along the High Street and there has also been housing development to the rear off Washwell Lane.

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 ⁽⁷⁸⁾. This will also be helpful in assessing the likelihood of the presence of archaeological remains in the area and help with interpretation of a particular site and its setting.

2.7.5 There has been very little archaeological investigation in and around Wadhurst, including within that part covered by the Conservation Area. However, when considering the archaeological potential of settlements; the knowledge that the market and church date from the early 12th century or before, the emergence of a settlement by the late 13th-early 14th century, and the natural resources of the area for industry; there is potential that unknown archaeological features will remain. It is also important to recognise that archaeology often survives 19th and 20th century development.

2.7.6 It is misleading to assume complete destruction of buried or hidden features which could survive within later buildings and structures as well as in below ground features.

Therefore, archaeological remains of any period, both above and below ground, could be found within the conservation area. Any proposals to carry out works which include ground disturbance or works to a historic building are likely to require an appropriate form of archaeological evaluation and assessment, to assess the potential for evidence of past human activity and provide evidence for the substance and evolution of the place, and its people and culture ⁽⁷⁹⁾.

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

Draft

3 Character Appraisal

3.1 Introduction

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

- A. High Street
- B. Town core
- C. Church and Church Street area
- D. Lower High Street

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

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

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

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 Wadhurst Conservation Area

- Medieval core to the town developed along a principal route across the Weald.
- Earliest development centred around the church and market.
- Medieval market predated settlement and located in the marketplace immediately adjacent to the earlier routeway (the High Street), with the church built on land to the rear.
- Survival of early buildings in the town, including the 12th century church and a 14th century hall house, with good survival of buildings from the 16th and 17th centuries or earlier, many of which have been refronted in the 18th-19th centuries.
- Most buildings along the High Street are in commercial use, but elsewhere in the conservation area the buildings are predominantly in residential use.
- 39 listed buildings or structures within the conservation area, including one grade I and two grade II* listed.
- Many buildings identified as being of local, vernacular or cultural interest.
- Older buildings have timber-framing concealed behind later refacing with brick, tile-hanging and occasional use of weatherboarding or render.
- Most historic buildings are two storey in height, predominantly of brick with tile-hanging above.
- Weatherboarding is predominantly limited to the area around Church Street.
- Most buildings have clay tile roofs, with limited use of slate.
- Some historic shop fronts survive.
- Built form within the town has varied setbacks and plot sizes, ranging from little or no front setbacks and minimal gardens on some of the High Street and Church Street plots, to large plots surrounding detached houses along the upper end of the High Street and Lower High Street.
- Boundary treatments are a mixture of brick walls and hedges, with very occasional use of picket fencing, decorative iron railings and gates, and estate fencing.

- Trees are an important feature of the conservation area and its wider setting.
- Key buildings include: St.Peter's and St.Paul's church, Hill House, the Old Vicarage, Hope Cottage, the Clock House, the White House, Celia Hammond, Southern Cross Travel and the library, The White Hart, The Greyhound, NatWest bank, the former Methodist chapel, the former school, Olivers and Kemps Cottages, and Laurel Bank.
- Key open spaces include: the recreation ground, the churchyard, the area around the War Memorial, the field opposite Hill House, and the open fields adjacent to the conservation area.
- Key views include: the views along the roads extending through the conservation area; views back to the church steeple from within and out of the conservation area; views to Bewl water and panoramic views of the surrounding countryside from the churchyard; views across the recreation ground, both into the conservation area and out towards the wider landscape; views from the upper end of the High Street and from Stone Cross, across the fields and through to Wadhurst Castle planned parkland and garden; and panoramic views over the field opposite Hill House across the High Weald towards the next ridge. In addition, there are panoramic views across the High Weald to the south east and south west.
- Views of the town and church are important within the wider landscape given its prominent position on the ridge top, with the church steeple visible and forming an important landmark in long distant views. There are outstanding views to and from the town, with strong inter-visibility between historic buildings within the Conservation Area (situated on a ridge) and adjacent areas.

3.3 Character Area A - High Street

Introduction to the character area

3.3.1 This character area is formed of the north west, upper portion of the High Street, running from Home Cottage to the north at the junction with Cousley Wood Road, through to the Old Vicarage to the south. The character area is primarily residential.

3.3.2 This section of the High Street has remained relatively undeveloped over the centuries. Historically this area was outside the core settlement and market area and from the 18th century most of the land was held by the two large houses on the north east of the High Street, as well as bordering the Wadhurst Castle estate to the west. There are a few small parcels and houses on the south west of the High Street, which now act as a transition from this quite residential and undeveloped character area to the urban character area of the Town Core to the south east. These smaller parcels near the Town Core represent the earliest evidence of development in the character area, representing the expansion of the town out from the marketplace, with the earliest building listed as 17th century.

3.3.3 In the 18th century this area was developed as the high end of the town, with two large houses being constructed in the early 18th century (the Old Vicarage) and mid-18th century (Hill House), in addition to Wadhurst Castle to the west beyond the character area. It is likely that, until the 18th century, this was largely undeveloped land between Wadhurst town and the hamlets of Durgates and Sparrows Green. It is likely to have been in agricultural use and an account of 1923 states that the farm buildings behind Hill House predate the house and that this was a farm of 60 acres ⁽⁸⁰⁾.

3.3.4 There has been only limited infilling over the intervening period, with a small number of buildings from the 19th and 20th centuries.

3.3.5 This area is bordered by Character Area B, the Town core, to the south east, where it becomes distinct from the Town Core as the road narrows and the buildings change in their use and character, being far more condensed and set upon the street frontage, marking a change from residential to commercial use.

3.3.6 The road junction forks at the northern periphery of the character area, beyond which lie the hamlets of Durgates and Sparrows Green, which have become residential commuter settlements served by their own cluster of shops.

3.3.7 To the south west is open agricultural land, which falls away from the ridgeline along which the settlement has developed. There is also open agricultural land to the north east, but this is screened from the High Street by the walls and gardens of the houses along this side of the road.

3.3.8 Wadhurst Castle and the surrounding estate, which is a designated park and garden, borders the western extent of the character area.

80 Wace, A. 1923 The Story of Wadhurst

3.3.9 Buildings in the character area are listed as dating to the 17th-19th century, with some refaced in the 18th-19th centuries and possibly concealing earlier fabric. Some of the unlisted buildings are shown on the 1840 Tithe map.

Landscape setting

3.3.10 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. The north west end of the character area is notable for its green space. There is an area of public open space with adjacent green space and mature trees around the War Memorial, which is partly fenced off as a small memorial garden.

3.3.11 The south west side of the road is relatively undeveloped for much of the character area. There is a wooded area extending from Castle Lodge that forms the roadside boundary of the Wadhurst Castle designated historic park and garden. Adjacent to this and sloping away to the south west from the High Street is an open field, separated from the Wadhurst Castle gardens by a woodland strip.

3.3.12 Trees are also important both within the character area and in the wider setting and these reinforce the rural location of Wadhurst within the High Weald. There are some important tree specimens within the character area and these are noted on the visual appraisal map in Appendix 1, along with the identification of important hedgerows. Important specimens include the many individual prominent trees and groups of trees in gardens, those marking garden boundaries and field boundaries, and the informal planting around the war memorial and in the wooded areas on the south western side of the High Street. These are also prominent in front of Hillside Cottage, and in the formal avenue of trees that extends along The Walk on the north eastern side of the High Street.

3.3.13 Views through the character area are generally north west and south east along the High Street. Due to the high wall on the north east side of the road, there are no views in this direction. The exception being the glimpsed views from the War Memorial to the north east across the green space to the cottages on Green Square. Long views to the west at this point are available through to Wadhurst Castle planned parkland and over the field opposite Hill House across the High Weald. Views to the south along High Street are generally terminated by the buildings on St James' Square, which are revealed as the road bends lightly just before reaching Hillside Cottage. Views to the north are terminated by Home Cottage, with the road bending to the north west beyond this point at the junction with the B2100.

Local built form

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

3.3.15 Development is generally fronting on to the road, but it is noticeable that they are generally set back from the roadside, with private space between the buildings and road, generally represented by front gardens. Hill House and the Old Vicarage are set behind high walls that extend the full length of the street between the two properties, beginning at Hill House Farm and terminating by the Clock House at the edge of the town core. Plot sizes are quite variable and the buildings themselves range from attached houses of varying sizes to the large houses of Hill House and the Old Vicarage.

3.3.16 The mix of periods of building can be identified, to some extent, by the uses of building materials, and the architectural fashions of the time. The earliest building is a mixture of brickwork and tile-hanging, which may conceal earlier surviving timber framed construction. The 18th and 19th century houses are constructed of local red bricks with grey headers used to create a chequered pattern, with some red clay tile-hanging and clay plain tile roofs. A pair of Victorian villas displays the typical stucco finish and slate roof fashionable at the time, but not found elsewhere in the character area. A small amount of white weatherboarding is also present on a 19th century garage workshop. The earlier 20th century cottages on Green Square display a distinct style and use of materials unique to this development in the town.

3.3.17 A dominant feature of the character area is the raised walk which extends into town along the north east side of the road in front of Hill House and the Old Vicarage. This walk, which has a stone retaining wall to the road and is planted with a row of 32 lime trees, together with the garden wall of Hill House, was constructed by Thomas Wace during his ownership of Hill House. Prior to this there was a bank where the walk now extends, and it had been impracticable to walk along this route in winter⁽⁸¹⁾. Three sets of stone steps extend from the elevated walk down to the road.

3.3.18 There is no pavement along much of the south west side of the road, which reinforces the rural character of this side of the High Street in comparison to the Town Core to the south east. The small cluster of houses on the south west side of the High Street with gardens and pavement in front, acts as a gradual transition from this character area to the Town core.

3.3.19 The character area is abundant in the use of natural boundary treatments on the south western side of the High Street, with hedgerows forming an important and prominent feature, providing a noticeable break between Durgates and Sparrows Green to the north and the main High Street to the south. The other traditional boundary treatment in the character area is the high brick walls to the Old Vicarage and Hill House on the north eastern side of the High Street. These walls extend for over 200m along the High Street and also abound behind the properties, demarcating boundaries, gardens and yards.

Listed buildings

3.3.20 There are six designated buildings within the character area, listed as dating from the 17th-19th centuries. The majority of these are all Grade II listed, although the

81 Wace, A. 1923 History of Wadhurst

Old Vicarage is listed as II*. In addition, the two walls that extend in front of Hill House and the Old Vicarage are Grade II listed and the war memorial. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.3.21 There are two 17th century buildings located within the character area; both towards the southern extent of the character area near the town core and possibly represent the northern extent of the town at this time. Hill View, Oak Cottage, Pump Cottage and The Cottage are all adjoining cottages within a 17th century building. The frontage has painted brick, except The Cottage which is rendered on the ground floor and tile hung above. The adjoining garage with workshop over is a mid 19th century addition, comprising painted brickwork with weatherboarding above, still retaining multi-paned workshop windows. The windows are from a range of periods and styles, with a mixture of leaded diamond light casements and sash windows with decorative stanchion columns at the corner of the ground floor bay windows. Hillside Cottage, also dating to the 17th century, is a red brick house with tile-hanging above and leaded diamond light casements.

3.3.22 The Old Vicarage is an early 18th century Grade II* listed house of high status and, along with Hill House, is one of the most prominent houses in the town. It is constructed of red brick with grey headers and a dentilated eaves cornice with hipped tiled roof. The house comprises three window bays containing sash windows with decorative quoins and keystones, which can also be seen around the central doorway. The wall in front of the house is grade II listed. John Legas, the prominent iron founder, is known to have lived in the house prior to building Hill House, after which the Old Vicarage was occupied by the vicars of Wadhurst Church.

