Draft Conservation Area Character Appraisal

Warbleton

Wealden
District Council

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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_Conservation_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.

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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 Warbleton 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 Warbleton 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.

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1 Background

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

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

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

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1 Background

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2 Context

2.1 Introduction to the Conservation Area

2.1.1 Warbleton is a small village set within the open countryside of the High Weald Area of Outstanding Natural Beauty. Development is centred around the 13th century church of St Mary and extends south eastwards along Church Road and Kingsley Hill into the valley bottom near the Old Rectory, before rising again to Kingsley Hill. The village rises to two points at its northern and southeastern limits, dropping to a valley stream in the middle. It lies approximately 2 miles south east of Heathfield and approximately 1.5 miles south west of Rushlake Green.

2.1.2 The village lies within the wider Parish of Warbleton, which covers an area of just over 11 square miles and includes the settlement of Warbleton itself, as well as Rushlake Green, Chapman's Town, Three Cups, Turners Green and part of Punnetts Town. The Parish had an overall population of 1,375 in 2011[(1)].

2.1.3 Warbleton developed along a north-south route through the Weald, close to the junctions extending to the east and west. It has primarily remained a small farming community throughout the medieval and post-medieval periods and was a small Manor at the time of the Domesday Survey. Development is strung along the road between the medieval church and Court Lodge farm, the former manor house/rectory in valley bottom, and Kingsley Hill (a former farmstead).

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

2.1.5 Wealden iron production had a significant impact on the economy of the area from the 16th century, utilising wood from the densely wooded High Weald and local iron ore outcrops.

2.1.6 The village has retained its rural character throughout the 19th and 20th centuries. There has been very little infilling and to the settlement, with most buildings being 18th century or earlier.

2.2 Setting

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

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,

1 Source:2011 Census, Office for National Statistics
2 Conservation Principles, Policy and Guidance, Historic England, April 2008, Principle 4.2

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

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

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

2.3 Topography and Landscape Setting

2.3.1 The village of Warbleton is is located within the High Weald Area of Outstanding Natural Beauty, approximately two miles to the south east of Heathfield.

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

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

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

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

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of largely intact ancient route ways (now often roads and rights of way) in the form of ridge top roads and a dense system of radiating droveways. These are often narrow, deeply sunken and edged with trees, hedgerows, wildflower-rich verges and boundary banks [5].

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

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

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

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

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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.

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Warbleton

2.3.9 The historic settlement setting of Warbleton is created by:

- landscape deeply dissected into north-south ridges, valleys and ghylls;
- ancient field patterns, including regular piecemeal enclosure, and cohesive and aggregate assarts;
- scattered woodland, ghylls and shaws, many of which are Ancient Woodland;
- close network of winding lanes, often in the form of ancient sunken droveways with tree and hedge-lined banks;

- streams and secluded, often shady valleys, with remote feel;
- small historic villages, hamlets and farmsteads with a strong sense of tranquillity and relative remoteness.

2.3.10 Landscape characteristics include:

- historic buildings extending along the road through the village, including the church, public house and the Old Rectory;
- views from the surrounding countryside of St. Mary's Church, which is a prominent feature;
- rural, sometimes sunken, tree-lined lanes;
- landscape of fields surrounding the village, often enclosed by hedges;
- patches of woodland forming part of the High Weald landscape [7].

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

Warbleton Landscape Setting Areas

The landscape setting areas are identified as:

- A patchwork of ancient fields, often enclosed with hedgerows and trees, tree-lined lanes and areas of Ancient Woodland and shaws.
- Large area of Ancient Woodland to the south and south east of the area [8].

2.3.12 The topography in the area has influenced the layout and development of the settlement, with church and a small core of development on the higher ground and to the north and then continuing along the road, with the Old Rectory sitting by the stream, and Kingsley Hill, which was an earlier medieval farmstead, sitting on the higher ground beyond. The church sits at c.95m AOD around the church church, dropping to c.60m by the Old Rectory, and then rising again to c.85m AOD at Kingsley Hill.

