

Draft Conservation Area Character Appraisal

Waldron



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



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.

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Overview

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

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

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

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

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

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

This character appraisal considers:

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

This document is the draft conservation area character appraisal for Waldron 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 Waldron 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 Waldron conservation area was originally designated in 1995. The conservation area was re-designated with an enlarged boundary in March 2017. The reasons for amendment of the previously designated boundary of the conservation area are explained in the Background Paper accompanying the Autumn 2016 Consultation on the Wealden Local Plan. To view the document, along with further information on the process and how community involvement and public consultation was undertaken; how the input from the community was evaluated; and how it influenced the recommendations for designation of areas, please see the Conservation Area Background Paper 2018 and the Heritage pages on the Council's website.

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

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

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2 Context

2.1 Introduction to the Conservation Area

2.1.1 Waldron is a village set within open countryside on the southern edge of the High Weald. The historic core of the village is centred around the War Memorial, the Star Inn public house and All Saints' Church. Waldron is a quiet village lying between the A22 and the B2192, in the rural Sussex countryside. It is quite remote, lying as it does in the centre of a very rural area.

2.1.2 The village lies within the wider Parish of Heathfield and Waldron, which covers an area of some 20 square miles and includes the villages of Heathfield, Old Heathfield, Waldron, Horam, Broad Oak, Punnetts Town, Little London and Cade Street. The Parish had an overall population of 11,913 in 2011⁽¹⁾.

2.1.3 The village of Waldron seems to have developed primarily as a small farming community with some local small-scale trades and services.

2.1.4 The Fullers, Dykes and Offleys were prominent local families in the area. Many Fullers are buried in the local church and the family prospered with the advent of the iron industry in the area. The industry grew in scale and importance from the 15th century, utilising wood from the densely wooded High Weald and local iron ore outcrops.

2.1.5 Agriculture has continued to be of local importance, as attested by the many farms in the area. In addition, the wider area produced hops, especially in the 19th century, 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 The village has retained its rural character throughout the 19th and 20th centuries. There has been some infilling and extension in the 19th and earlier 20th centuries, but this has been small-scale with the addition of a small number of detached and semi-detached properties on the outskirts of the village.

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

1 Source: 2011 Census, Office for National Statistics

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

negative contribution to the character, appearance and significance of a conservation area. A conservation area that includes listed buildings will also include and form part of their setting/s as well as the conservation area itself. In such positions, consideration should be given to the collective and overlapping settings and the role that they play in contributing to the significance of the heritage asset.

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

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

2.3 Topography and Landscape Setting

2.3.1 The village of Waldron is located within the High Weald Area of Outstanding Natural Beauty. It is situated in a rural setting to the west of Heathfield between the A22 and the B2192, where two roads meet.

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

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

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

top roads and a dense system of radiating droveways. These are often narrow, deeply sunken and edged with trees, hedgerows, wildflower-rich verges and boundary banks⁽⁵⁾.

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

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

2.3.7 Iron was the major industry in the High Weald, and first developed in the Iron Age and Roman periods, with evidence of 87 Romano-British iron production sites in Wealden District⁽⁶⁾. The height of the iron industry in the area was predominantly in the 15th to 17th centuries when the Weald was the foundry of England and as many as one hundred forges and furnaces were in operation. This influence dominates the present landscape in the form of hammer ponds, furnace sites and evidence of charcoal-burning. There is evidence for hammer ponds and iron working in the landscape. A large series of ponds associated with iron production at Waldron Furnace survive to the south east of the conservation area. 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 oasts and white cowls, which can be seen dotted around the High Weald. Local examples include those at Heronsdale Manor within the wider landscape setting of the conservation area.

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

High Weald Landscape

The history of the landscape is most evident in the:

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

Waldron

2.3.9 The historic settlement setting of Waldron is created by:

- ancient and historic field patterns, including large tracts of cohesive assarts, as well as planned private enclosure, interspersed with small areas of regular and irregular piecemeal enclosure;
- a large block of Ancient Woodland to the north east of the settlement;
- a medieval ringwork within Middle Wood to the west of the village, which is a Scheduled Ancient Monument.

2.3.10 Landscape characteristics include:

- the historic core around the Y shaped road junction and All. Saints church;
- the War Memorial in the centre of the village;
- listed buildings in and around the village;

- large properties on the edge of the village, such as Foxhunt Manor and Herondale Manor;
- sunken tree-lined rural landscape;
- large swathes of Ancient Woodland, such as Whitehouse Wood;
- ponds that have developed in the Ancient Woodland and a stream crossing under Whitehouse Lane to the south;
- sunken tree-lined lanes
- small and larger scale, ancient, predominantly pastoral fields ⁽⁷⁾

2.3.11 The landscape surrounding Waldron falls within two County Landscape Character Area; the 'south slopes of the High Weald' and 'Hawkhurst Common'. The landscape setting areas are identified below.

Waldron Landscape Setting Areas

To the north east, the landscape setting areas are identified as:

- A sunken, tree-lined rural landscape containing large swathes of mature, Ancient Woodland, such as Whitehouse Wood.

To the east, the area is characterised as:

- A patchwork of small to medium scale ancient fields, with a strong landscape structure and a mature network of hedgerows and trees.

To the south, the area is characterised as:

- Sunken, tree lined lanes;
- Small-scale, ancient, predominantly pastoral fields.

To the south west, the area is characterised as:

- Birchlands Farm and Herondale Manor are two human elements within this area of regular shaped pastoral fields.

To the west, the area is characterised as:

- Medium to large-scale regular blocks of Ancient Woodland and pastoral fields ⁽⁸⁾.

2.3.12 The topography in the area has influenced the layout and development of the settlement. The village core of Waldron is located on a relatively flat plateau in a very hilly landscape. The layout and development of the village seem to have been closely related to the routes linking the historic manors in the area, with the historic core around the roads leading to Buxted to the north west via Possingworth Manor; Horeham Manor to the south west via Tanners Manor; and lesser roads leading to Whitehouse Farm and Heronsdale. The church is located at the core of the village where the roads intersect at around 95m AOD.

2.4 Geology and Building Materials

2.4.1 Along with the whole of Sussex, the rocks of the Waldron 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. Waldron lies on a succession of sandstones, siltstones and mudstones of the Ashdown formation, formed in the Cretaceous period.

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

2.4.3 Chapter 5 of this appraisal provides location specific information on traditional materials and building techniques within Waldron 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 Waldron is not fully understood, although there is evidence of early activity in the area.

2.5.2 Evidence of prehistoric activity in the area is represented by a Bronze Age loom weight in Selwyn's Wood (MES4352). Possible earthworks are located in Whitehouse Wood (MES22561), but lack of investigation means they have not been verified or attributed to any period in time.

Roman and Saxon

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

excavation in the area, there have been discoveries of Roman ironworkings in the wider Heathfield area.

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

Place name, Domesday and early manors

2.5.5 The Manor of Waldron was in existence before the Norman Conquest and was held in 1066 by Aelfeva. The name Waldron, whilst first recorded in Domesday, is a Saxon place name. The name is recorded in 1086 in the Domesday Book as 'Waldere', derived from the Saxon Walda, meaning woody ground.

2.5.6 The Domesday Book records that Waldron was held after the Norman Conquest by Osbern and that Count Robert of Mortain (half-brother of William the Conqueror) was tenant-in-chief. At this time Waldron was only very small, with only two households and land for three and a half ploughs ⁽⁹⁾.