3.3.23 Hill House was built by John Legas in the 1740s on elevated land near the top of the High Street, commanding long views across the High Weald. It is located adjacent to the Old Vicarage, although the large garden setting of Hill House means that there is a significant gap between the two buildings, with the garden itself being concealed from the street by the grade II listed garden wall. The house is faced with club tiles, thought to be a 19th century refacing, with a brick base below of red brick with grey headers. The main range has three window bays containing sash windows. The central doorway has a porch with fluted Doric columns and six panel door with rectangular fanlight over. Two further westernmost window bays are slightly recessed and possibly later than the rest of the building.

3.3.24 The wall in front of the house and stable block adjacent are both Grade II listed. The stable block is 18th century and is constructed of red brick with grey headers with a hipped roof. The wall is early 19th century and was erected as a garden wall by Wace when the Walk was created in front of the house.

3.3.25 Braidwood dates from the early 19th century and displays the decorative red brick with grey headers that appear elsewhere in the character area. It was built by the owner of Hill House, Thomas Wace, and was called Hill Cottage on earlier maps. The house appears to have been purposely located to not impinge on the views from Hill House across the High Weald.

3.3.26 Hope Cottage, at the junction of the High Street and Sparrows Green Road (B2100), marks the northern extent of the character area. It dates to the early 19th century and has painted walls, possibly over brick and/or stone, with a slate roof. It contains sash windows and has a central porch. The 1851 census shows the house was being used as a small school, with a school mistress and four female pupils in residence.

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 Wadhurst conservation area, and contribute to its wider historical value⁽⁸²⁾. 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 17th century or earlier to the 20th century. Whilst key unlisted buildings have been identified on the visual appraisal map in Appendix 1, this does not exclude other buildings being considered of significance should further information come to light. In addition, omission of description in this character appraisal text does not diminish the significance of any buildings identified on the visual appraisal map.

3.3.29 Hill House Farm is located behind Hill House and Hill House stables. The buildings are shown with yards and a large pond on the 1840 Tithe map and an account from 1923 states that the farm predated Hill House⁽⁸³⁾. Some of the buildings have been converted to houses, with red brick wall with grey headers at the ground floor and what appears to be a reworked upper storey and roof with a mixture of brickwork, weatherboarding and concrete tile-hanging. The farm buildings around the yard are in business use. They are brick built in English bond with half-hipped roofs. A wide trackway that is delineated by a hedge on one side and woodland strip on the other extends across the field on the opposite side of the High Street to the farm and is likely associated.

3.3.30 The former coach house and stables sit to the north west of the Old Vicarage, on the opposite side of the driveway access, set back from the road behind a high wall. The building, which is curtilage listed to the Old Vicarage, was constructed in the later 19th century and comprises a two-storey residential wing and an attached lower range that was used the stables and coach house. The building is of red brick construction with a mixture of plain and club tile-hanging on the first floor and a plain red tiled roof. It contains casement windows and a carriageway door that faces onto a rear courtyard.

⁸² Conservation Principles, Policies and Guidance, Historic England, April 2008

⁸³ Wace, A. 1923 The Story of Wadhurst

3.3.31 A pair of semi-detached Victorian villas (Mulberry and Huntly House) has been built between the two listed 17th century houses, indicating infilling between the earlier houses. The villas display typical Victorian detailing, with stucco finish, decorative quoins, sash windows and a slate hipped roof. Whilst this is a common style in bigger towns, there are no other examples in Wadhurst.

3.3.32 Green Square is located to the north west of Hill House and Hill House Farm and comprises a group of cottages set around a central square. The Dutch-style cottages are quite distinctive, clad in dark brown weatherboarding with mansard roofs. Miss Nan Boyd of Hill House purportedly had the cottages built and this is likely given the location of the cottages on land owned by Hill House. The cottages are set back from the road around a tranquil green square, very much in the garden suburb style that was popular for post-war homes for those most affected by the war such as widows and war veterans. It is known that Lieutenant Edward Fenwick Boyd was killed on the Western Front at the Battle of the Aisne in 1914, aged 24. He is recorded as the son of Robert Fenwick Boyd and Annie Boyd, of Hill House, Wadhurst, Sussex. The War Memorial, which is listed, was built on land given by Hill House and Hill House was used as a convalescence hospital during the war. It is likely that these cottages were built after the war to help local individuals and families affected by the war.

Other features of the character area

3.3.33 There are other notable features within the character area which add to the visual, historical and cultural interest, including some surviving street furniture, dating from the mid-20th century or earlier. These include a milepost marker near the War Memorial that marks 6 miles to Tunbridge Wells, a row of 18 cast iron bollards, a painted village sign and a further iron village sign on a stone, as well as a number of street lamps. The wooden gate and fence around the War Memorial garden is also notable and may be original.

3.3.34 Sounds, smells and general activity also contribute to the historic character of conservation areas.

Detractors

3.3.35 There are few intrusive modern features within the character area. The character area is quite dimly lit, as would be expected in this setting, with historic lamp posts emitting low ambient lighting in this otherwise naturally dark setting.

3.3.36 The main detractor in the character area, as elsewhere in the town, is parking and traffic. This affects the appearance and feel of the area and the noise from vehicles interrupts this otherwise quiet part of the town. The High Street is the historic main route into the centre of the town from the north and has had to adjust to the pressures of modern vehicular use. It is characterised by relatively frequent traffic of all types of vehicle, giving the area a relatively busy feel, in an otherwise rural area.

3.3.37 Another detractor is the wirescape extending across the road between telegraph poles and nearby buildings.

Summary

3.3.38 In conclusion, this character area includes development from a mix of periods and architectural styles. Historically this area was outside the core settlement and market area, but from the 18th century most of the land was held by the two large houses on the north east of the High Street. There are a few small parcels and houses on the south west of the High Street, which now act as a transition to the urban character area of the town core to the south east. There has been only limited infilling over the intervening period, with a small number of buildings from the 19th and 20th centuries. The identified character includes features, both man made and natural, which add to the historic significance of the area. These include the tree-lined Walk and adjacent wall that extend down to the town core, the green space around the War Memorial, and the field to the south west of the High Street.

Draft

3.4 Character Area B - Town core

Introduction to the character area

3.4.1 This character area is formed by the town core, encompassing the commercial heart of the High Street and the former historic marketplace. The former marketplace occupied the triangular plot in front of the church between Church Street and the High Street and extending from the top of Washwell Lane to St. James' Square. The marketplace is now infilled with buildings which front onto the High Street, with further buildings to the rear that are located within Character Area C.

3.4.2 This area is bordered by Character Area C (the church, Church Street and St. James' Square) to the north east and by the Character Area A (High Street) to the north west. To the south east is Character Area D (Lower High Street) and to the south west, modern housing developments and the sports ground, with open agricultural land beyond.

3.4.3 The distinction between the High Street area and the surrounding character areas is defined by the quieter character of the surrounding areas, also marked by the lower density of the surrounding areas and more residential nature compared to the Town core.

3.4.4 The High Street and Lower High Street follow the route of an earlier prehistoric ridge top trackway and is likely to have been a trade route long before a settlement existed at Wadhurst. The date of the emergence of the former marketplace is unknown, but it appears to predate the early 12th century parish church. It is thought that the market and church originally served the wider area along the trade route rather than a nucleated settlement, the settlement of Wadhurst emerging from the late 13th and early 14th century as a trading settlement around the earlier market and developing along this section of the High Street close to the market and church. Gradually stalls were replaced by houses and a survey in 1498 records that there had already been much replacement of stallage by houses around the marketplace by this time. Many of these houses have been subsequently replaced, with the areas in and around the marketplace experiencing some of the most comprehensive changes over the centuries. Many of the buildings in the character area date to the 17th century, which may represent the linear development of the town from the original market core.

3.4.5 Buildings in the character area are listed as dating to the 17th-19th century, with some likely to be earlier and refaced in the 18th-19th centuries, concealing earlier fabric. Some of the unlisted buildings are shown on the 1840 Tithe map.

Landscape setting

3.4.6 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. The rows of historic buildings that front onto the roads and sit within the former marketplace give a sense of the urban character of the town, whilst the relatively low form of the buildings in and around the character area afford views back to the church from within the town and the wider area.

3.4.7 The sports ground behind the Commemorative Hall sits immediately adjacent to the character area and is a large open space that commands panoramic views of the surrounding countryside to the south and allows views into the character area. The sports ground is not visible from the High Street due to the juxtaposition of buildings.

3.4.8 The junction of Washwell Lane with the High Street is located adjacent to the White Hart pub. This narrow lane appears to be an historic droveway, but has been widened and is more urban near the junction with the High Street to allow access to the more modern housing developments that are reached from the lane. The lane drops away to the south west and becomes narrower and more rural with high banks either side surmounted by trees and hedges from the junction with Courthope Avenue. It terminates at Foxes Bank (a farmhouse and converted oast house), which appears on the 1840 Tithe award as house, yard, oast field etc owned by Aylmer Haly (owner of Wadhurst Castle).

3.4.9 This character area is less undulating compared to the rest of the town, with the street and buildings on relatively flat ground on the old marketplace, which may have made it a natural location for the early market.

3.4.10 There are few trees within the character area, but notable examples include the row of four coppiced lime trees towards the southern end of the High Street. Trees in the adjoining character areas give some relief to the surrounding urban form and trees in the wider setting and these reinforce the rural location of Wadhurst within the High Weald. Important tree specimens within the character area are noted on the visual appraisal map in Appendix 1.

3.4.11 Views through the character area are generally to the north west and south east along the High Street. Due to the continuous line of buildings on both sides of the High Street, there are few views to the north east and south west. However, there are views of the church spire throughout the character area, especially over the single-storey shops on the north east side of the High Street. There are also views towards the church from Washwell Lane and the sports ground and views down Washwell Lane to Mill Oast. Glimpsed views down the narrow walkways between some of the buildings add to the visual interest when walking around the character area.

Local built form

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

3.4.13 The mix of periods of building can be identified, to some extent, by the uses of building materials, and the architectural fashions of the time, although earlier buildings have been refaced and many have more modern shop frontages. The earlier buildings are of timber framed construction, which is mainly concealed behind brick and tile-hanging,

with little use of weatherboarding or render. The materials mostly comprise local red bricks with grey headers, decorative red clay tile-hanging, a small amount of white painted weatherboarding and render, and clay plain tile roofs.

3.4.14 The public realm is largely characterised by the buildings and walls that frame the streets as most are located hard against the street frontage. Some of the originally residential buildings have small front garden setbacks that are paved and enclosed by railings. The pavements are quite narrow and so do not contain much street furniture or planting, although there is a group of four coppiced lime trees towards the southern end of the High Street with three sets of stone steps between that are evident on early 20th century photographs.

3.4.15 Boundary treatments in this character area are not as abundant as elsewhere in the town as many buildings front directly onto the street. Nevertheless, where these exist, they are a valued component of the character area. The boundary treatments are generally traditional brick walls and metal railings.