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

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

2.3.14 Features still visible in the landscape and around the conservation area provide evidence of earlier development and activity, such as hedges demarking field systems, ponds from former iron working, mature trees, isolated farmsteads and historic boundary treatments.

2.4 Geology and Building Materials

2.4.1 Along with the whole of Sussex, the rocks of the Warbleton 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. Warbleton lies on a succession of sandstones, siltstones and mudstones of the Tunbridge Wells 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 Warbleton 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 Warbleton is not fully understood, although there is evidence of early activity in the area.

2.5.2 Flints have been recorded to the south of the village in Causeway Woods (ESHER MES6948). There is also evidence of early iron working in the area in recording of undated bloomeries, which could be Iron Age or Roman (ESHER MES6940, 6950).

Roman and Saxon

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

2.5.4 The Anglo-Saxons invaded Sussex in the year 477 AD and, according to the Anglo-Saxon Chronicle, took the Roman fort of Anderida in 491 AD on the south coast at Pevensey, forming the small kingdom of the South Saxons, or Sussex. The Saxons

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used the drove routes and woodland clearings of the Weald for the grazing and movement of animals.

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

Place name, Domesday and early manors

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

2.5.7 Warbleton is recorded in the Domesday Survey with a population of just eight households and land for two ploughs, making this quite a small manor [9]. In the Domesday survey the Manor was held by Wibert, with Robert, Count of Eu, as tenant-in-chief. Wibert also held other Sussex manors, including Herstmonceux (then called Herst).

2.5.8 The Manors of Warbleton and Herst were held together until the 13th century. On the death of Wibert, both Manors descended to his son, William, and then, by 1166, to the latter's heir, Reynold de Ansevill. The manors then descended through the female line to coheirs [10].

2.5.9 The Manors were split by the coheirs so that by 1212 Herst was owned by Waleran de Monceux, and Warbleton by William de Warbleton. The Manor of Warbeton then descended with the de Warbleton family [11]. William de Warbleton held the manor from 1212. Thomas de Warbleton, either the son or grandson of William, was taxed in the Sussex Lay Subsidy Rolls of 1296 for the manor [12]. At this time Thomas de Warbleton was the sixth most highly taxed person within the Rape of Hastings and also held lands in Hampshire and Surrey.

Church

2.5.10 The Church of St Mary the Virgin is in a prominent position, sitting on raised ground adjacent to the ridgetop at the northern extent of the settlement. The church overlooks the South Downs and both offers panoramic views and can itself be seen from the wider countryside. It is claimed that the church is built on a Neolithic mound, but there seems to be no evidence for this.

2.5.11 The chancel and nave are the oldest part of the church and date from the 13th century, with additions in the 14th century and the tower added in the 15th century. At the east end of the north aisle is the chantry chapel. This was added in the 15th century and coincides with the building of The Chantry to house the chaplains.

9 www.opendomesday.org
10 ESRO HBR 1-500
11 ESRO HBR 1-500
12 Victoria County History of Sussex 9, 206, after ESRO HBR 1-500

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2.5.12 The stone font in the church is believed to be 13th century and a chest in the church is thought to date from the 14th century.

2.5.13 There is a brass mounted on marble in the church to William Prestwick (died 1436), rector of Warbleton, Dean of the College of St. Mary, Hastings, and Royal Official (see information on The Chantry below). It has a full length portrait of William Prestwick and includes the image of a pelican, representing charity and the love of God.

2.5.14 The church contains an oak manorial pew, used by the Lords of the Manors as their private pew. It was built in 1722, presumable by John Lade who was Lord of the Manor at the time, and is reached up a stairway. The church also contains a monument to Sir John Lade (died 1740) made of coloured marbles, with Corinthian columns and a pediment around a bust. native of the parish, he leased the manor in 1717 *(VCH 9 p206)*

2.5.15 There are two terracotta plaques on gravestones in the churchyard that were created by Jonathan Harmer of Heathfield.