2.5.7 The name of the Manor has undergone little alteration over time, recorded as Waldrene by the time of Edward the Confessor, and also Walderne.

2.5.8 In 1412 Sir William de Walderne from the local manor became Lord Mayor of London. Later, in 1657, Sir Thomas Offley of Possingworth also became Lord Mayor.

2.5.9 The Manor was owned by the Pelham family, who acquired extensive lands in East Sussex between the 14th and late 16th centuries. It is reported that the Manor of Waldron was given to Sir John Pelham after the Battle of Poitiers (1356) for assisting in the capture of the King of France.

Church

2.5.10 The church sits in an elevated position to the west of the southern approach into the village. It was started in 1195, and may be located on the site of an earlier wooden Saxon church. In 1120 Waldron Church, land and tithes were granted to St Pancras at Lewes by Robert de Dene of Heronsdale Manor and in 1233 Sybilla of Heronsdale was granted a licence to build a chapel at her manor house in Waldron. It has been suggested that the barn opposite the church, at Cross Farm, is the medieval tithe barn ⁽¹⁰⁾. The nave is thought to be 12th century, with a late 13th century north aisle, a late 15th century tower and a 19th century south aisle. The church was substantially altered and expanded to its current form in 1862. The tower clock was donated by the Huths of Possingworth in 1912. The family also provided the lych gate.

9 www.opendomesday.org

10 Russell, B. et al 2000

2.5.11 It is claimed that Cromwell's troops removed the font from the church and rolled it down the hill in the 1600s. This font has been restored to the church and is said to be one of only three Saxon fonts in Sussex, also corroborating the suggestion of an earlier Saxon church in the village .

2.5.12 It is believed that the church was previously adorned with the Pelham buckle, a decoration affirming connections with the locally powerful Pelham family from Laughton, but the symbol no longer exists. The symbol can be seen on other local churches, including Wartling, Ripe, East Hoathly, Chiddingly and Laughton. It has been suggested that the buckles normally appear on the church tower and indicates that the tower was added by the Pelhams. The church tower at Waldron is attributed to the late 15th century and so certainly makes this a possibility.

2.5.13 The churchyard contains many memorials to the Fuller family, the iron masters from nearby Tanners Manor and Brightling. It is said that one of the Vicars of the parish referred whimsically to the churchyard as 'Fullers Earth'. The churchyard also contains gravestones with terracotta plaques created by Jonathan Harmer from nearby Heathfield in the early 1800's.

Medieval

2.5.14 There is no market or fair recorded for Waldron, which is not surprising given the village was a small hamlet. The closest market and fair was at Old Heathfield, approximately 5 miles away.

2.5.15 The church was at the centre of the medieval settlement, which appears to have comprised just a small cluster of houses and some larger manors on the periphery.

2.5.16 There are a number of possible medieval moated sites around the village. A circular moated site is located in Middle Wood on the south west edge of the village (MES4306) and is a Scheduled Monument. The earthwork appears to be a late Saxon or early Norman ringwork that would have contained a timber or stone building; normally used for military or manorial buildings. The proximity of the earthwork to the village attests to human activity in the area at this time.

2.5.17 A square moated site, owned by the Selwyn family in the 16th century, is located to the immediate north of the village and appears to be associated with a parkland that partly survives around Selwyns Wood (MES4348).

2.5.18 Slightly further afield, a mound surrounded by a moat is located at Greenvale Farm to the north east of the village (MES4296).

2.5.19 Other than the church, there are few surviving medieval buildings identified within the village. Cross Farm is an historic property across from the church on the southern edge of the village. The current house was built in 1622 and remodelled in 1851, but the farm is thought to be much older. The house was owned by the Rev Raynes at the time of the Tithe apportionment and there are accounts of a passageway running east from the house and it is also reported that a similar passage extends towards the Church an

a further passageway extends to the former rectory ⁽¹¹⁾. This may have been to enable the Rector to move between the church, rectory and farm.

2.5.20 The Star Inn is thought to date to the 16th century. The cottages next to the Star Inn are also reported to be 16th century with a mid-19th century refronting. One of the cottages was the blacksmith's house and it is stated that the forge moved to its current position around the time that the cottages were refronted. The smith was also the postmaster and the postbox is still located in the wall of the forge.

2.5.21 Other historic properties in the village include the Bakehouse (formerly the old malt mill and brewhouse), 'Mr Daw's shop' (refronted with 16th century building behind), Tinker's Cottage (part of which was used as a Dame School and contains a 16th century fireback), and Wheelwrights (the former wheelwrights shop with a king post roof).

2.5.22 Medieval and post-medieval farmsteads are recorded around the village, including Brailsham Farm (MES21721), Heronsdale Farm (MES21722) and Dungates Farm (MES21727).

2.5.23 The village is located on the routes linking the historic manors in the area, including Possingworth Manor and Buxted to the north west; Tanners Manor and Horeham Manor to the south west; and Foxhunt to the south.

Post medieval trade and industry

2.5.24 Towards the 16th century the area grew in importance as part of the Wealden iron industry. The Heathfield area became an important centre for the manufacture of cannon, using water and timber from the area to power the furnaces and forge hammer. There were furnaces and forges in Heathfield parish in the 16th and early 17th centuries, and evidence is represented by remains in the landscape of iron working, along with place name and documentary evidence. These include a possible pond bay in Selywn's Wood (MES16268). The Fuller family owned the Heathfield Furnace, which was one of the largest ordnance foundries in England in the mid-18th century. Waldron Furnace, owned by the Pelham family, operated from the 16th-18th centuries, producing canon balls (shot), iron and guns. It was located by what is now now Furnace Farm, fed by a millstream that still runs from Little London, through Leopards Mill and Huggetts Farm, down to a large pond bay to the north of Furnace Lane.

2.5.25 The wealth and prosperity of the area at this time is reflected in the number of historic manor houses sitting on the outskirts of the village that were built or rebuilt in the 17th century. These include Possingworth Manor; Old Foxhunt Manor; Heronsdale Manor; and Tanners Manor.

2.5.26 The area suffered with the decline of the iron industry in the 18th century and economic depression and poor harvests following the end of the Napoleonic Wars.

2.5.27 Farming appears to have remained important in the area and during the mid 1800's the area produced a large volume of hops. The planting of hops and training along

11 Waldron Women's Institute (1953) Waldron

poles, followed by seasonal hop picking was a source of local employment, with many local families employed at Foxhunt until the industry declined with cheaper foreign imports following WWI. An oast house for drying hops also stood at Cross Farm, but was demolished in the earlier 20th century with the decline of the industry⁽¹²⁾.

2.5.28 Local cottage industries and trades recorded in the village in the 19th century are typically Wealden and include that of blacksmith, tanner, wheelwright, glover and cooper.

2.5.29 The chicken cramming industry developed in the Heathfield area in the 19th century, in the form of artificial fattening of poultry by force feeding, or 'cramming'. It began in the 1780s, with chickens brought in from Surrey and fattened for the London market. The industry began to establish itself on a significant scale in the early 1830s and was substantial by the 1860s. Before the railway, carriers transported the dead fatted chickens to London. By the end of the 19th century a Parliamentary Report noted that Nelson Kenward of Cross Farm had become one of the largest chicken rearer in the area, rearing and fattening around 8,000 chickens each year⁽¹³⁾.