Listed buildings

3.4.16 There are eight designated Grade II listed buildings within the character area, listed as dating from the 17th-19th centuries. These are predominantly in retail use, with some residential and community uses. The majority of listed buildings within the character area date to the 17th century, although lack of archaeological survey means that there is a likelihood that some may be earlier in date. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.4.17 On the south side of the High Street is a 17th century building currently occupied by Magpie gift shop, Delicatus fine foods, Southern Cross Travel and the library. It has been refronted in 19th century and contains two Art Deco style shop windows and casement windows elsewhere, including upper dormer windows. The ground floor is painted brick with tile-hung plain and club tiles above. The west wall is coursed stone with a stone chimney and contains a stone mullion window and the further reworked window.

3.4.18 Also on the south side of the High Street is a 17th century building listed as Blackman House. It is rendered with coursed stone visible to the rear and a tiled roof. It contains casement windows, a bay window and two front doors. A front garden enclosed by a low metal rail fence extends in front of the building. It has been extended at either end in the later 19th and earlier 20th century with the addition of two front projections containing shops; a pharmacy and a butchers. There is an older wooden shop window to the pharmacy and early shop fitting to the exterior of the butchers shop , including hooks for hanging meat, vents and a blocked shop window to the side elevation that is shown in an early 20th century photograph.

3.4.19 On the north side of the High Street is a 17th century or earlier timber-framed building next to The Old Post Office. It contains Carillon Cottage local service centre, Wing Gallery and a house with a small front garden and railings in front. It has been

refaced with red brick on ground floor and tile-hung above and a tiled roof. It contains sash windows with 20th century shop fronts and bay window on the ground floor. Adjacent, between Carillon Cottage and the Post Office, is an area of flagstone floor with what appears to be a blocked passageway to the rear that would have provided access to the rear of the properties and possibly extended through to the churchyard.

3.4.20 Continuing along the High Street is another 17th century building occupied by Wealden wholefoods, a footcare clinic and an opticians. It has been refaced and extended on the south in the early 19th century and contains two shopfronts with a mixture of casement and sash windows above. The ground floor is painted brick with white weatherboarding above, and a section of white painted tile-hanging. The roof is tiled, but the bottom edge has been repaired or reworked in slate.

3.4.21 The adjacent building, known as Osborne House and currently occupied by T S Burkinshaw and Company Limited, is 17th century or earlier, with timber-framing concealed behind red brick on ground floor and tile-hung with club tiles above with a steeply pitched tiled roof. It contains casement windows with decorative lead flashing beneath.

3.4.22 The Clock House, also thought to date to the 17th century, is the last commercial property on this side of the High Street before the area becomes more residential to the north west. The first floor extends over the pavement and is supported on large square posts, which appear to have been added in the 19th century. It contains a shop window on the ground floor and a mixture of casement and sash windows on the first floor with a half-hipped tiled roof above. The shop was the premises of the local watch and clock maker and still displays a clock on the exterior elevation.

3.4.23 Back towards the marketplace on the corner of the High Street, The Old Post House and The Old Post Office is listed as 18th century and is weatherboarded on the ground floor with tile-hanging above and a tiled roof. It contains the Post Office shopfront with wall postbox on the ground floor and sash windows on the first floor.

3.4.24 The latest listed building in the conservation area is an early 19th century building containing Barnett's Books, Coast Insurance and James and Co barbers. It comprises a four window range with ground floor painted brick and plain and club tile-hanging above, with a tiled roof. It has a white weatherboarded lower range attached, with slate roof. It contains shop windows on the ground floor and large pane sash windows above, with four gabled dormer windows in the tiled roof.

Key unlisted buildings or structures

3.4.25 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 Wadhurst conservation area, and contribute to its wider historical value ⁽⁸⁴⁾. These buildings and

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

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

3.4.27 There are a number of buildings in the character area that appear to date to late 19th-earlier 20th century buildings, although some could be earlier buildings that have been refronted and/or altered in this period. The buildings represent a mix of styles and many have architectural details of interest that compliment the character area as a group and/or social significance.

3.4.28 The group of adjoining buildings from Celia Hammond Animal Trust to Wadhurst Physiotherapy and Sports Injury Clinic sit in the former market place between High Street and Church Street. The range containing the Wadhurst Physiotherapy and Sports Injury Clinic is one and a half storeys with painted brick on the ground floor decorative plain and club tile-hanging above, which continues onto the roof tiles. It dates to the later 19th century. The attached two-storey house and Celia Hammond shop were added in the second half of the 20th century, the house appearing to be a little earlier than the shop with red brick ground floor and roughcast render above, rising to a tiled mansard roof. The Celia Hammond shop has a red brick and tile-hung two-storey section with double-pile roof and a single storey shop front projection that addresses the corner of Church Street and High Street.

3.4.29 Sitting in the same row is a small parade of single-storey purpose built shops dating from the inter-war period. The shops have retained some early decorative detailing, including glazed green tiles, corbels between narrow shop signs, and shop windows with simply decorated window architraves and top vents. The three shops are currently occupied by Wadhurst Flowers, Luxe Beauty and Haart Estate Agents.

3.4.30 At the end of this row the former mid-19th century Baptist Chapel survives behind the Crittles greengrocers frontage. The chapel is constructed of red and grey chequered brickwork with a tiled roof. The later shop frontage has a red brick ground floor with shop windows and pebbledash above.

3.4.31 The former Lloyds Bank was remodelled from a later 19th century building, which is shown as a red brick shop in earlier photos. A smaller building, which may have been demolished or incorporated into the rear of the building, is shown on the 1873 map. The building was refaced when it became the Lloyds Bank in the inter-war period and is

rendered with mock timber-framing to the gables. The ground floor has an elaborate timber shop facade with panelling and pilaster detailing. between the windows.

3.4.32 The row of shops that extends along the High Street between the former Lloyds Bank and former NatWest bank are shown on later 19th century maps and are a mixture of red brick and tile-hanging with sash windows. The dental practice has decorative round headed windows with small columns and the Sonar Gaon adjacent has a bow window.

3.4.33 The former NatWest bank sits in a prominent position on the south eastern corner of High Street and Church Street. An earlier photo shows the building in brick before it was refaced in white render on the ground floor and painted above in the earlier 20th century. The building still retains the late 19th century sash windows shown in the photograph.

3.4.34 On the opposite side of the High Street are two shops added to an earlier listed building (Blackman House). Crouch butchers is a single-storey purpose-built butchers shop added in the later 19th century. It retains early shop fittings to the exterior, including hooks for hanging meat, and vents. A blocked shop window to the side elevation is shown in an early 20th century photograph.

3.4.35 The building range on the southwestern side of the High Street opposite the former Lloyds bank contains two shops on the ground floor and is painted white brick with tile-hanging above and a slate roof. One of the shops, Jackie Martel, contains an early, possibly late 19th century, shop window.

3.4.36 Wadhurst Ironmongers appears to be shown on 19th century maps. It has a modern shop front with tile-hanging above and a slate roof.

3.4.37 The Mill Oast sits near the top of Washwell Lane. It appears to be later 19th century and has a stone roundel with tiled conical roof and white cowl. The attached stowage barn is stone on the ground floor with dark stained weatherboarding above and a slate roof.

3.4.38 The Commemoration Hall was built in 1923 to the rear of a vacant piece on land on the High Street adjacent to the Institute. It is constructed of red brick with a two-storey central range containing a large recessed door and plaque above. The building has two side aisles and single-storey ranges either side of the central range. The whole building sits below a large slate roof.

3.4.39 The White Hart pub adjacent sits at the corner of the High Street and Washwell Lane. It was built in around 1910 on the site of an earlier pub, but it is not clear if this earlier building was demolished or is incorporated within the current building. It is red brick on the ground floor with mock timber framing above and a tiled roof.

3.4.40 On the opposite corner to Jempsons store is a building shown on the 1840 Tithe map. It is rendered on the front elevation with a modern shop front containing Piccolo cafe. It has white weatherboarding to the side and rear elevations and a rear single-storey range. It contains sash windows on the first floor and has a plain tiled roof with two dormers.

There are two projecting gables attached, one of which could be a crosswing and the other possibly a later, 19th century, addition. It consists of two shop fronts on the ground floor, white rendered double gables to the road and tiled roofs.

Other features of the character area

3.4.41 There are other notable features within the character area which add to the visual, historical and cultural interest, including some surviving street furniture, dating from the mid-20th century or earlier. These include a number of street lamps, the stone steps that extend down to the road between the coppiced lime trees, cast iron bollards, the wall post box in the Old Post Office frontage and a cast iron Ordnance Survey marker in the road extending between the High Street and Church Street.

3.4.42 Sounds, smells and general activity also contribute to the historic character of conservation areas.

Detractors

3.4.43 There are some intrusive modern features within the character area. The buildings from the top of Washwell Lane to Piccolo cafe were demolished following severe damage caused by a plane crash in 1956. Before this there were shops, houses and the Queens Head and stables on the site, probably dating from the 17th century or earlier. These were replaced with a parade of shops and have recently undergone further redevelopment with Jempson's store.

3.4.44 The character area is quite dimly lit, as would be expected in this setting, with historic lamp posts emitting low ambient lighting. Much of the soft illumination is provided by shared light from the windows of the shops, restaurants and pubs that are still open after dark, which varies throughout the year as the sunset changes with the seasons. There has been little development to interrupt this, although modern developments with large expanses of windows and bright lighting or external lighting could create light pollution in this otherwise naturally dark setting.

3.4.45 The main detractor in the character area is parking and traffic, which affects the appearance and feel of the area and makes it difficult to cross the High Street between parked cars and constant traffic flow.

3.4.46 Another detractor is the wirescape extending across the road between telegraph poles and nearby buildings.

Summary

3.4.47 In conclusion, this character area includes development from a mix of periods and architectural styles. Historically this character area has developed as the commercial heart of the High Street and the former historic marketplace in front of the church. The buildings are mainly commercial, although a range of functions is represented. Many of the buildings in the character area date to the 17th century, which may represent the linear development of the town from the original market core. The identified character

includes features, both man made and natural, which add to the historic significance of the area. These include the buildings and walls that frame the streets, some small front gardens enclosed by railings and a group of four coppiced lime trees.

Draft

3.5 Character Area C - Church and Church Street area

3.5.1 This character area is formed by the area around the church and behind the market square, along Church Street and the twitten and incorporates St. James' Square and the Greyhound pub, dominated by the church of St. Peter and St. Paul and the associated churchyard.

3.5.2 This area is bordered by Character Area A (High Street) to the north west and Character Area D (Lower High Street) to the south east. It extends behind Character Area B (Town core) to the south west. To the north east is open agricultural land, which falls away from the church and churchyard towards Blacksmith's Lane.

3.5.3 This area is characterised as the quiet backdrop to the busier commercial Town core, whilst still being at the historic core of Wadhurst. The area has evolved over the centuries, with the extension of the churchyard to accommodate more interments and the development of building plots in front of the church as the original marketplace was gradually filled in.

3.5.4 The current church of St. Peter and St. Paul in Wadhurst dates to at least the early 12th century, based on surviving architectural evidence, and the original marketplace to the south appears to be predate this. A Market Charter was granted in 1253, but there was thought to be no settlement here originally, just the market and church serving the wider area along the trade route, which is now the High Street and Lower High Street. The settlement of Wadhurst is thought to have emerged from the late 13th and early 14th century as a trading settlement that developed around the earlier market. Gradually stalls were replaced by houses and a survey in 1498 records that there had already been much replacement of stallage by houses around the marketplace by this time. Many of these houses have been subsequently replaced, but there are still some 16th century houses in the character area.

3.5.5 Buildings in the character area are listed as dating to the 12th-19th century, with some likely to be earlier and refaced in the 18th-19th centuries, concealing earlier fabric. Some of the unlisted buildings are shown on the 1840 Tithe map.