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

Medieval and post-medieval development

2.5.17 Warbleton remained a small hamlet throughout the medieval and post-medieval periods. There is no market or fair recorded in Warbleton, the nearest being at Old Heathfield, which held a weekly market from at least 1234 and an annual fair granted by 1316.

2.5.18 The medieval settlement of Warbleton seems to have been in three clusters extending along the road; the church and Court Lodge on the hill to the north; the Old Rectory/ former manor house and The Chantry sitting by the stream; and Kingsley Hill sitting as a medieval farmstead on the hill to the south east.

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

2.5.20 Throughout the medieval period, both the Manor of Warbleton and the advowson of the church [14] were held by the de Warbleton family [15].

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

14 right to nominate someone to fill a vacant clerical position at the church and receive the church living

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

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2.5.21 The Warbleton family and their successors by marriage (the Puttenhams) continued to own both the manors of Warbleton and Sherfield-upon-Loddon throughout the medieval period and it is possible that they had manor houses in both locations, the Old Rectory being the manor house in Warbleton.

2.5.22 By 1315, William de Warbleton (son of Sir Thomas (III), who died in 1317) had become rector of Warbleton and it appears he was granted the manor house for his use. It may be that by this time the family's principal seat was the moated manor house at Sherfield-upon-Lodden and that the new rector, William de Warbleton, being a son of the head of the family, was granted as his rectory the use of the recently built manor house in Warbleton. it is possible that the house, now known as the Old Rectory, continued to serve as the manor house for the family during the medieval period, before eventually being granted as a permanent rectory.

2.5.23 John de Warbleton's grandson, William de Warbleton, died as the last male heir in 1469, when the Manor fell to William Puttenham (great-grandson of John) though his grandmother, Margaret, and then descended with the Puttenham family. In 1567 Richard Puttenham gave the Sherfield (and possibly the Warbleton) manor to his daughter Anne, wife of Francis Morris of Coxwell, and she and her husband sold it in 1572. The Manor seems to have no longer been owned by the family from this time, with reference to the Manor being held by Thomas Stollion (also Stolyon), and soon became part of the Henry Smith Charity (see below).

2.5.24 In the early1600s the Manor of Warbeton, the advowson of the rectory, and woodland and farms, including Court Lodge Farm, Chantry Farm and Batsford Farm, totalling over 550 acres, were purchased by Henry Smith, a London Alderman who made his fortune from money lending to the gentry and buying land. He founded the Henry Smith Charity in the 1620s and left his land in trust to be used to make charitable donations to the poor. Money from the rental of the land was to be used to help, amongst others, poor prisoners, hurt and maimed soldiers, poor maids marriages, aged poor and infirmed, orphans, setting up poor apprentices, amending the highways and maintaining the church.

2.5.25 The Earls of Ashburnham acted as Trustees for the land from at least the 1700s. Sir John Lade leased the Manor of Warbleton in a Court Roll from 1715 and was made Baronet of Warbleton in 1731. He resided at Cralle Place (the Old Rectory was no longer used as the manor house by this time, but had become a permanent vicarage). He died unmarried and was succeeded by his great-nephew, the second Baronet Sir John Lade, who died following a riding accident and was buried in Warbeton in 1759. It seems that the family fortune was squandered in the late 18th century, with much of the lands, including the Manor of Warbleton and Cralle Place, being disposed of by Ann Lade in 1780 **(16)**. Upon the death of the latter John Lade the Baronetcy became extinct.

2.5.26 Many of the fields and property around the village were still owned by the Smith Charity on the 1837 Tithe map and some of the land and property in Warbleton is still owned by the charity **(17)**.