2.5.30 The 1851 Post Office Directory gives the local trades for the parish of Waldron by the middle of the century, which include several farmers, four shopkeepers, three blacksmiths, two millers, a shoemaker, wheelwright, beer retailer, carpenter and publican. By the 1867 Directory more entries are listed, but the trades are largely unchanged. New trades listed include brickmaker, thatcher, grocer and draper and the 'parochial school' is listed. The main crops were wheat and hops. The 1867 lists a number of private houses, which are alluded to in an account from 1870 that states 'In the last generation Waldron was almost a byword for rusticity and lack of civilization. Now it is favoured with the presence of several persons of influence and wealth, who have entirely changed its character.'⁽¹⁴⁾

Institutions

2.5.31 The three cottages adjacent to the village hall were originally the village workhouse, one end being used by the matron and the others as living space with dormitories above. In 1738 a bond was given to build the workhouse. It is possible that the overseers adapted an existing building as a poor house, with a building shown on the site on an early 18th century map, or that the money was spent to build the Masters house. An Inventory of the Goods and Chattels of the workhouse dated 1792 indicates that it provided for ten people. These were probably adults, as we know from the overseers' accounts that children were boarded in the village. After the residents of the workhouse were transferred to the Uckfield Union in 1835 the workhouse was divided into two cottages that together with the masters cottage became Workhouse Cottages. They were later renamed Grove Cottages sometime after 1861.

12 Russell, S. et al 2000

13 Russell S. et al 2000

14 Lower, A. 1870 A Compendious History of Sussex- Vol II

Education

2.5.32 A Sunday School was established in the village in 1786, funded by the local gentry. It was intended to 'rescue the children of the poor from ignorance, idleness, and vice, and to instruct them in the duties of morality and religion' ⁽¹⁵⁾. The school was extremely well attended, with 134 children enrolled in 1788 and was reported to be very successful in teaching the children to read, as well as instructing on morality and religion.

2.5.33 Waldron National School was founded in 1854. 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 school was built on a plot carved out of the glebe land belonging to the church, adjacent to the road to the north west of the rectory. The school was closed in 1969, but the building remains and has been converted into a house.

Sport and recreation

2.5.34 Waldron Cricket Club was founded in 1757. The cricket club originally played its home fixtures on church land to the north side of the road named as the 'cattam'. In the 1920s the Lucas family offered the cricket club the use of the existing cricket ground (again called the cattam). This was on land to the rear of the village hall (see below).

20th century

2.5.35 The village hall was built in 1904 by Joseph Lucas of Foxhunt Manor in memory of his late wife and gifted to the parish in 1919. It sits towards the eastern periphery of the village, with only the former workhouse siting beyond.

2.5.36 The War Memorial in the village commemorates the 73 men that died from Waldron during both World Wars. It was constructed in 1920 to record the names of those who died in WWI, but was later modified to include those who died during WWII.

2.5.37 The village has seen little significant development in the 20th century, with only limited infill and some houses constructed along North Street.

Population

2.5.38 The population for the parish of Waldron was 840 by 1811 and 1,065 by 1841. This grew gradually to 1,431 by 1891 and rose to 2,722 by 1931. Until 1990 Waldron parish was its own Parish, although this did include part of Heathfield town, including approximately half of the High Street and the railway station, which resulted in much of the growth for the Parish. In more recent years the Parish has been combined with Heathfield and the population of the Parish has risen to 11, 913 ⁽¹⁶⁾, although there has been little growth in the Waldron itself, with much of this growth concentrated in the large settlements in the Parish like Heathfield.

15 Sussex Weekly Advertiser 1788, after Russell, B. et al 2000

16 2011 Census; Office for National Statistics (ONS)

2.6 Historical Maps

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

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

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

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

2.6.5 Budgen's map of 1724 shows the village of Waldron around the road junction to the north of the church, in its current location.

2.6.6 The circa 1800 draft Ordnance Survey (OS) map shows a similar village layout but with individual buildings more easily distinguishable around the road junction and to the north of the church and opposite the church where Cross Farm is located.

2.6.7 The 1840 Tithe map is the first to show the village in detail. It appears to show little development in the village when compared to the circa 1800 draft OS map. The Rev Raynes owns the majority of the buildings to the south of the road junction on either side of the road, including the house, buildings, garden and orchard to the north of the church, and the house and farmyard to the east of the church (Cross Farm). There are individual houses and gardens extending along the east-west roads to the north of the road junction. The poor house and garden is shown to the west of the village (Grove Cottage) and a house is shown along Moat Lane in the vicinity of Rose Cottage. The fields to the north of the village contain a square moat, owned by the Fullers.

2.6.8 The 1st edition 1875 OS map shows some small-scale development in the village. The National School is shown with two new cottages on the opposite side of the road (Mount Pleasant) and a new building near the junction with Moat Lane (Corner House), as well as new cottages on the west side of Moat Lane. The church and rectory have also undergone alteration.

2.6.9 The 2nd edition 1899, 3rd edition 1910, and 4th edition 1931 OS maps shows little development in the village. There are alterations to existing buildings and the Foxhunt Memorial Hall is shown on the 3rd edition map. The 4th edition map shows the recreation ground in its current location behind the memorial hall.

2.6.10 The current OS map shows some small-scale development on the edges of the village, with houses built to the east of Moat Lane and to the east of Whitehouse Lane, as well as some small-scale infill in the village.

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 ⁽¹⁷⁾. 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 Waldron, including within that part covered by the Conservation Area. However, when considering the archaeological potential of settlements; the knowledge that the historic development of the settlement has evolved since at least the 13th century; the natural resources of the area for industry and the evidence of early activity; and the moated sites and manors in the wider landscape, 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 ⁽¹⁸⁾.

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

¹⁷ HER East Sussex: <http://thekeep.info/east-sussex-historic-environment-record-her/>

¹⁸ National Planning Policy Framework

been located on the site for some period of time, or may have incorporated or replaced earlier buildings.

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3 Character Appraisal

3.1 Introduction

3.1.1 Waldron conservation area is formed of two character areas for the purposes of the appraisal and these are shown on the map in Appendix 1.

- A. Village core;
- B. Village edges.

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

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

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

3.2 Key Characteristics of the Conservation Area

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

Key Characteristics of the Conservation Area

- Medieval core focused around the church and road junction.
- Survival of 16th-17th century or earlier buildings along the roads near the village core, many of which have been refronted in the 18th-19th centuries.
- Some 19th-early 20th century development on the edges of the village.
- Most buildings in the village are in residential use, with very little commercial activity in the village.
- 14 listed buildings or structures within the conservation area, of which All Saint's church is listed as Grade I. The remainder are listed as Grade II and generally in residential use. The Star Inn public house is the only listed commercial property.

3 Character Appraisal

- A number of buildings in the village have been identified as being of local, vernacular or cultural interest.
- Some older buildings within the core of the village may be timber-framed, but have either been refaced with brickwork, or first floor areas have been tile hung, with brickwork facing to the ground floor.
- Most buildings are two storey in height, predominantly of brick, with clay tile roofs.
- Built form within the village is predominantly sited along the roads with modest front setbacks to residential properties. Commercial properties like the Star Inn have no front setback.
- Front boundaries are generally formed by hedges, with some use of red brick walls to larger properties.
- Trees are an important feature of the conservation area and its wider setting.
- Key buildings: All Saints' Church, the Star Inn, Cross Farm, Hassalls, the former school; Lucas Memorial Hall.
- Key open spaces include: the churchyard, the recreation ground, and the space where the roads meet around the War Memorial.
- Key views include those along the roads through the village, and views from the churchyard and recreation ground.