Landscape setting

3.5.6 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. The rows of historic buildings that front onto Church Street sit within the former marketplace give a sense of the urban character of the town, but is a quieter backdrop to the High Street, whilst the church and The Lodge have a much more rural character. The relatively low form of the buildings in and around the character area afford views back to the church from within the town and the wider area.

3.5.7 The churchyard is a large open space that provides links to the countryside beyond along the public footpaths that extend through the churchyard and through long distance views to the north and east. The churchyard provides a quiet and peaceful space in the town and the elevated land towards the rear of the churchyard commands views of Bewl

water and panoramic views of the surrounding countryside. Historic boundary treatments of railings, hedges and walls provide a soft yet defined edge to the churchyard, which also contains many mature trees.

3.5.8 Blacksmith's Lane enters the character area at St. James' Square and is a narrow lane with high banks either side surmounted by trees and hedges. The lane drops away to the north east and historically connected Little Pell Farm to the marketplace. The lane now doglegs to the north west before reaching the farm and then splits, with both arms joining the Cousley Wood Road.

3.5.9 The character area is less undulating compared to the rest of the town, with the street and buildings on relatively flat ground on the old marketplace. The land rises from the marketplace towards the church before dropping away to the fields beyond toward the north and east. The flat ground here may have made it a natural location for the early market, with the high ground behind providing an elevated and visible focal point for the church.

3.5.10 The urban nature of the character area means there is not an abundance of trees along Church Street and St. James' Square. By contrast, green relief is provided in the character area by the churchyard and large garden of The Lodge, as well as hedge and trees in some of the small gardens that are visible along the twitten and in the mature trees that extend along the churchyard wall and boundary wall to The Lodge. Trees in the wider setting around the character area reinforce the rural location of Wadhurst within the High Weald. Important tree specimens within the character area are noted on the visual appraisal map in Appendix 1.

3.5.11 Views through the character area are short and glimpsed due to angles and turns in the streets. The restrictions are also due to the buildings fronting onto the narrow streets, which both limit views through the character area and form terminations to views. There is a pleasant view of the white weatherboarded house, known as The White House, from the north west end of Church Street that draws the eye down from the High Street.

Local built form

3.5.12 The oldest building in the character area is the 12th century church, with other buildings listed as 16th century, but may be earlier. Buildings within the character area, listed and unlisted, have not often been the subject of archaeological survey and so dating of the buildings can be uncertain. Older buildings have often been re-fronted in the 18th-19th centuries, which has obscured earlier phases. Buildings in the character area date from the 12th century to the 20th century.

3.5.13 The buildings in the character area all front onto a road, either Church Street, St. James' Square or the twitten that runs between the High Street Church Street. Many of the buildings that infill the former marketplace have a secondary frontage to the twitten as well as a main frontage to the High Street or Church Street. Plot sizes are quite variable, although this may, in part, be due to the later rearrangement of subdivisions within earlier buildings, as well as the seemingly adhoc nature in which the town has developed.

3.5.14 Development within the character area is from a mix of periods and represents a mix of architectural styles, in residential and commercial use. The mix of periods of building can be identified, to some extent, by the uses of building materials, although earlier buildings have been refaced. The earlier buildings are of timber framed construction, which is concealed behind weatherboarding, render, brick and tile-hanging. The materials in the character area are quite mixed and include local red bricks, red brick with grey header chequered patterns in Flemish bond, red clay tile-hanging, white painted weatherboarding, render and clay plain tile roofs.

3.5.15 The public realm is largely characterised by the buildings and walls that frame the streets as most are built straight onto the street frontage. In addition, the streets are generally quite narrow and so do not contain much street furniture or planting, but are tarmac road with some paved footpaths extending along one side of the street(s). The character area does open up at St. James' Square, but due to the expanse of tarmac, traffic and parking within the square, this does not have the feel of public space, but of a car park.

3.5.16 Boundary treatments in this character area are not as abundant as in other character areas as many buildings front directly onto the street, but are nevertheless, a valued component of the character area. The boundary treatments are generally traditional brick walls and railings, sometimes with hedges and trees behind forming part of the boundary treatment.

Listed buildings

3.5.17 There is one designated grade I listed building and 11 designated Grade II listed buildings within the character area, listed as dating from the 12th-19th centuries. Lack of archaeological survey means that there is a likelihood that some buildings may be earlier in date than indicated externally. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.5.18 The Church of St. Peter and St. Paul is a prominent landmark for the whole town and surrounding area. The church is Grade I listed and has developed over the centuries. The tower is 12th century and has an imposing shingle spire that rises above the town. The aisles were added in the 13th century, the chancel in the 14th century, and the porch in the 15th century. The churchyard has also been expanded over the years, with the long rectangular extension added to the rear of the churchyard in the late 19th century. There was also a small extension in front of the churchyard in 1901, when a row of cottages was demolished along Church Street.

3.5.19 The earliest buildings belong to the 16th century and are located in front of the church in the former marketplace. The Church Gate House is a 16th century timber-framed building with first floor jetty, now largely tile-hung but with some red brick and grey header chequered brickwork on the ground floor and a stone and brick base. A high set doorway has now been blocked in the end elevation, but the pediment and flat hood remain. Earlier

photographs show stone steps leading up to this doorway. Another doorway with flat hood over faces the church yard and there are a number of casement windows.

3.5.20 On the opposite side of Church Street is Church House. This is another 16th century jettied timber-framed building now clad with weatherboarding on the north front and tile hanging on the east. The dragon beam supporting the jetty remains visible internally.

3.5.21 Between the NatWest bank and the Sonar Gaon restaurant on the former marketplace is a 17th century building (Pilbeam Cottages) that has two doorways with flat hoods providing entrances from Church Street, and another entrance on the north side of High Street. It contains a mix of casement and sash windows and is faced in stucco with tile-hanging above on the Church Street elevation, and brickwork with tile-hanging above on the High Street.

3.5.22 Facing onto the twitten, Vine Cottage and Twitten Cottage is one building and is thought to date to the 17th century. It has red and grey chequered brickwork on the ground floor and render above, with sash windows and a hipped tiled roof.

3.5.23 Also listed as 17th century is the Greyhound Inn on St. James' Square. The Inn is mentioned in 1580 as the Grazehound⁽⁸⁵⁾ and it is suggested that it dates to 1502⁽⁸⁶⁾, both of which may indicate that it is earlier than the listing suggests. The Inn is set back from the Square with stables and a yard in front, which is typical for a coaching inn. It has a red brick plinth wall with render above and contains a mixture of sash and casement windows. The main pub doorway is modern but there is a smaller doorway to the east with pediment hood on brackets. An earlier photo from 1904 shows the Inn with horses and carriages in the front yard and stables. The stables are also listed and appear to be 18th century with weatherboarding and a half-hipped tiled roof. They have been converted to B&B accommodation for the pub.

3.5.24 Numbers 1-5 Church Street is a row of cottages listed as 18th century. Originally eight cottages, they were reconverted into five in the mid-20th century and had already undergone internal alterations in the 19th century when the upper floor was used as a school⁽⁸⁷⁾. The ground floor is painted brick with tile-hanging above, containing simple doorways and a mixture of casement and sash windows. Between these cottages and Church Gate House is the churchyard, but other cottages used to occupy this land and were demolished in 1909⁽⁸⁸⁾.

3.5.25 A number of 18th century buildings face onto St. James' Square. Number 1 and Victoria Wine is a red brick building with decorative club tile-hanging above and a tiled roof. It contains a doorway with flat hood on brackets and low rectangular fanlight, a more modern shop front and five sash windows. St. James' Cottage is similar, but with stucco on the ground floor and casement windows.

85 Savidge, A. & Mason, O. (1988) Wadhurst: Town of the High Weald

86 www.thegreyhoundwadhurst.co.uk

87 Savidge, A. & Mason, O. (1988) Wadhurst: Town of the High Weald

88 Savidge, A. & Mason, O. (1988) Wadhurst: Town of the High Weald

3.5.26 Forge Cottage, also dating the the 18th century, is located on the corner of Blacksmith's Lane. It is red brick on the ground floor with decorative red and black tile-hanging above arranged in a zig-zag pattern. It contains a doorway with pediment shaped hood on brackets and has casement windows visible on the front and side elevation. The old smithy, adjacent, has now been converted into a house.

3.5.27 The White House is an L-shaped early 19th century house on the corner of Church Street and the twitten and provides an attractive focal point from the High Street when looking down Church Street. It is clad in white weatherboarding and has a hipped slate roof with sash windows and a central porch.

Key unlisted buildings or structures

3.5.28 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 Wadhurst conservation area, and contribute to its wider historical value⁽⁸⁹⁾. These buildings and structures have been identified via consideration of their value to the heritage asset (conservation area), through their evidential value, historical value, aesthetic value and communal value, and in some instances for their contribution to the setting of designated heritage assets. Where ancillary buildings to listed buildings have been identified as key unlisted buildings on the visual appraisal map, and although these buildings may be considered to be curtilage listed, it is important to note that they also make a valuable contribution to the character of the conservation area in their own right.

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

3.5.30 There are a number of buildings in the character area that appear to date to late 19th-earlier 20th century buildings, although some could be earlier buildings that have been refronted and/or altered in this period. The buildings represent a mix of styles and many have architectural details of interest that compliment the character area as a group and/or social significance.

3.5.31 The Lodge (formerly Prospect House) is a large mid-19th century house with white stucco finish and slate roof. Located to the east of the church, it was built in by Mr Thomas Barton, a farmer, on site of an older house known as Clavers, before being purchased and improved by the Whiligh Estate⁽⁹⁰⁾.

3.5.32 There is a group of buildings at the top of Blacksmith's Lane behind St. James' Cottage that appear to be former agricultural buildings. Some of the buildings are shown

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

90 Wace, A 1923 The Story of Wadhurst

on the 1840 Tithe map, with additions made in the late 19th century. They are constructed of red brick with some tile-hanging and slate roofs. The middle building is weatherboarded with a section of red and grey chequered brickwork and may be the earliest of the buildings. A high red brick wall with grey header chequered pattern extends down Blacksmith's Lane and has a lower stone plinth. This may be an earlier garden or yard wall and contains an arched doorway.

Other features of the character area

3.5.33 There are other notable features within the character area which add to the visual, historical and cultural interest. There is little street furniture, as would be expected in the narrow back streets of the town, but those of interest include the cast iron bollards in front of Threshers on St. James' Square and a cast iron lamp post at the south eastern end of the twitten.

3.5.34 Sounds, smells and general activity also contribute to the historic character of conservation areas.

Detractors

3.5.35 There are few intrusive modern features within the character area. This part of Wadhurst is quite dimly lit, as would be expected in this setting, with historic lamp posts emitting low ambient lighting in this otherwise naturally dark setting. The church has external lighting so that it is illuminated at night and emphasises this important landmark in the town at night.

3.5.36 The main detractor in the character area, as elsewhere in the town, is parking. Although Church Street seems to receive little traffic, parking is an issue in the narrow streets and detracts from the open feel of St. James' Square, which serves as a carpark rather than an open space. Church Street and the twitten are much quieter than the rest of the town, but St. James' Square is quite difficult to navigate for pedestrians and the appearance and feel of the area is negatively affected by car parking.