16 ESRO SAS/AN 289
17 The Henry Smith Charity is one of the largest grant making charities in Britain

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2.5.27 The settlement seems to have undergone only limited growth throughout the medieval and post-medieval period, with most of the buildings that remain in Warbleton having been built by the 18th century.

2.5.28 The oldest building apart from the church is the 13th century house built by the de Warbleton family (now the Old Rectory), which represents the large hall of one of the most prestigious timber-framed houses known to survive anywhere in England. In particular, the two-centred arch of its open truss rises high into the roof and is elaborately moulded and embellished with dog-tooth ornamentation. The decoration throughout the truss has an accuracy and depth rarely found in timberwork. Despite its relatively small scale, the truss is assessed as one of the most significant surviving early timber-framed hall trusses in England [(18)].

2.5.29 The Chantry was built in the mid-15th century to house the chaplains serving a chantry that was founded in 1443 by the executor of the will of William Prestwick,for the benefit of his sole and those of his parents. He held the positions of rector of Warbleton, Dean of the College of St. Mary, Hastings, and Royal Official. The medieval crosswing was retained when the main range was rebuilt on a larger scale in about 1550.

2.5.30 Court Lodge house and farm sit close to the church, the house previously being used to hold the manor court. The house and barn are thought to be early 17th century or earlier and it has been suggested that Richard Woodman may have resided at Court Lodge farmhouse (if it was in existence during his lifetime in the 16th century). The farm includes later additions and is now converted into a house.

2.5.31 The site now occupied by the row of cottages opposite the church was previously stables. By the mid-17th century it was referred to as two cottages called the stables, near the church. The present building may have been rebuilt in 1739 by Samuel and Abigail Chester and their initials and the date are on a plaque built into the chimney cap of the southern cottage. Alternatively, it may be that the south cottage was added or rebuilt and the remainder refaced at the same time. In the land tax returns the property is referred to as 'The New House' from 1740 until the 1760s. It was then used for a time as the Parish workhouse (see under Institutions).

2.5.32 The public house, now The Black Duck, was know as the War-Bill-in-Tun for much of the 19th and 20th centuries. Before that, it was known as the Two Tuns, tun being a cask to hold beer and other liquids. There is a reference to the Two Tuns from 1690 and it has been suggested that the building could date to the early 16th century in part. The cottage to the south was in the same occupation at the time of the 1837 Tithe map.

2.5.33 George Baker acquired the 60-acre farm called Kingsley Hill on the eastern edge of the village in 1720 and rebuilt the house the same year. George was the younger son of the wealthy, influential Baker ironmasters family of nearby Mayfield, probably explaining the size and quality of the house given that the farm was only 60-acres. George died seven years later, with the inventory describing four first-floor chambers, a second staircase

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18 ESRO HBR 1-500

leading to the servants chambers, and garret rooms. The house was later owned by the Darby family of Markly at Rushlake Green, who were one of the principal landowners in the area. The house was owned by Brian Epstein in the 1960s and The Beatles stayed at the house and held a party their to celebrate the release of Sgt Pepper's Lonely Heart Club Band.

Post medieval trade and industry

2.5.34 Early industry in the area appears to have revolved around agriculture. Farming was important to the local economy and included arable, livestock and dairy farming, and later hop farming.

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

2.5.36 The local iron works were generally associated with a small group of ironmasters, with the same names recurring in the list of owners and tenants. These include the prominent Baker family of ironmasters from Mayfield, who owned sites in the 16th and 17th centuries, and Thomas Stollion (also Stolyon), who seems to held the Manor of Warbleton and been a local ironmaster in the later 16th-early 17th century **(19)**.