3.3 Character Area A - Village core

Introduction to the character area

3.3.1 This character area is formed of the centre of the village extending from Cross Farm and All Saints' Church to the south, towards the War Memorial, and extending west to the Lucas Memorial Hall and east to Tinker's Cottage. Development within the character area is from a mix of periods, although many of the buildings have brick and tile-hung frontages dating to the 18th- mid 19th century. The area is predominantly residential, but also contains some commercial functions around the road junction such as the village pub and shop.

3.3.2 This area is bordered by Character Area B (village edges). The entire village is surrounded by open countryside, comprising fields and woodland, giving the village a very rural character.

3.3.3 It has been suggested that the current 12-13th century church stands on the site of an earlier Saxon church. It is possible that, like many of the Wealden villages, the village originated as a trading place and church at a natural meeting point at the road junction of early routeways across the Weald.

3.3.4 The village radiates out along the three roads that converge at a road junction which forms a village square in front of The Star Inn. Although not identified as a market place, the road junction is a large open space that acts as an informal village square onto which buildings face and would have been a natural space for trade, especially before the installation of the War Memorial in the 20th century. This is also supported by the continued use of the buildings around this space into the 20th century, which included the Inn, a village shop, draper and bakehouse (Daws), and a forge. Many of these earlier buildings have red brick frontages dating to the 18th and 19th centuries, but the buildings themselves may date to the 16th-17th centuries.

Landscape setting

3.3.5 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. The rural location of the village means that there is open countryside and woodland surrounding the character area. The churchyard within the character area is publicly accessible open space, as well as being the village burial ground. The road junction is still quite open and acts as an informal village square.

3.3.6 Trees are also important both within the character area and in the wider setting and these reinforce the rural character of the village. There are some important tree specimens within the character area and these are noted on the visual appraisal map in Appendix 1, along with the identification of important hedgerows. Particularly noteworthy specimens include those within the churchyard and along the lanes leading into the village, as well as established trees in gardens and the trees outside the conservation area marking field boundaries and in adjacent woodland. The trees that sit on top of the stone bank along the southern approach into the village as especially noteworthy, with the stone

bank and exposed roots giving a real sense of antiquity to this sunken route into the village.

3.3.7 Views through the character area are generally along the roads extending through the village to and from the War Memorial. There are important views out of the village from the churchyard, Star Inn and next to Downland House across the surrounding fields.

Local built form

3.3.8 The church is the oldest building in the character area, dating to the 12th-13th century. Buildings within the character area, listed and unlisted, have not been the subject of archaeological survey and so dating of the buildings can be uncertain. Older buildings have often been re-fronted in the 18th-19th centuries, which has obscured earlier phases. Apart from the church, buildings in the character area date to the 17th-19th centuries or earlier, with some re-fronted in the 18th-19th centuries.

3.3.9 The buildings in the character area almost all front onto the roads through the village. Plot sizes are quite variable and the buildings themselves vary from adjoining cottages to detached cottages and larger houses. The smaller cottages and those buildings with a current or previous commercial use generally sit close to the road frontage, with the large properties sitting further back on the plots.

3.3.10 The mix of periods of building can be identified, to some extent, by the uses of building materials, although many of the buildings in the village thought to be of earlier timber framing have been refronted in brick and tile. The buildings generally have red brickwork, some with grey brick header chequered decoration and some with decorative tile-hanging. Roofs are covered with clay plain tiles. There is very little use of weatherboarding or render in the village. Similarly, stonework is generally limited to the church and the barn at Cross Farm.

3.3.11 The character area contains a mixture of boundary treatments, but predominantly red brick walls and hedges. Another natural boundary treatment that continues into the adjoining character area is the stone bank the runs along the road and churchyard boundary as the village is approached from the south. There is little use of fences and railings.

Listed buildings

3.3.12 There are 11 designated Grade II listed buildings and structures within the character area, as well as the Grade I listed church. The buildings are generally listed as ranging in date from the 17th century or earlier to the 19th century, with the majority of buildings within the character area dated to the 17th century or earlier and being refaced in the 18th-19th century. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.3.13 The oldest building in the character area is the church, which is recorded from the 12th century, though the oldest surviving fabric is variously reported as being 12th or 13th century. The church and churchyard stand on elevated ground to the south west of the village. The church is constructed of stone with a tiled roof and a tower with stair turret. The church was remodelled and extended in the 19th century and the clock added in 1912. The lych gate was also added around this time, with intricate wood carving and a Horsham stone roof. There are two examples of Harmer terracotta work in the churchyard; an urn on a gravestone and roses on a tomb.

3.3.14 Opposite the church is Cross Farmhouse. The house is dated 1622 with subsequent refronting, but it is thought that a farm may have been on the site before this and there are deeds going back to at least the 16th century⁽¹⁹⁾. The farmhouse has chequered red brickwork with grey headers, sash windows with a central door and a plain clay tile roof. The brick gate piers and decorative gates in front of the house are also listed. In addition, the barn and stables at Cross Farm have separate listings and are both listed as 18th century. The stable is constructed of red brick with a red clay tile roof. The barn sits on the road frontage opposite the church and is a mixture of stone, tile-hanging and weatherboarding, with a red clay tile roof. The barn is listed as 18th century based on external appearance, but it has been suggested that this could be the medieval tithe barn⁽²⁰⁾.

3.3.15 Facing onto the village square, the Star Inn is thought to date to the 16th century. It is timber-framed with a later frontage of chequered red brickwork with grey headers and sash windows with a plain clay tile roof. The Inn is reported to have a 17th century fireback and the former stables is now used as the village store.

3.3.16 Also facing the village square is Hassalls, with the Old House to the rear. It has been suggested that Hassalls may be as early as the 14th century. The building is constructed of brick, which is exposed on the ends to show red and grey chequered brickwork and painted on the front facade. It contains sash windows and has a red plain tiles roof. The western range is lower, but of the same style. The building was the former village store, Daws, and was refaced when converted to a house in the 20th century. Attached to the rear is a lower range that appears to be older and has chequered brick on the ground floor, tile-hanging at first floor and a plain tiled roof. It contains vertical sliding sash windows, a Yorkshire horizontal sliding sash and a central porch with panelled door. The Old House sits directly adjacent and is thought to be the 18th century former bakehouse.

3.3.17 In the village square itself is the War Memorial, constructed in 1920 and later adapted to commemorate the fallen servicemen of the parish in the World Wars. It is a large stone cross on plinth base designed by Burslem stonemasons.

3.3.18 Extending out of the village square along Whitehouse Lane, Tinker's Cottage is listed as probably 17th century, but is reported to contain a 16th century fireback so may

19 ESRO ROB 3
20 Russell, B. et al 2000

be earlier. The house is red brick with decorative tile-hanging, casement windows and a plain clay tile roof.

3.3.19 Rafters, further along the lane, is thought to be the former wheelwrights. Although listed as probably 17th century, it is claimed that the house has a king post roof and is earlier. It has an 19th century red brick extension, the rest of the house being red brick and tile-hung with casement windows and a plain clay tile roof.