3.5.37 Another detractor is the wirescape extending across the road between telegraph poles and nearby buildings.

Summary

3.5.38 In conclusion, this character area includes development from a mix of periods and architectural styles, in residential and commercial use, dominated by the church of St. Peter and St. Paul and the associated churchyard. The area is characterised as the quiet backdrop to the busier commercial Town core, whilst still being at the historic core of Wadhurst. The area has evolved over the centuries, with the development of building plots in front of the church as the original marketplace was gradually filled in. The identified character includes features, both man made and natural, which add to the historic significance of the area. These include the buildings and walls that frame the streets, the church and churchyard, and the high walls, railing and hedges that are used as boundary treatments around the churchyard.

3.6 Character Area D - Lower High Street

3.6.1 This character area is formed of the south east, lower portion of the High Street, running from The Forge Cottage to the north, through to Stone Cross cottages to the south, located on the junction with Brinkers Lane.

3.6.2 This area is bordered by Character Area C (the church and Church Street area) to the north west. To the north east and south east is open agricultural land, which falls away from the ridgeline along which the settlement has developed. To the south east is the small area of predominantly residential development along Brinkers Lane, and further open agricultural land with associated tree cover.

3.6.3 Lower High Street has evolved over the centuries, initially through small parcels of development with larger gaps between along the ridgeline, formed of either individual or groups of buildings, with evidence of development from the mid 14th century. Historically, it appears that the lower status and agricultural trades may have been related to the earlier development in the area, with some examples of ancillary workshop outbuildings surviving to the rear of buildings. The spaces between the more historic buildings have been gradually infilled over the intervening period, with built form representing the 17th to 20th centuries. Buildings predominantly front on to the road, but it is noticeable that they are generally set back from the roadside, at a higher level, with private space between the buildings and road, represented by an area of banking and front gardens.

3.6.4 There are four larger architect designed dwellings of note on the western side of the Lower High Street, which represent the early 20th century expansion of the town. These dwellings⁽⁹¹⁾ are of an Arts and Crafts style, with original detailing that has predominantly survived intact. In addition, there are some early examples of social housing dating from the early part of the 20th century towards the northern end of the character area. More modern development is predominantly located on the western side of Lower High Street, outside of the conservation area boundary, and is of variable quality of architectural design.

3.6.5 Buildings in the character area are listed as dating to the 17th-20th century, with some likely to be earlier and refaced in the 18th-19th centuries, concealing earlier fabric. Some of the unlisted buildings are shown on the 1840 Tithe map.

Landscape setting

3.6.6 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. This area of the town is predominantly residential and lower density than the town core, with more gardens and green spaces. This creates a more rural character to the area and a transition from the countryside setting to the town proper.

91 Wayside, Stone Cross House, Moseham House and Wesley House

3.6.7 There is no formal public open space within the character area, which is characterised by the roadway, edged with raised grass banks, low walls or trees and hedges. The pavement extends along both sides of the road from St. James Square to Sunnybank cottages, but is then replaced by a grass verge on the west side of the road, which corresponds with the urban edge of the 19th century town.

3.6.8 Trees are particularly important within the character area, often enhancing and forming part of the traditional hedge boundary treatments. Significant specimens include the individual mature trees towards the southern end of the character area, screening the four early 20th century Arts and Crafts houses on the western side of the road, and those in the vicinity of the Old Police Station.

3.6.9 Views through the character area are generally north and south along Lower High Street. Due to the raised nature of the dwellings to either side of the road, there are no views of the open countryside until reaching the southern end, and the junction with Brinkers Lane. At this point, there are truncated views to the east due to the rising nature of the land, but to the west, there are relatively far reaching views, particularly in the vicinity of Stone Cross Farm. Long views to the north west at this point are available through to the Wadhurst Castle planned parkland. Otherwise, views to the north along Lower High Street are generally terminated by the buildings on St James' Square. It is also notable that the spire of St. Peter and St. Paul's church is visible from almost every part of the character area. Views to the south are terminated by Stone Cross Cottages, and are truncated beyond this point by rising land and woodland.

Local built form

3.6.10 The buildings in the character area date from the 14th-19th centuries. Buildings within the character area, listed and unlisted, have not often been the subject of archaeological survey and so dating of the buildings can be uncertain. Older buildings have often been re-fronted in the 18th-19th centuries, which has obscured earlier phases.

3.6.11 The buildings in the character area predominantly front on to the road, but it is noticeable that they are generally set back from the roadside, at a higher level, with private space between the buildings and road, represented by an area of banking and front gardens. Plot sizes are quite variable and range from rows of attached cottages to large detached dwellings set within large gardens.

3.6.12 The mix of periods of building can be identified, to some extent, by the uses of building materials, although many earlier buildings have been refaced. The earlier buildings are of timber framed construction, although this is concealed behind later render, brick and tile-hanging. The predominant materials are local red bricks with grey headers used to create a chequered pattern in Flemish bond, red clay tile-hanging and clay plain tile roofs. A small amount of white weatherboarding is also present, but this is not a common finish in this character area. The Arts and Crafts type dwellings are notable for the brickwork detailing and use of render.

3.6.13 This character area is particularly abundant in the use of natural boundary treatments, with hedgerows forming an important and prominent feature whilst travelling

along Lower High Street, reinforcing the rural location of the settlement, and providing the transition between the countryside to the south, and the main High Street to the north. Other traditional boundary treatments include low brick walls, often retaining walls to the higher ground to the rear; banks with hedges to the top; some use of local stone for low boundary walls; and the use of railings, both the traditional estate type (Balliol Cottages), and decorative railings and gates (Wesleyan Chapel). Some of the more open parts to the street scene, which historically were the front garden areas to properties, are being eroded by the provision of off-street parking. This has resulted in the loss of sections of the bank that extended along the Lower High Street.

Listed buildings

3.6.14 There are six designated Grade II listed buildings within the character area, listed as dating from the 14th-19th centuries. Lack of archaeological survey means that there is a likelihood that some buildings may be earlier in date than indicated externally. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.6.15 The oldest identified building within the character area is numbers 2-5 Laurel Bank Terrace. Externally this terrace of properties has been re-fronted to modernise the style at various times in the 18th-20th century, with a painted rendered frontage and replacement windows and doors. However, this facade conceals a mid-14th century timber-framed hall, apparently still retaining the spere truss marking the division between the open hall and the screen passage.

3.6.16 Olivers and Kemp Cottages are set back from the road, elevated above the street behind sloping front gardens. They are listed as 17th century, constructed of red and grey chequered brickwork with tile-hanging above and a tiled half-hipped roof with decorative central chimney with three brick shafts, octagonal at their base and round at the top. They contain timber casement windows and two small projecting front porches with plank doors and a tiled roof.

3.6.17 April and Holly Cottages are also set back from the road, elevated above the street behind sloping front gardens. They are listed as 18th century, constructed of red and grey chequered brickwork with weatherboarding above and a tiled roof. They contain timber casement windows and are accessed through doors in the side elevations.

3.6.18 Walters and Sunnyside cottages are listed as 18th century and are a relatively long range, constructed of red brick and tile-hung above with a tiled roof. They contain timber casement windows and two plank doors with flat hoods.

3.6.19 Mount Pleasant dates are again set back from the road, elevated above the street behind sloping front gardens. They are Imid-19th century, one and a half storeys with dormer windows in the roof. They are constructed of red and grey chequered brickwork with a tiled roof and decorative chimneys. They contain timber casement windows with segmental arch heads and hood moulds over, and three front porches with plank doors and tiled roof. They have decorative detailing to the ground floor windows, dormer windows,

porches and chimneys. The cottages were part of the Whiligh estate and appear in sales particulars for the estate in 1956⁽⁹²⁾.

3.6.20 The Old School and adjoining schoolmaster's house was built in 1854 as a National school. Prior to this the local National school, founded in 1840, was located on the road between Pell Green and Pell Bridge. The building is constructed of red brick with a diaper pattern of grey headers and is tile-hung with club tiles above. It has jettied west and south wings and a large decorative chimney. The school closed in 1961.

Key unlisted buildings or structures

3.6.21 Key unlisted buildings or structures that make an important contribution to the character of the conservation area and historic integrity of the settlement are identified within this character appraisal and on the accompanying map. These buildings and structures form part of the designated heritage asset, in this case the Wadhurst conservation area, and contribute to its wider historical value⁽⁹³⁾. 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.

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

3.6.23 At the junction with Brinkers Lane at Stone Cross, there is a barn to the west of the junction. It is open at the northern end to a yard and has a late 19th-early 20th century timber frame with corrugated roof. The walls, including a large wall extending along Brinkers Lane, appear to be earlier red and grey chequered brickwork. There is also a section of wall extending forward from the west wall of the barn that is constructed in courses of large dressed stones of some quality. Corresponding stone footings extend from the east wall, perhaps representing an earlier structure. This is also suggested by the map evidence, which seems to show a building in the vicinity of the stone wall and footings on the 1840 Tithe map. A wall and yard appear to be shown in the vicinity of the brick barn walls on the 1874 1st edition OS map.

3.6.24 Stone Cross cottages sit on a triangular piece of land between Lower High Street and Brinkers Lane. The two attached cottages are constructed of red and grey chequered brickwork with a tiled roof and decorative chimneys. They contain timber casement windows

92 National Archives Online reference SB00468

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

with segmental arch heads with hood moulds over, and and two front porches with plank doors and tiled roof. The similarities in styles suggest they were built in conjunction with Mount Pleasant, although may in fact be a little earlier in date as they appear on the 1840 Tithe map.

3.6.25 Sunnybank and Masanga cottages on Lower High Street are also of a similar style but of a later date, with maps showing they date to the late 19th-early 20th century. This suggests they were built to mimic the style of the earlier cottages. Again, these are constructed of red and grey chequered brickwork with decorative detailing. The cottages were part of the Whiligh estate and appear in sales particulars for the estate in 1956⁽⁹⁴⁾.

3.6.26 The Methodist Chapel was built on the Lower High Street in 1874. It is a visually prominent building, constructed of red brick with yellow brick detailing. It has yellow brick pilasters, a large central pilastered arch, with dentilated eaves and a slate roof. It contains large arch headed windows that are visible in the front and side elevations. Cast iron railings and a gate extend in front of the chapel enclosing a brick pavier path.

3.6.27 The Forge Cottage, set back from the road, is shown on the 1840 Tithe map and is labelled on the 1874 first edition OS map to 1909 OS map as a smithy. It was used as a blacksmiths/smithy and William Reed is listed as blacksmith in the 1851 and 1881 census. The building, which is red brick with a long row of windows and a clay tile roof, has been converted into a house.

3.6.28 Balliol Cottages and Fir Tree Cottage are located on the west of the Lower High Street. Fir Tree Cottage is a detached house and Balliol consists of two pairs of semi-detached cottages linked by an archway in the middle. Both are constructed of red brick in the same style and form a group, the style indicative of early social housing. All the cottages have honeycomb brickwork in the gables and the archway on Balliol is dated 1913.

3.6.29 Wayside, Stone Cross House, Moseham House and Wesley House are four large early 20th century houses set within their own gardens on the western side of the Lower High Street. They each have their own individual style, which is generally Arts and Crafts. The houses form an interesting group and are very representative of their time, with original detailing that has predominantly survived. The mature planting in the gardens and tall hedges means the properties are largely screened from the road, but this too make a positive contribution to the character area and feels quite undeveloped and rural.

3.6.30 A small lane and walkway opposite Walters Cottages leads down to a group of buildings that are set back from the Lower High Street. The house on the southern side of the walkway is shown on the 2nd edition 1898 OS map. It is red brick with grey header decoration and tile hanging. Also appearing on the same map is a building on the site of the current Long House, which appears to have been extended and remodelled in the mid-20th century. Continuing down this walkway is a workshop, which appears to date to the mid 20th century. It is single-storey and rendered with a corrugated roof.