2.5.37 Richard Woodman was also associated with the local iron works in their early years of operation. He was a prominent local ironmaster who ran a forge or a furnace named Woodman's in the mid-16th century, which was located along the steam running to the west of Hammer Lane, to the south west of the village. It appears that he also owned or leased Steel Forge (a little downstream from Woodman's forge) and Markly Furnace (Rushlake Green). During the reign of Queen Mary (1553 - 1558) Woodman publicly objected to the local priest changing from Protestant to Roman Catholic and was taken to London to stand trial. He was later burned to death with nine others, known as the Lewes Martyrs, in 1557. A memorial in the churchyard wall commemorates him and is near to the spot where his house stood close to the church. During his imprisonment Woodman stated that he had provided work for 100 people in the last year, indicating he was a successful ironmaster.

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

2.5.39 One industry that did flourish in the area in the post-medieval period was the hop industry. Having been introduced by Flemish settlers in the 16th century, it become

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more prominent in the 18th and 19th centuries. The small enclosed fields provided the opportunity to grow hops alongside other crop and livestock farming. The area also had a good local supply of wood for poles, milder southern climate and suitable sandy slopes ensured that this region became the dominant supplier of hops. Once the hops were picked, they were dried out in oast houses, many of which survive in the landscape Hop growing reached its peak in the 19th century and the 1837 Tithe map is sufficiently detailed to shop that many fields in the Parish were used to grow hops at this time. By the time of the 1882 Kelly's Directory the chief crops in the Parish were corn and hops. Ost houses survive in the village at Court Lodge Farm and Kingsley Hill.

2.5.40 The 19th century Kelly's Directories and census records shows that Warbleton was a modest settlement of mostly farm workers, trades and services, including local shops, post office and school, being located in the larger settlement at Rushlake Green.

Institutions

2.5.41 Warbleton Parish is recorded in a 1777 Parliamentary report as having workhouse accommodation for up to 60 inmates [(20)]. Many Parish workhouse were established after Knatchbulls' Act of 1723, which stipulated that poor relief would only be granted once a pauper had been admitted to a workhouse. Hundreds of workhouses were set up, often in existing rented buildings.

2.5.42 The row of cottages opposite the church was used as the Parish as the workhouse by 1762. The cottages continued use as the workhouse until the large union workhouses were set up following the 1834 Poor Law Amendment Act. The Hailsham Poor Law Union was formed in 1835 with a new large workhouse built at Hellingly, but the Warbleton workhouse was still used to house boys for some time[(21)]. A plaque on the cottages reads 'Presented to George Darby of Markly 1866.

Education

2.5.43 There is no record of a school in Warbleton, the National School for the Parish being in Rushlake Green.

20th century

2.5.44 The village never seems to have been used by local trades, with Rushlake Green and Old Heathfield nearby being more significant settlements. With the exception of the church and the public house, all other buildings in the village are private houses.

2.5.45 The village has seen little significant development in the 20th century, with very limited development.

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

21 http://www.workhouses.org.uk/Hailsham/

Population

2.5.46 The population for the Parish of Warbleton was 1,059 in 1851, 1,468 in 1881 and 1,375 in 2011, with the majority residing in Rushlake Green[22].

2.6 Historical Maps

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

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

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

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

2.6.5 The Thomas Budgen map of 1789 shows the village of Warbleton. Although lacking in detail, the size of the settlement is shown with virtually all of the buildings within the conservation area represented on the map.

2.6.6 The Tithe map of 1837 shows the village in far more detail with individual buildings shown as well as plot boundaries and owner/occupiers. The extent of the village is almost unchanged to what is seen now. Most of the historic buildings in the village are shown on the Tithe map, with the exception of some ancillary buildings, Sunnyside Cottage, and the house to the north of the church. Hops are shown in the field behind Chantry Cottages and The Chantry and the 'cottage under the bank' is shown on the western bank of the Church Road to the north of the junction with Hammer Lane. The site is still discernible as a recess in the tree line on the bank.

2.6.7 The 1874 1st edition OS map shows the village relatively unchanged, although some ancillary buildings have been constructed, such as the oasts at Court Lodge Farm and Kingsley Hill. Subsequent OS maps show very little change to the village, with only Sunnyside Cottage added by 1899. In the later 20th- early 21st century farm buildings were added to Court Lodge Farm and the church rooms were built to the north of the church.