3.3.20 Continuing west from the village square Old Ivy Cottage is dated circa 1715 and extended in 20th century. It has rendered brick on the ground floor with tile-hanging above, sash windows and a plain clay tiled roof.

3.3.21 School Villa Cottages is listed as possible 17th Century, refronted in the early 19th century. The cottages have chequered red brickwork with grey headers, a mixture of sash and casement windows and a lower tile-hung range, all with plain clay tile roof.

Key unlisted buildings or structures

3.3.22 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 Waldron conservation area, and contribute to its wider historical value⁽²¹⁾. 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.

3.3.23 Key unlisted buildings or structures have been identified in the character area, dating from the 16th-20th centuries or earlier. Whilst key unlisted buildings have been identified on the visual appraisal map in Appendix 1, this does not exclude other buildings being considered of significance should further information come to light. In addition, omission of description in this character appraisal text does not diminish the significance of any buildings identified on the visual appraisal map.

3.3.24 Forge Cottage/The Forge next to the Star Inn is the former blacksmith's house and is thought to be 16th century with a mid-19th century refronting. The forge was located next to the house but has been demolished. The house has lower English bond brickwork in red brick with some grey headers and decorative tile-hanging above.

3.3.25 Waldron House was the former rectory and is shown on the 1841 Tithe map and possibly on earlier maps, with a documentary reference to the rectory and Cateham adjacent in 1601⁽²²⁾. The house has undergone later rebuilding and additions and

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

22 ESRO ROB 3/12

externally appears to be 19th century. According to documentary evidence the old rectory was demolished in 1858, and replaced by a larger building on the same site ⁽²³⁾. Specifications for the construction of an additional wing to the rectory from 1883 were drawn up by the London architect Lacy W Ridge ⁽²⁴⁾. The house is well set back within its own grounds, but the wall and gates to the property extend for some distance along the road, curving along the village square, and are an important feature of the conservation area. The house is visible from the churchyard and has multiple gables and diapered brickwork with large sash windows.

3.3.26 Pink Cottage is shown on the 1841 Tithe map and has lower red and grey chequered brickwork with diaper patterned decorative tile-hanging above.

3.3.27 Mount Pleasant and Markcotes has similar brickwork and decorative tile-hanging to Pink Cottage, but is of later construction, built between the 1841 Tithe and 1875 OS map, and has a slate roof. The building was formerly used as a store and post office.

3.3.28 Waldron School was founded in 1854 and converted to a house following its closure in 1969. The school building is constructed of red and grey chequered brickwork with a later 19th century gable and wing added to the west, now partly obscured behind a garage.

3.3.29 The Lucas Memorial Hall was built in 1904 by Joseph Lucas of Foxhunt Manor in memory of his late wife and gifted to the parish in 1919. The building is constructed of red brick with decorative tile-hanging on the gables and matching tiles on the roof. It has decorative sash windows with the family insignia/crest set into the new window and a terracotta plaque. In 1921 the Lucas family offered the cricket club the use of the existing cricket ground behind the hall.

Other features of the character area

3.3.30 There are other notable features within the character area which add to the visual, historical and cultural interest. These include a finger post near The Star Inn and a gpo marker near Cross Farm. There is also a red telephone box near the former school and a wall letter box near the former Beacon View Stores. There are gravestones in the churchyard decorated with 19th century Harmer terracotta plaques.

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

Detractors

3.3.32 There are few intrusive modern features within the character area. The character area is unlit, as would be expected in this naturally dark setting. The main detractor in the character area is the pylons and wires crossing the road extending west out of the village.

23 ESRO PAR499/4/1

24 ESRO PAR499/4/1/1

There is also a degree of on-street parking and parking in front of properties along this road, but this is quite minimal.

Summary

3.3.33 In conclusion, this area is formed of the historic core of the village comprising the church and churchyard, the main road junction that forms an informal village square, the public house and most of the historic buildings in the village. The area has developed from at least the 12-13th century, with All. Saints church datign from this period. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. The main detractor in the character area is the visual intrusion of the wirescape along the road.

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3.4 Character Area B - Village edges

Introduction to the character area

3.4.1 This character area is formed of the edges of the village along the roads extending into the village core. The buildings range in date from the 17th century or earlier to the 20th century. The area is predominantly residential, with the exception of the recreation ground.

3.4.2 This area is bordered by Character Area A (village core). The entire village is surrounded by open countryside, comprising fields and woodland, giving the village a very rural character.

3.4.3 Development is characterised by buildings from a mix of periods interspersed with treed and hedged boundaries extending along the roads and set within the wider countryside.

Landscape setting

3.4.4 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. The rural location of the village means that there is open countryside and woodland surrounding the character area. The churchyard within the character area is publicly accessible open space, as well as being the village burial ground.

3.4.5 Trees are also important both within the character area and in the wider setting and these reinforce the rural character of the village. There are some important tree specimens within the character area and these are noted on the visual appraisal map in Appendix 1, along with the identification of important hedgerows. Particularly noteworthy specimens include those along the edge of the recreation ground and along the lanes leading into the village, as well as the trees outside the conservation area marking field boundaries and in adjacent woodland.

3.4.6 Views through the character area are generally along the roads extending into the village. Views through the character area are generally along the roads extending into the village. There are glimpsed views from the edge of the reactivation ground to the church and Waldron House. There are also views from the recreation ground across the surrounding fields, with the square oasts at Heronsdale Manor visible to the south west.

Local built form

3.4.7 Buildings within the character area, listed and unlisted, have not been the subject of archaeological survey and so dating of the buildings can be uncertain. Older buildings have often been re-fronted in the 18th-19th centuries, which has obscured earlier phases. Buildings in the character area date to the 17th-19th centuries or earlier, with some re-fronted in the 18th-19th centuries.

3.4.8 The buildings in the character area almost all front onto the roads through the village. Plot sizes are quite variable and the buildings themselves vary from adjoining

cottages to detached cottages and larger houses. The smaller cottages and those buildings with a current or previous commercial use generally sit close to the road frontage, with the large properties sitting further back on the plots.

3.4.9 The mix of periods of building can be identified, to some extent, by the uses of building materials, although many of the buildings in the village thought to be of earlier timber framing have been refronted in brick and tile. The buildings generally have red brickwork, some with grey brick header chequered decoration and some with decorative tile-hanging. Roofs are covered with clay plain tiles. There is very little use of weatherboarding or render in the village. Similarly, stonework is generally limited to the church and the barn at Cross Farm.

3.4.10 The character area contains a mixture of boundary treatments, but predominantly hedges and trees, which are a defining feature of this character area. Another natural boundary treatment that continues into the adjoining character area is the stone bank the runs along the road and churchyard boundary as the village is approached from the south. There is little use of fences and railings.

Listed buildings

3.4.11 There are two designated Grade II listed buildings within the character area. The buildings are listed as ranging in date from the 17th-18th centuries with 19th century additions. However, it is possible that some of the buildings in the character area are older. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.4.12 The oldest building in the character area is Rafters, which is listed as 17th century with a 19th century addition. The house is reported to be the former wheelwrights shop and is thought to be earlier in date with a king post roof. It is stated that the saw pit is under the sitting room floor. The building is constructed of red brick with some grey headers and has tile-hanging above on the main range.