3.6.31 The Scout hut on the northern side of the walkway is an interesting corrugated iron clad building with a large red brick chimney and red brick dwarf wall. It is an example of a 20th century prefabricated building, many of which have been lost as they have been undervalued in the past. As such, they are a comparatively rare building type and are now becoming valued for their cultural significance⁽⁹⁵⁾. The building appears on the maps between 1909 and 1970, but the chimney brickwork and dwarf wall appear to be earlier rather than later in this period.

Other features of the character area

3.6.32 There are other notable features within the character area which add to the visual, historical and cultural interest. There is some surviving street furniture of note, dating from the mid-20th century or earlier. These include an RAC road sign, a post box and a number of street lamps. These are important survivals which have not succumbed to the more systematic modernisation that can result in the loss of earlier street furniture.

3.6.33 Sounds, smells and general activity also contribute to the historic character of conservation areas.

Detractors

3.6.34 There are few intrusive modern features within the character area, however, there are a few examples of inappropriate modern boundary treatments such as close boarded fencing.

3.6.35 The character area is quite dimly lit, reflecting its transitional nature between the High Street to the north west and countryside to the south east, with historic lamp posts emitting low ambient lighting in this otherwise naturally dark setting.

3.6.36 The main detractor in the character area, as elsewhere in the town, is parking and traffic. This affects the appearance and feel of the area and the noise from vehicles interrupts this otherwise quiet part of the town. Lower High Street is the historic main route into the centre of the village from the south and has had to adjust to the pressures of modern vehicular use. It is characterised by relatively frequent traffic of all types of vehicle, giving the area a relatively busy feel, in contrast to the more rural countryside to the south, and Brinkers Lane.

3.6.37 Erosion of the green banks and front gardens by the provision of off-street parking is also starting to become a more prominent unsympathetic feature which is harming the character of the area.

3.6.38 Another detractor is the wirescape extending across the road between telegraph poles and nearby buildings.

Summary

3.6.39 In conclusion, this character area includes development from a mix of periods and architectural styles, as well as representing a range of functions. The area has developed as small parcels dispersed along the ridgeline, with surviving development dating from the mid 14th century. There has been gradual infilling over the intervening period with buildings dating from the 17th to 20th centuries. Historically, it appears that the lower status and agricultural trades may have been related to the earlier development in the area, with later higher status buildings that include the 19th century chapel and school and large, detached Arts and Crafts houses. The identified character includes features, both man made and natural, which add to the historic significance of the area. These include the private space between the buildings and road, represented by grass verges and low walls, an area of raised grass banks, some large front gardens, and mature trees and hedges.

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

- The predominant wall construction material is brick, often with tile-hanging to the first floor.
- All of the timber-framed buildings have been refaced, predominantly in brick and/or tile-hanging, with some rendered or weatherboarded .
- There are some examples of weatherboarding in the conservation area, but this is confined mainly to Church Street and the adjoining section of the High Street.
- Weatherboarding is not a common material elsewhere within the conservation area.
- There is very little use of render.
- There is a small amount of stone used in the conservation area.
- Roofs are covered with clay plain tiles, with the occasional use of slate.
- Roofs are hipped, half-hipped and gabled.
- Brick chimney stacks survive to many of the buildings in the conservation area.
- Where historic windows survive they are predominantly simple timber side hung casement windows and traditional timber vertical sliding sashes.

- The majority of the doors in the conservation area are traditional four or six panel timber doors and plain planked doors.
- The shop windows in the town core are a mix of styles, with some attractive 19th and early 20th century shop windows surviving.
- Boundary treatments in the conservation area are a mixture of brick walls and hedges, with very occasional use of picket fencing, decorative iron railings and gates, and estate fencing.

4.3 Architectural Form and Layout of Built Form

4.3.1 Wadhurst emerged in the 13th century around the former market, held in the now infilled market place by St James' Square and Church Street. The town expanded with the advent of the iron industry in the area from the 15th century. By the late 19th century, with the decline of the local iron industry, Wadhurst became more of a centre for shops and local services.

4.3.2 The buildings in the conservation area almost all front onto the roads extending through the town. Plot sizes are quite variable and the buildings themselves range from attached cottages to the large houses of Hill House, the Old Vicarage, and The Lodge.

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

4.4 Walls

4.4.1 The mix of periods of building can be identified, to some extent, by the uses of building materials, although earlier timber framed buildings have been refronted in brick and tile-hanging. The buildings are in a mixture of materials, including red brickwork, many with grey brick header chequered decoration, and often with tile-hanging to the first floor. Weatherboarding tends to be used on cottages along Church Street, where it is white painted, but isn't a common feature elsewhere in the conservation area. Weatherboarding is very occasionally seen on some former agricultural buildings, where it is untreated or dark stained. There is very little use of render. Roofs are covered with clay plain tiles, with the occasional use of slate.

4.4.2 The predominant building material seen in the town is brick, often with tile-hanging to the first floor. Up until the 19th century and the coming of the railways, brick would have been made locally from the abundant clay within the High Weald landscape. The abundance of local brickyards suggests local brick was used into the 20th century.

4.4.3 The pre-1894 parish area of Wadhurst (as recorded by Molly Beswick⁽⁹⁶⁾) had 12 recorded brick and tile works in the parish, although not all were in operation at the same time. The earliest recorded brick and tile works in the parish was a tile works at Snape in the mid-14th century.

4.4.4 Many buildings in the conservation area are brick with tile-hanging and tile roofs and there is a consistency in the materials used that suggests they were being sourced locally. In addition, many of the boundary treatments around the town are high brick walls, attesting to the local availability of the bricks, which would otherwise have been an expensive boundary treatment given the relatively modest status of the buildings. This is confirmed by the list of local brick and tile works in operation in the 19th and earlier 20th centuries⁽⁹⁷⁾.

- Tile kiln at Kell Field on the east side of present-day Riseden Road at Snape, listed on the tithe award of 1839;
- Brick kiln west of the road from Buckland Hill to Hartley Mill, listed as Upper and Lower Brick Kiln Fields and Brick Kiln Shaw on the tithe award of 1839;
- Brickyard on the site of present-day Sandyden House, Mark Cross, in existence from c 1800, listed in 1839 and closed in 1863;
- Brickyard at Best Beech between Mayfield Lane and Fairglen Road, in existence in 1839, marked on the map of 1875 and 1899;
- Brickyard at Pell Green at the junction of Cousley Wood Road and Balaclava Lane, in existence in 1839 and marked on the maps of 1880 and 1898;
- Brickworks on the north side of Station Road west of the railway, marked only on the map of 1874;
- Brick and tile works in Wadhurst Park, marked only on the map of 1875;
- Brick(?) kiln on the east side of Partridges Lane north of Beggars Bush, marked as Old Kiln on the map of 1909, where an overgrown pit at the edge of the wood has the appearance of an abandoned brickyard;
- Brickworks at Woods Green on the west side of Osmers Hill, marked on the map of 1909 and in use until the 1920s;
- Brickyard at Walland Farm, late 1890s to late 1930s;
- Brickworks on the south side of Gloucester Road, Sparrows Green, marked only on the map of 1909;
- Brickworks at Pennybridge Farm, Tidebrook, 1920s to 1940s

4.4.5 There were no limekilns recorded on the 1st edition O.S. map for the pre-1894 parish area of Wadhurst, the closest being in Rotherfield parish. Lime would have been used to create lime mortar for building and lime plaster, which could be applied as an interior or exterior finish to buildings. Lime was also used in agriculture to make the Wealden clay soils easier to work⁽⁹⁸⁾.

4.4.6 Although there are domestic buildings surviving from the 14th-16th centuries within the conservation area, which would originally have had externally visible timber

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

97 produced by the Wadhurst History Society

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

frame and render, such as Laurel Bank, Church House, Church Gate House and the range including Oak Cottage and Pump Cottage on the High Street, there is no exposed timber-framing. There are also a number of buildings listed in the High Street and Church Street as 17th century or earlier that are of timber-framed construction. All of the earlier timber-framed buildings in the conservation area have been refaced and many have more modern shop frontages. A small number of timber-framed buildings in the conservation area are rendered or weatherboarded, but the majority are faced in brick and/or tile-hanging.

4.4.7 Much of this refacing of earlier timber-framed buildings is likely to have begun in the 18th century, although some may be later or have undergone subsequent repairs and alterations. As such, whilst the materials may not be original, they are nevertheless part of the historic fabric of the buildings and contribute to the historic significance of the buildings and overall architectural and historic significance of the conservation area as a whole.

4.4.8 The 18th and 19th century brickwork construction is mainly of Flemish bond, where bricks are laid in a chequered pattern, as seen on many buildings in the conservation area.

4.4.9 Bricks could be produced in different colours through a combination of firing techniques and temperatures and the clay used. Brickwork can also be used to create decorative patterns such as diaper patterns, polychrome work and header bond⁽⁹⁹⁾. Many of the buildings in the town incorporate red and grey bricks to create a chequered pattern. There are not many examples of decorative brick patterns in the conservation area, although the former school has diaper patterns in grey header bricks and the former Methodist chapel has yellow brick detailing.

4.4.10 It is only in the 20th century that the modern 'stretcher' bond has come into general use, as brickwork generally provides a face to an internal blockwork wall. Some of the late 19th-earlier 20th century buildings in the conservation area, such as the 19th and earlier 20th century buildings are constructed in red bricks laid in stretcher bond and some are rendered. This is evidenced in some of the buildings of local interest, such as the former coach house adjacent to the Vicarage, the White Hart and some of the houses along Lower High Street, are built in stretcher bond.

4.4.11 A small amount of brickwork in the conservation area has been painted white, such as 1-5 Church Street, and the range containing Hill View, Oak Cottage, and Pump Cottage, and the building containing Wadhurst Physiotherapy and Sports Injury Clinic.

4.4.12 Photos of brick detailing

4.4.13 As already noted, in conjunction with the refacing of earlier timber-framed buildings with brickwork, there is significant use of tile-hanging to first floor areas. The tile-hanging in the conservation area is predominantly plain tiles, sometimes used in conjunction with club tiles to form decorative patterns. The tiles have a slight curve along

their width and length, which allows for unevenness of the timber-framing beneath, but also gives a natural softness and irregularity that cannot be achieved with modern machine-made tiles.

4.4.14 Photo of tile hanging

4.4.15 There are some examples of weatherboarding in the conservation area, but this is confined mainly to Church Street and the adjoining section of the High Street. Weatherboarding is not a common material elsewhere within the conservation area.

4.4.16 photo of weatherboarding

4.4.17 There is very limited use of render in the conservation area. This is distinguished as either smooth render over earlier timber-framed buildings, or much later smooth or roughcast render on earlier 20th century buildings. Timber-framed rendered buildings include Vine Cottage/Twitten Cottage, Laurel Bank, Blackman House, and Piccolo cafe. Later, 20th century examples include the 20th century house attached to Celia Hammond shop, the former Lloyds Bank and NatWest Bank earlier 20th century facades, and Stone Cross House.

4.4.18 Photo of render

4.4.19 As already noted, exposed timber framing is not seen within the conservation area.

4.4.20 Photo of timber framing

4.4.21 There is a small amount of stone used in the conservation area. There are a number of coursed stone walls around the town, including the church, parts of some of the buildings in the High Street and Lower High Street, the roundel and barn on Washwell Lane, and parts of some of the boundary walls around the town. There is evidence for a local quarry, with Wadhurst Castle (outside the conservation area) built of stone and a source stating that it was extended in 1870 using stone quarried from below the village⁽¹⁰⁰⁾.