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22 2011 Census; Office for National Statistics (ONS)

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 [23]. 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 Warbleton, 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; 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 [24].

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

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23 HER East Sussex: http://thekeep.info/east-sussex-historic-environment-record-her/
24 National Planning Policy Framework

3 Character Appraisal

3.1 Introduction

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

A. Warbleton village

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

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

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

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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 13th century church of St Mary and extending south eastwards along Church Road and Kingsley Hill.
- Cluster of 13th-19th century buildings forming the small settlement, with very little later development.
- Buildings in the village almost exclusively in residential use, with very little commercial activity.
- 10 listed buildings or structures within the conservation area, comprising eight Grade II listed buildings and two grade II* listed buildings.
- Some older buildings are timber-framed, but this has been concealed by later refacing with brickwork and tile-hanging.
- Most buildings are two storey in height, predominantly of brick, with some tile-hanging, and clay tile roofs.
- Built form within the village is predominantly sited along the roads with varied setbacks.
- Front boundaries are generally formed by hedges.
- Trees are an important feature of the conservation area and its wider setting.
- Key buildings: St.Mary the Virgin Church, the row of four cottages sitting across the road from the church [25], the Chantry, the Old Rectory, Kingsley Hill.
- Key open spaces include the churchyard.
- Key views include: those along the roads extending through the settlement and to and from the church; views along the roads and across the fields that are terminated by buildings; views across the wider countryside; views back to the church from the surrounding area.

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25 Church Farm Cottage, Church Cottage, Tabard Cottage and Old Church House

3.3 Character Area A - Warbleton village

Introduction to the character area

3.3.1 The character area comprises the historic village along Church Road and Kingsley Hill. The development within this area is centred around the 13th century church of St Mary and extends south eastwards along Church Road and Kingsley Hill into the valley bottom near the Old Rectory, before rising again to Kingsley Hill. The character area is primarily residential.

3.3.2 The character area is surrounded by open countryside, with fields extending either side of Church Road and Kingsley Hill and the land dropping between the church and Kinsley Hill, which sit on the higher ground.

3.3.3 The settlement has historically been a mixture of houses and farmland, with the more substantial centre being at Rushlake Green to the north east.

3.3.4 Buildings in the character area date from the 13th-19th centuries. Some of the buildings in the character area have been re-fronted in the 18th-19th centuries.

Landscape setting

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

3.3.6 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 sunken lanes leading into the village, as well as those in the grounds of the Old Rectory, Kinsley Hill, Court Lodge farm, the band of trees lining the stream next to The Chantry, and the trees outside the conservation area marking field boundaries and in adjacent woodland.

3.3.7 Views through the character area are generally along the roads extending through the settlement and to and from the church. Views across the wider countryside are also important, with the elevated position affording views across the High Weald towards Old Heathfield church to the north west, and Rushlake Green and the windmill at Punnets Town to the north east. There are also views southwards towards the South Downs. Views back to the church from the surrounding area are also important due to its elevated position.

Local built form

3.3.8 The church is the oldest building in the character area, dating to the 13th century. Buildings within the character area, listed and unlisted, have not often been the subject

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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 13th-19th centuries, with some re-fronted in the 18th-19th centuries.

3.3.9 Development is generally fronting onto the roads, but with various setbacks. Plot sizes are quite variable and the buildings themselves range from attached cottages of varying sizes to the large houses of the Old Rectory and Kingsley Hill.

3.3.10 The mix of periods of building can be identified, to some extent, by the uses of building materials. The buildings are in a mixture of materials, including red brickwork, some with grey brick header chequered decoration, tile-hanging, and very little use of render and weatherboarding. Stonework is generally limited to the church. Roofs are covered with clay plain tiles.