3.4.13 Grove Cottage, to the west of the character area, is the former workhouse, one end being used by the matron and the others as living space with dormitories above. A bond was given by a number of wealthy families in the Parish in 1738 for the building of a workhouse and it had certainly opened quite soon after, with the first burial recorded from the workhouse in January 1741. In 1835 the Uckfield Poor Law Union was formed and the workhouse seems to have closed soon after. The 1841 census still refers to it as the poorhouse but seems to have been occupied by this time as cottages, with two families living there. The building is listed as 19th century, but is older. Parts of the building date to the 18th century bond, but map evidence shows a building already occupied the site and may be incorporated. The larger cottage to the east is constructed of red and grey chequered brickwork with casement windows and a plain clay tile roof. The cottage to the west is a lower range and is completely tile hung with casement windows and a plain clay tile roof.

Key unlisted buildings or structures

3.4.14 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 Waldron conservation area, and contribute to its wider historical value⁽²⁵⁾. 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.

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

3.4.16 There are a number of buildings located along North Street and include Rose Cottage, Wheel Cottages, Oak Cottage and Rose Terrace. The cottages date to the 19th century and represent the small-scale expansion of the village at this time. All are of brick construction, some with decorative tile-hanging, and have plain clay tile roofs, apart from Rose Terrace, which has a slate roof.

Other features of the character area

3.4.17 There is a lack of street furniture in the character area, which is characteristic of its rural location.

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

Detractors

3.4.19 There are few intrusive modern features within the character area. The character area is unlit, as would be expected in this naturally dark setting. The main detractor in the character area is the pylons and wires crossing the road.

Summary

3.4.20 In conclusion, this area is formed of the edges of the village and incorporates the former workhouse, the recreation ground, the village hall and some 19th century

small-scale expansion. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. The main detractor in the character area is traffic and the visual intrusion of road signage and the wirescape along the road.

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.
- Many of the buildings have tile hanging.
- There has been little use of stone on buildings, which is mainly limited to the church.
- Weatherboarding is not a common historic material in the town.
- Older timber framed buildings have been refaced in brick.
- Roofs are mainly gabled and clay tiles are the main roofing material.
- Slate is not a common roofing material.
- Where historic windows survive they are mainly vertical sliding sash windows or casement windows.
- The majority of the doors to domestic properties in the conservation area are six panel timber doors.
- Hedges are the most common boundary treatment and contribute to the character of the area.
- Brick boundary walls are found on some of the larger properties in the village.

4.3 Architectural Form and Layout of Built Form

4.3.1 The village of Waldron has developed around the church and road junction from the medieval period. Development has been modest and has spread very little from the historic core over the centuries, with some small-scale 19th century development along North Street and the construction of the Lucas Memorial Hall in the early 20th century.

4.3.2 The buildings in the conservation area almost all front onto the roads extending through the village. Plot sizes are quite variable and the buildings themselves vary from adjoining cottages to detached cottages and larger houses. The smaller cottages and those buildings with a current or previous commercial use generally sit close to the road frontage, with the large properties sitting further back on the plots.

4.3.3 Development within the conservation area is from a mix of periods and represents a mix of architectural styles. These vary from small detached cottages and semi-detached houses, 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, generally indicative of a previous non-residential use. There are also some single-storey outbuildings in the village and the barns and stables at Cross Farm. Generally, the older, likely timber-framed, buildings are modest in scale, height and massing, even where they have been refronted, and the slightly later brick built higher status buildings are larger.

4.4 Walls

4.4.1 The mix of periods of building can be identified, to some extent, by the uses of building materials, although some of the buildings in the village likely to be of earlier timber framing have been refronted in brick and/or tile. The buildings are in a mixture of materials, including red brickwork, many with grey brick header chequered decoration, tile-hanging, painted brick and some render. There is very little use of stone, which is limited to the church and some stone walls on the outbuildings at Cross Farm. Weatherboarding is only seen on ancillary buildings and structures. Roofs are predominantly covered with clay plain tiles, with very little use of slate.

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

4.4.3 The pre-1894 parish area of Heathfield (as recorded by Molly Beswick⁽²⁶⁾) had 12 recorded brickworks in the parish, although not all were in operation at the same time. The earliest recorded brickworks was at Newick Lane in the 17th century.

4.4.4 There were between two and five limekilns recorded on the 1st edition O.S. map for the pre-1894 parish area of Heathfield. 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⁽²⁷⁾.

4.4.5 Although there are domestic buildings surviving from the 17th centuries or earlier within the village, which would originally have had externally visible timber frame and render, these structures have all undergone later re-facing with brickwork, sometimes in combination with first floor tile-hanging, to create a more 'modern' facade.

4.4.6 The 18th and 19th century brickwork construction is of Flemish bond, where bricks are laid in a chequered pattern, as seen on The Star Inn and School View Cottages and an especially well executed example on Cross Farm.

4.4.7 Bricks could be produced in different colours through a combination of firing techniques and temperatures and the clay used. Brickwork can also be used to create decorative patterns such as diaper patterns, polychrome work and header bond⁽²⁸⁾. Many buildings in the village have used red and grey bricks to create a chequered pattern and Waldron House has diaper brickwork.

4.4.8 It is only in the 20th century that the modern 'stretcher' bond has come into general use, as brickwork generally provides a face to an internal blockwork wall. This can be seen on the early 20th century Lucas Memorial Hall.

4.4.9 Photos of brick detailing

4.4.10 Although brickwork remains predominantly uncovered, the brickwork on Rose Cottage and on the front elevation of Hassalls has been painted. The paint work appears to be modern, but historically would have been a limewash to provide a sacrificial coat to the brickwork, provide a more uniform colour and appearance, and/or mimic stone.

4.4.11 In conjunction with the 18th-19th century refacing of earlier timber-framed buildings with brickwork, there tends to be significant use of tile hanging to first floor areas. Whilst some of the tiles are plain, many buildings have decorative shaped tiles, such as Tinker's Cottage, Pink Cottage and Mount Pleasant. The attached cottages on North Street have different shaped and coloured tiles arranged in a linear pattern to create a decorative pattern.

4.4.12 Photo of tile hanging

4.4.13 The use of render is not a common feature in the conservation area, with one example seen at Old Ivy Cottage.

4.4.14 Photo of render

4.4.15 Exposed timber framing is not seen within the conservation area.

4.4.16 Photo of timber framing

27 Leslie and Short eds. (1991) Historical Atlas of Sussex
28 where the entire elevation is laid in headers

4.4.17 There is very little use of weatherboarding in the conservation area, which is limited to ancillary and farm buildings.

4.4.18 photo of weatherboarding

4.4.19 The use of stone is not common in the conservation area and is limited to the church and the walls of some of the buildings at Cross Farm.

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.

4.5.3 There is very little use of alternative roofing materials throughout the conservation area, even on later 19th and 20th century buildings, when the railways allowed the easier sourcing of alternative material.

Slate

4.5.4 There is limited use of slate as a roofing material in the conservation area on 19th century buildings, such as Mount Pleasant and Rose Terrace, but it is not a common material in the conservation area.

Horsham Stone

4.5.5 The only alternative materials found in the conservation area are the use of Horsham Stone slate to the roof the lych gate.

Roof forms

4.5.6 Roof forms throughout the conservation area are predominantly gables, but there are some half hips, generally on ancillary buildings, such as the barn and stables at Cross Farm. A small number of buildings have catslide roofs to the side or rear, such as Pink Cottage and the former school. The rear of Hassells has a hipped roof, but this is not a common roof form within the conservation area.