4.5 Roofs

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

Clay tile

4.5.2 The predominant roofing material throughout the conservation area is clay tile. Traditionally, the tiles would have been locally sourced and are a red/orange in colour, which has weathered.

Slate

4.5.3 There is some limited use of slate in the conservation area, such as The White House, The Lodge, the Methodist Chapel, and a few 19th century shops. However, it is not a common feature of the conservation area.

Roof forms

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

4.5.5 The roofs generally run parallel to the road with end gables or hips and the occasional use of half-hips. Generally speaking, full hips are only seen on the earliest buildings. Half hips and gables are seen on a wider range of buildings, generally dating from the 17th century onwards. Some of the 19th and 20th century buildings have projecting gables typical of Victorian and Arts and Crafts styles.

4.5.6 The roofs to buildings within the conservation area also contain some small traditional dormers. However, the use of modern rooflights is restricted.

Chimney stacks and pots

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

4.5.8 The majority of chimney stacks in the conservation area are quite plain and very in size depending on the size, age and status of the building. The stacks are mostly unpainted and include simple end stacks, as well as larger more centralised stacks, such as Blackman House and the former school. There are a few examples of more decorative brick chimney stacks, the most notable being the octagonal base and round stacks of Olivers and Kemps Cottages.

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

Rainwater goods

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

Barge boards

4.5.11 Barge boards to roofs are not a common feature of the conservation area, with many gabled roofs instead have small mortared verges. However, plain barge boards are seen on some of the 19th-early 20th century buildings, such as the former school and former Lloyds Bank.

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 some intrusion of modern window detailing and materials within the conservation area, but this is limited and mainly relates to shop windows inserted in the 20th century. Therefore, the significance is the survival of historic detailing. This is predominantly through the use of traditional timber vertical sliding sashes and use of simple side hung casement windows of timber or metal. There are only a few examples of traditionally leaded lights to casement windows within the conservation area.

4.6.3 The use of windows is mixed, with many buildings having a combination of both sash windows and casement windows, dormer windows in the roof and some ground floor bay windows. The sash windows are also of different styles, which all add to the visual interest of the conservation area.

4.6.4 The use of stone mullion windows within the conservation area is evident on the side elevation of Southern Cross Travel and on the church.

4.6.5 Within earlier domestic buildings, where the timber frame has been concealed by brick or tile-hanging, small casement windows are often used. These small window types fit within concealed timber framing behind later refacing on these earlier properties, such as some of the widows seen on Laurel Bank and Church House. Casement windows were the norm in the 17th and 18th centuries, but did continue to be used throughout the 19th and 20th centuries. There are timber-framed casement windows on many of the properties in the conservation area.

4.6.6 Later in the 18th century and into the 19th century, the double hung sash was introduced, often with six over six or four over four small panes, and became the popular window style of this period. During the 19th century panes of glass were larger and both sash and casement windows had larger panes of glass with fewer, if any, glazing bars. The Old Vicarage is a good example of earlier small pane sash windows, whilst the pair of Victorian villas, Mulberry and Huntly House, contain large pane sash windows.

4.6.7 Of note are the very large arch headed windows on the former 19th century Methodist chapel on the Lower High Street, comprising large timber casements with opening fanlights above.

4.6.8 The use of earlier 20th century timber sash windows and casement windows, which generally are larger and with longer proportions, can be seen throughout the conservation area.

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

4.7 Doors

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

4.7.2 The majority of the doors in the conservation area are traditionally detailed four or six panel timber doors or plain planked doors. There are some front porches to properties within the conservation area, some of which are historic (although not necessarily original) and others that are a more recent addition. There is also some use of door hoods in the conservation area, such as Pilbeam Cottages, 1 Jame's Square, and Walters and Sunnyside cottages.

4.7.3 Some higher status buildings, such as Hill House and The Old Vicarage have more elaborate doorways; The Old Vicarage has a central doorway with fanlight over flanked by a porch with fluted Doric columns.

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

4.8 Shopfronts

4.8.1 Shop fronts are a surviving feature within many of the villages and towns in the District and can sometimes outlive a commercial use of a property, providing the evidence for past use. Shopfronts and their associated signage are an important feature in the

street-scene of many of our towns and village and their design and detailing help to define the character of an area. Where historic shop fronts survive, every effort should be made to retain them and the different architectural elements of which they comprise.

4.8.2 Shop fronts were introduced in the 18th century and the majority dating from the 18th and 19th century are designed on an individual basis, utilising a variety of architectural detailing and styles, with small paned windows. Later 19th century shop fronts have larger areas of plate glass as this material became more widely available, changing the scale in the design of shop fronts. ⁽¹⁰¹⁾

4.8.3 The shop windows in the town core are a mix of styles, with some attractive 19th and early 20th century shop windows surviving. Of note are the shop fronts to the butchers, Jackie Martel, the row containing Wadhurst florists, and the Pharmacy. These add individuality, variety and visual interest to the conservation area. Even where shop fronts have been altered by later additions, some historic elements may still remain. These make an important contribution to the character and appearance of the conservation area, both individually and collectively.

4.8.4 The use of non-traditional materials and designs has replaced traditional shop fronts within the conservation area, but there has also been some enhancement in shop fronts and signage where they have replaced unsympathetic designs in more recent years. While aspirations to improve thermal insulation, security and utilize standardized corporate signage and designs are understood, the replacement of well-designed traditional shop fronts can rarely be achieved satisfactorily without loss of character to the building and the conservation area. Existing shop fronts and signage can normally be retained, repaired or remade to a design appropriate to the period, scale and design of the property. Where inappropriate shop fronts and signage have been installed in the past, opportunities should be taken for their enhancement.

4.9 Garden Walls, Fences and Other Means of Enclosure

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

4.9.2 Boundary treatments in the conservation area are a mixture of brick walls and hedges, with very occasional use of picket fencing, decorative iron railings and gates, and estate fencing.

4.9.3 Important walls within the conservation area include the extensive walls surrounding Hill House, the Old Vicarage and the churchyard, the curved walls around the Church Street and the twitten area, and the brick and stone walls at the top of Blacksmith's Lane.

4.9.4 Traditional metal estate fencing is evident in the more rural parts of the town, often set within hedges. These are mainly in Lower High Street and around the churchyard.

101 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 some decorative metal fencing and associated gates to property boundaries, such as the gates and railings in front of the Methodist Chapel and some railings in front of properties on the High Street in the town core.

4.9.6 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. There is some use of close boarded type fencing, which can be an alien feature, detracting from the historic character of the area, and further incursion of this feature should be discouraged.

Draft

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 Wadhurst 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 are an important feature of the conservation area and its wider setting.
- The relatively rural location of Wadhurst within the High Weald means that there is open countryside and some areas of woodland surrounding the conservation area and trees form an important backdrop to the town.
- Particularly prominent trees and groups of trees include the many individual prominent trees and groups of trees in larger gardens on the edges of the town; those marking boundaries; wooded areas in the surrounding landscape; the lime trees in the town; and the large mature trees in the churchyard.
- Hedgerows are the predominant boundary feature on the more rural edges of the town.
- Key open spaces include: the recreation ground, the churchyard, the area around the War Memorial, the field opposite Hill House, and the open fields adjacent to the conservation area.
- Key views include: the views along the roads extending through the conservation area; views back to the church steeple from within and out of the conservation area; views to Bewl water and panoramic views of the surrounding countryside from the churchyard; views across the recreation ground, both into the conservation area and out towards the wider landscape; views from the upper end of the High Street and from Stone Cross, across the fields and through to Wadhurst Castle planned parkland and garden; and panoramic views over the field opposite Hill House across the High Weald towards the next ridge.
- In addition, there are panoramic views across the High Weald to the south east and south west.

- Views of the town and church are important within the wider landscape given its prominent position on the ridge top, with the church steeple visible and forming an important landmark in long distant views.
- There are outstanding views to and from the town, with strong inter-visibility between historic buildings within the Conservation Area (situated on a ridge) and adjacent areas.

5.3 Trees and Hedgerows

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

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

5.3.3 The relatively rural location of Wadhurst within the High Weald means that there is open countryside and some areas of woodland surrounding the conservation area. Trees form an important backdrop to the town, with areas of woodland and smaller groves and shaws, and provide a green approach into the town from the High Street and Lower High Street. Field boundaries and lanes are also lined with trees and hedges in this High Weald landscape.

5.3.4 Particularly prominent trees and groups of trees within the conservation area include the many individual prominent trees and groups of trees in larger gardens on the edges of the town; those marking garden boundaries and field boundaries; the wooded areas on the south western side of the upper High Street; those around the War Memorial and along the opposite side of the High Street; the lime tree walk approach along the north east side of the High Street; the large mature trees in the churchyard; the four lime trees on the High Street in the town core; and the trees in front of the large houses on the south west side of the Lower High Street.

5.3.5 Hedgerows are the predominant boundary feature, along the north western part of the High Street, Lower High Street and around the churchyard. The hedgerows help to reinforce the rural location of this town within the High 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.

5.3.6 Hedgerows can be easily lost through disease or replacement by modern, less sympathetically designed boundary treatments, such as close boarded fencing. Hedgerows

also form a very important habitat for birds and small mammals and often contain many species of plants.

5.4 Open Spaces

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

5.4.2 Within the conservation area, the churchyard is an important open space as well as the town burial ground. This large open space provides links to the countryside beyond along the public footpaths that extend through the churchyard. The churchyard provides a quiet and peaceful space in the town and the elevated land towards the rear of the churchyard commands views of Bewl water and panoramic views of the surrounding countryside. These all form an important social and cultural function within the town.

5.4.3 The area around the War Memorial is an important green space on the approach into the town from the north west, providing an important physical and visual separation between the town and Sparrows Green. The green space also provides some tranquillity to part of the town, which is significant for the historic location of the War Memorial in this quieter area of the town, as well as retaining its historic setting.

5.4.4 To the immediate south west of Hill House, on the opposite side of the High Street, the open field is particularly significant to the historic setting of Hill House, and contributes to the rural setting of this area of the town, affording views to the High Weald and maintaining a physical and visual separation between the town, Wadhurst Castle grounds and Sparrows Green.

5.4.5 The recreation ground immediately adjacent to the conservation area is an important open space that forms part of the setting of the historic town, as well as having social significance as the town's recreation ground.

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

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

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

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

5.5.3 Within the conservation area, the key views are along the roads extending through the town. Views along the High Street are generally terminated by the buildings on St James' Square, whilst the view along Church Street is terminated by The White House. Glimpsed views down the narrow walkways between some of the buildings add to the visual interest when walking around the town. There are also views down Washwell Lane to Mill Oast and along Blacksmith Lane.

5.5.4 There are views of the church spire throughout the conservation area and from the wider area. These are afforded over buildings due to their relatively low built form, with other views opening up due to changes in topography, such as the views towards the church from Washwell Lane and the recreation ground.

5.5.5 From the churchyard, there are impressive views to Bewl water and panoramic views of the surrounding countryside. There are also views across the recreation ground, both into the conservation area and out towards the wider landscape.

5.5.6 There are views from within the conservation area from the upper end of the High Street and from Stone Cross, across the fields and through to Wadhurst Castle planned parkland and garden.