4.5.7 The roofs generally run parallel to the road with end gables. There are a few limited examples of the use of feature gable, often dating to the 19th century, such as Waldron House and the former school.

4.5.8 The roofs to buildings within the conservation area are predominantly uninterrupted by dormers. The use of rooflights is also restricted.

Chimney stacks and pots

4.5.9 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.

4.5.10 The majority of chimney stacks in the conservation area are quite plain and very in size depending on the use, size and status of the building. The stacks are unpainted brick and are generally simple end stacks. However, Cross Farm has large decorative chimney stacks and some earlier buildings have more centralised stacks, such as the rear of Hassalls, Cross Farm and The Star Inn.

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

Rainwater goods

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

Barge boards

4.5.13 Most of the examples of barge boards to roofs throughout the conservation area are plain barge boards to the gabled roofs, although some gabled roofs do not have barge boards and instead have small mortared verges. Decorative barge boards are not a feature of the conservation area.

4.6 Windows

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

4.6.2 There is significant survival of historic window detailing within the conservation area. This is predominantly through the use of traditional timber vertical sliding sashes; and use of simple side hung casement windows of timber. There are few examples of leaded lights to casement windows within the conservation area, with Tinker Cottage containing diamond leaded lights.

4.6.3 Within earlier domestic buildings, where the timber frame has been concealed by brick and/or ground floor brick and first floor tile hanging, there is sometimes a mixture of

window styles. Generally, the front elevation has uniformity in window style and, depending on when it was refronted and perhaps sometimes on the status of the building, has either all vertical timber sliding sashes, or all casement windows.

4.6.4 The side and rear elevations often display more of a mixture of window styles and often even if the front elevation has vertical timber sliding sashes, the side and rear elevation will contain casement windows. These small window types fit within concealed timber framing behind later refacing on these earlier properties, such as the small casement windows in the tile-hanging on Little Grove Cottage and Tinkers Cottage. Casement windows were the norm in the 17th and 18th centuries, but did continue to be used throughout the 19th and 20th centuries.

4.6.5 A number of early buildings believed to date from the 16th or 17th centuries, such as the Star Inn and School Villa Cottages, have sash windows in the front facade, indicating that they were probably refaced in the 18th-19th centuries. Later in the 18th century and into the 19th century, the double hung sash was introduced, often with six panes over six, and became the popular window style of this period.

4.6.6 By the later 19th century panes of glass were larger and both sash and casement windows had larger panes of glass with fewer, if any, glazing bars. There are not common in the conservation area, but larger panes can be seen on the lower half of the windows of The Lucas Memorial Hall.

4.6.7 The use of stone mullion windows within the conservation area is limited to the use of stonework for windows at the church.

4.6.8 There are no early shop windows within the village..

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

4.7 Doors

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

4.7.2 The majority of the doors in the conservation area are traditionally detailed six panel timber doors, some with glazing in the upper panels, or plain planked doors. There

are some front porches to properties within the conservation area, some of which are historic (although not necessarily original) and others that are a more recent addition. There are also limited use of door hoods in the village, such as Cross Farm and the Star Inn.

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

4.8 Shopfronts

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

4.8.2 Shop fronts were introduced in the 18th century and the majority dating from the 18th and 19th century are designed on an individual basis, utilising a variety of architectural detailing and styles, with small paned windows. Later 19th century shop fronts have larger areas of plate glass as this material became more widely available, changing the scale in the design of shop fronts. ⁽²⁹⁾

4.8.3 There are no remaining examples of earlier shopfronts within the village. Whilst it is known that Hassalls was a shop (Daws Stores) from the 19th century, the shop front was removed when it was converted to a house in the 20th century. Other trades have also been lost, many of which were run from houses around the village, with the public house and village store within the adjacent outbuilding being the only commercial properties operating within the village.

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 Waldron contains a mixture of boundary treatments, including hedges, red brick walls and fences. Hedges are the predominant boundary feature within the conservation area, which reflects the rural character of the village. Most properties in the village have a hedge along the street frontage with a front garden. There are some red brick walls to larger properties within the village, as seen extending in front of Cross Farm and along

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

the street frontage to the garden of Waldron House . Grove Cottage, as the former workhouse, is the only property in the village with no front boundary treatment.

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

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5 Trees, Open Spaces and Views

5.1 Introduction

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

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

5.2 Key Characteristics

Key Characteristics

- Trees form an important backdrop to the conservation area.
- There are prominent tree specimens within the churchyard, along the lanes leading into the village, around the recreation ground and in gardens.
- Hedgerows and trees are an important boundary feature.
- Important open spaces include the churchyard the recreation ground and the space around the War Memorial, which acts as an informal village square.
- Views along the roads throughout the conservation area.
- Long distance views across the High Weald from the churchyard, recreation ground, the Star Inn and next to Downland House.

5.3 Trees and Hedgerows

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

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

5.3.3 Trees form an important backdrop to the settlement in the wider landscape setting. Particularly prominent trees and groups of trees within the conservation area include those within the churchyard around the recreation ground; the trees along the lanes leading into

the village, especially the trees that sit on top of the stone bank along the sunken lane that leads into the village from the south; established trees in gardens; and the trees outside the conservation area marking field boundaries and in adjacent woodland.

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

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

5.4 Open Spaces

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

5.4.2 Within the conservation area, the churchyard is publicly accessible open space and still functions as the village burial ground. The recreation ground is publicly accessible open space with fields beyond and makes a positive contribution to the conservation area. The area around the War Memorial is part of the road junction, but has historically functioned as a village square and retains this sense of openness.

5.4.3 The open landscape making an important contribution to traditional open setting of the conservation area. The rural location means that there is open countryside and woodland surrounding the conservation area.

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 through the village to and from the War Memorial. Views across the recreation ground include glimpsed views to the church and Waldron House. There are also views from the area of North Street near Rose Cottage across the field to the east.

5.5.4 Views into and out of the conservation area are predominantly from the churchyard, recreation ground, the Star Inn, and next to Downland House, which all afford views across the surrounding fields and woodland of the High Weald.

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6 Considerations for change in conservation are