5.5.7 There are important panoramic views over the field opposite Hill House across the High Weald towards the next ridge. The panoramic views across the High Weald to the south east and south west and this open landscape setting, interspersed with woodland and open fields, has a very strong sense of place and strong links to the historic development of the area. The significant long distance views towards the south and the surrounding open countryside mean that much of the development along the High Street and Lower High Street is set against an uninterrupted skyline, which provides an important backdrop to the buildings.

5.5.8 Views of the town and church are important within the wider landscape, with the church steeple visible and forming an important landmark in long distant views. There are outstanding views to and from the town, with strong inter-visibility between historic buildings within the Conservation Area (situated on a ridge) and adjacent areas.

6 Considerations for change in conservation areas

6.1 Introduction

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

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

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

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

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

6.2 Guiding principles for change in conservation areas

Guiding principles for changes in conservation areas

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

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

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

- Erosion of architectural detail.
- Inappropriately detailed window and door replacement.
- Inappropriate shop fronts and/or shop signage.
- Scale, design and location of new development, including infill development and outbuildings.
- Loss of important green spaces around the town and separating it from neighbouring hamlets to potential development.
- Light pollution.
- Loss of traditional boundary treatments through inappropriate replacement or loss as a result of development, access and/or parking.
- Wirescape.
- Volume of traffic.
- Parking.
- Highways works.
- Road signage.

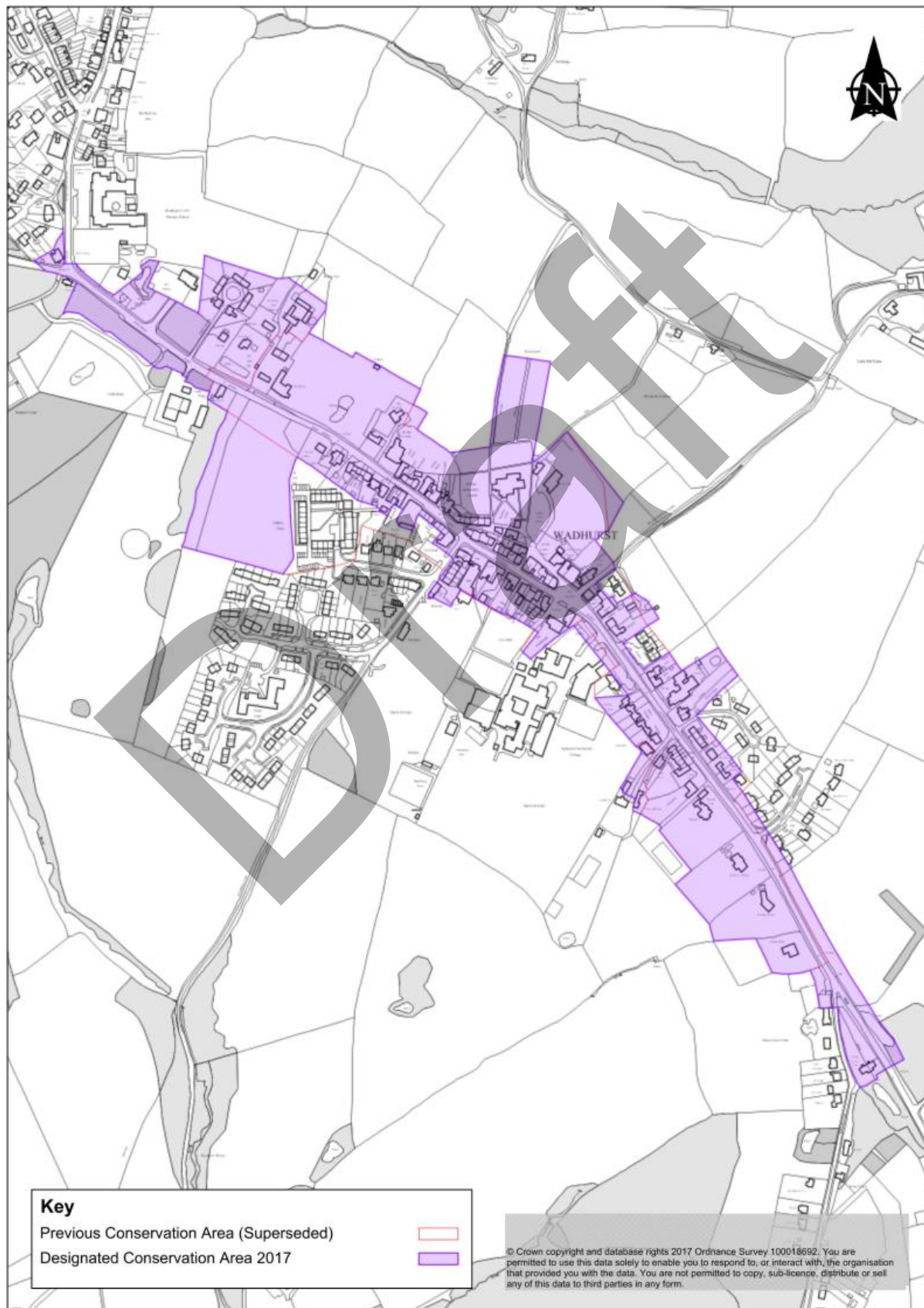
Draft

6 Considerations for change in conservation areas

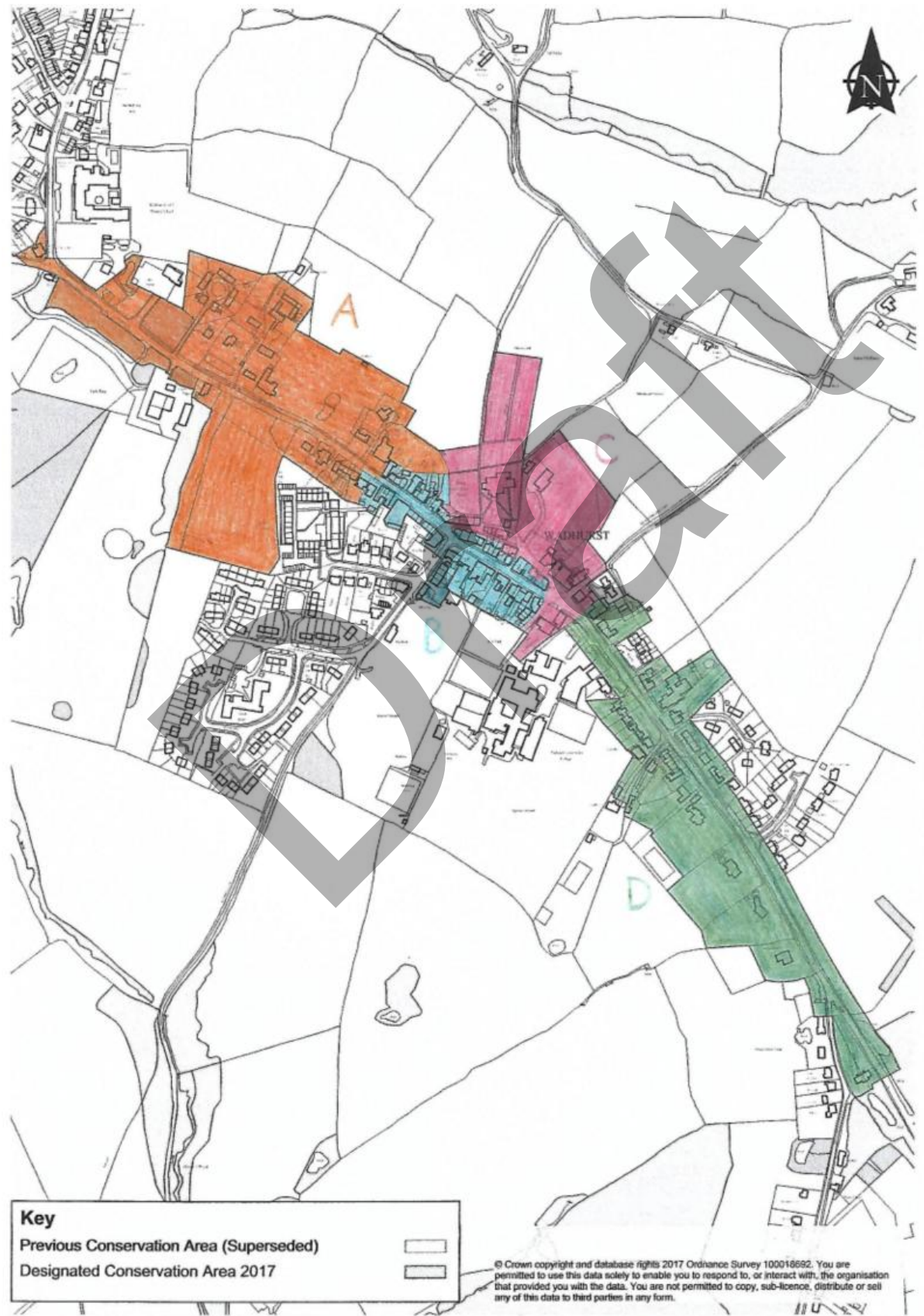
Appendix 1: Maps

Draft

1.1 Designated Conservation Area



1.2 Character Areas



1.3 Visual Appraisal

TO FOLLOW

1.4 Views

TO FOLLOW

Draft

Appendix 2: Glossary of Terms

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Fenestration: The arrangement of windows in a building.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Oriel window:

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

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

Promontory: An elevated geological outcrop.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Draft

Draft

Appendix 3: References

LEGISLATION

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

HISTORIC ENGLAND

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

WEALDEN DOCUMENTS

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

WEBSITES

- 2011 Census, Office for National Statistics: <https://www.ons.gov.uk/census/2011census>
- Gazetteer of Markets and Fairs in England and Wales to 1516: www.history.ac.uk/gazframer.html
- The Weald.org: www.theweald.org
- Wealden Iron Research Group: www.wealdeniron.org.uk/
- Wealden Iron Research Group database: <http://www.wirgdata.org/>
- Old Sussex Mapped (Yeakell and Gardner's Sussex 1778-1783): http://www.envf.port.ac.uk/geo/research/historical/webmap/sussexmap/Yeakell_36.htm
- British History Online www.british-history.ac.uk/inquis-post-mortem
- Open Domesday <https://opendomesday.org>
- The Workhouse: <http://www.workhouses.org.uk/>
- Hudson, W. (ed) 1910 *The Three Earliest Subsidies For the County of Sussex 1296, 1327, 1332* <http://www.british-history.ac.uk/suss-record-soc/vol10/pp184-205>

BIBLIOGRAPHY

- Antram, N., Pevsner, N. 2013 *Sussex: East with Brighton and Hove: The Buildings of England*
- Bell-Irving, E.M. 1903 *Mayfield- The Story of an Old Wealden Village*
- Beswick, M. 1993 *Brickmaking in Sussex: A history and gazetteer*
- Cosham, S & Harte, M. 2003 *Wadhurst- Then and Now*
- Leslie K., Short, B. 2010 *An Historical Atlas of Sussex*
- Kelly, E.R. 1882 *Post Office Directory of Sussex*
- Roberts, E. *On Mayfield in Sussex (The Church of SS Peter and Paul, Wadhurst, Sussex)*, JBAA 23 (1868) pp366-69
- Savidge, A. & Mason, O. 1988 *Wadhurst, Town of the High Weald*
- Straker, E. 1931 *Wealden Iron*

- Sussex Extensive Urban Survey (EUS): Wadhurst Historic Character Assessment Report September 2007
- Wace, A. 1923 *The Story of Wadhurst*

OTHER SOURCES

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

Draft