6.1 Introduction

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

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

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

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

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

6.2 Guiding principles for changes in conservation areas

Guiding principles for changes in conservation areas

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

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

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

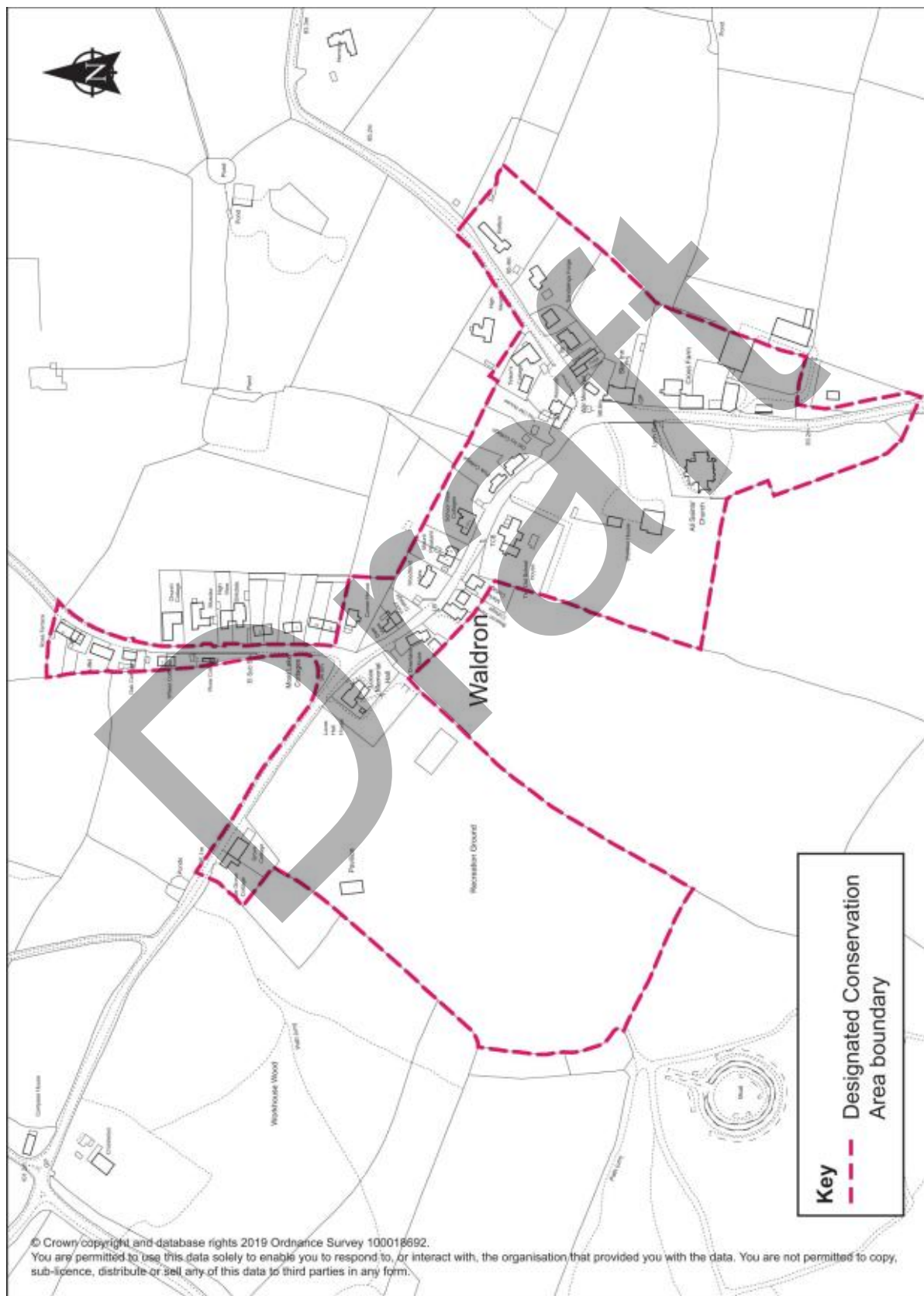
- Erosion of architectural detail.
- Inappropriately detailed window replacement.
- Scale, design and location of new development, including infill development and outbuildings.
- Loss of traditional boundary treatments.
- Wirescape.
- Parking.
- Highways works.
- Road signage.

Appendix 1: Maps

1.1 Designated Conservation Area

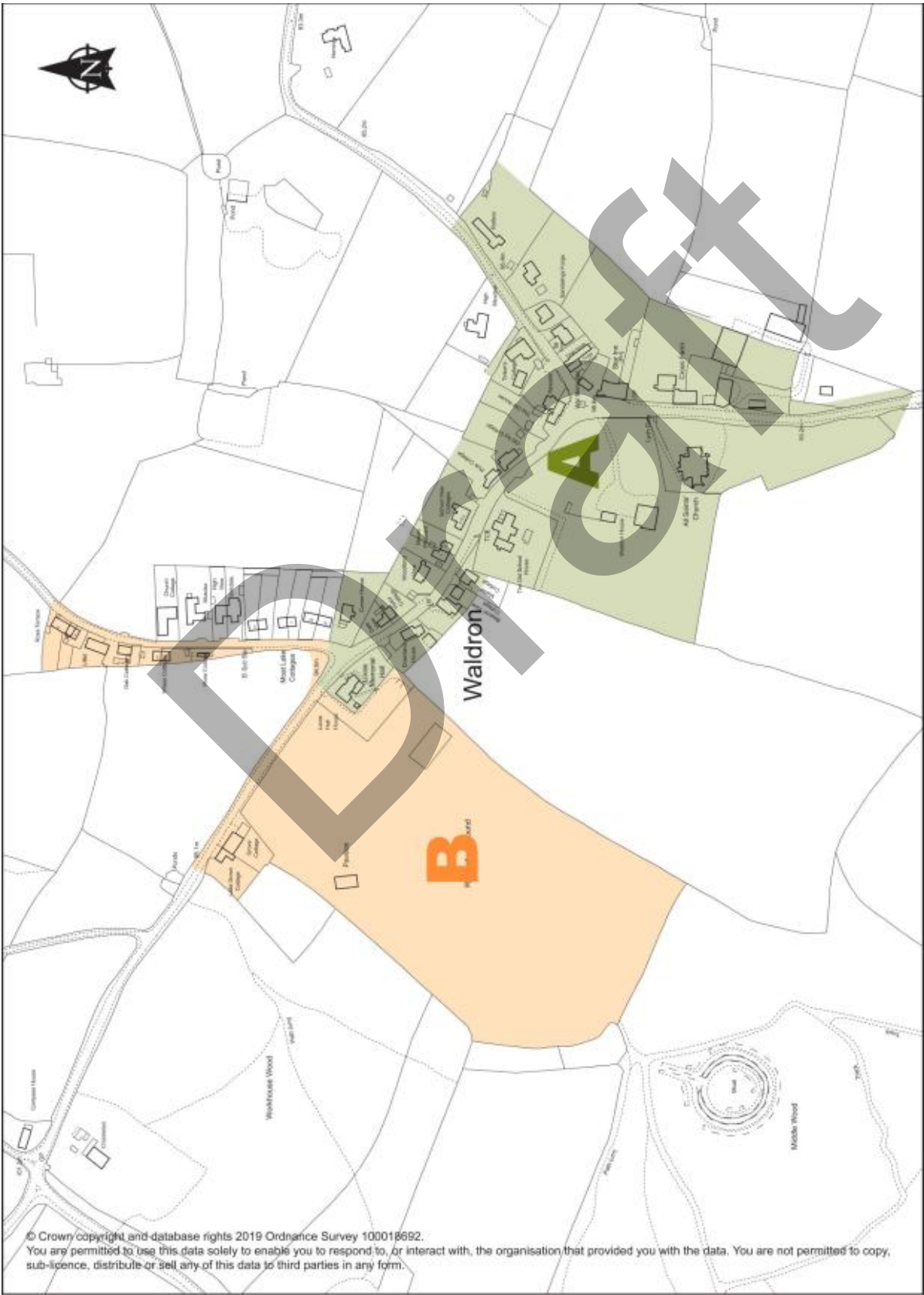
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Picture 1



1.2 Character Areas

Picture 2



1.3 Visual Appraisal

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1.4 Views

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Appendix 2: Glossary of Terms

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Fenestration: The arrangement of windows in a building.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Oriel window:

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

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

Promontory: An elevated geological outcrop.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Window 'light':

The glazed part of a window

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Appendix 3: References

LEGISLATION

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

HISTORIC ENGLAND

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www.thekeep.info/east-sussex-historic-environment-record-her/
- East Sussex Tithe Maps:
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