3.3.11 Boundary treatments are predominantly hedges, with the use of brick walls at Kinsley Hill and the use of white picket fencing at the driveway entrance to the Old Rectory.The churchyard wall is stone. Some properties sitting closer to the road frontage do not have front boundary treatments and there is some very limited use of post and rail fencing.

Listed buildings

3.3.12 There are eight designated Grade II listed buildings and two grade II* listed buildings within the character area, ranging in date from the 13th to the 18th century, some of which are adjoining cottages in separate ownership. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.3.13 The earliest identified building within the character area is the church of St. Mary the Virgin. The church dates to the 13th century, with additions from the 14th, 15th and 19th centuries. It is constructed of stone with plain tiled roof and a square crenellated tower. A stone wall extends around the churchyard and contains a memorial to Richard Woodman set within the south wall. A dip in the churchyard wall and corresponding stone step provided access into the field to the south, which was part of Court Lodge farmyard and previous to that is though to be the site of Richard Woodman's house. The stone wall extends along the road frontage to the churchyard with a lych gate, constructed in 1909, and brick path provide access to the church from the road.

3.3.14 The grade II* listed Old Rectory is located in a valley between the church hill and Kingsley Hill, next to a stream that feeds old ironworks at Cralle Place and continues south to join the Cuckmere river. The house is well set back from the road in its own ground and is largely screened from the road by trees. The house is late 13th century with later alterations and additions. It is a mixture of materials, with red brick, red and grey chequered brickwork, mathematical tiles and a plain tiled roof. It contains casement windows, large sash windows and dormer windows.

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3.3.15 The house has been the subject of detailed archaeological survey and so the evolution is well understood. The oldest parts of the house date to the late 13th century and represents the large hall of one of the most prestigious timber-framed houses known to survive anywhere in England. The timbers have been dendro-dated to 1292 and include parts of an open truss, elaborately moulded and embellished with dog-tooth ornamentation. Part of the house was destroyed by fire in the 15th century, and replaced by a three-bay crosswing showing distinct design details from the Hampshire area, suggesting that Hampshire carpenters may have been responsible for its construction [(26)]. In the late 16th or early 17th centuries a chimney and associated first floor were inserted in the hall. A rear range was also added during this period. In 1733 a faculty was given to demolish the southern part of the house and add a new rear service wing as the house was in a poor condition and was 'inconvenient'. The timber frame was underbuilt in brick on the ground floor, whilst the retained first-floor timber frame was masked from view by lath and plaster internally and a mixture of mathematical tiling and tile hanging externally. Around 1800 the house was again thoroughly 'modernized' and extended to the north by the addition of another crosswing and windows were replaced by double-hung sash frames and other small-scale alterations were made during the 19th century[(27)].

3.3.16 The Chantry is located close to the stream on the opposite side of the road to The Old Rectory. It is slightly elevated above the road and set back within a large garden, with a hedge running along the street frontage. It is a mid-15th century building timber-framed building, refronted with red and grey chequered brickwork on ground floor and tile-hung above, with a hipped plain tiled roof. It has a mixture of casement windows and sash windows.

3.3.17 Court Lodge farmhouse is located next to the churchyard and is set back from the road along a track leading to Court Lodge barn and farm. The house is thought to be 17th century or earlier, but an earlier date is possible given its history as the manor court and possible connection with Richard Woodman. The house is most clearly viewed from the churchyard and is a mixture of red and grey chequered brickwork, tile-hanging, render and weatherboarding, with casement windows and a plain tiled roof.

3.3.18 Court Lodge barn is located down a track to the south of the church, with buildings set back from the lane. It is set within a farmyard that also includes other 19th century farm buildings, including two oasts. The barn is listed as 18th century but is thought to be earlier and has been converted to a house in more recent years. The barn is weatherboarded with a red brick plinth and weatherboarding above and a large hipped plain tiled roof. It has a side aisle on the east and a central waggon door.

3.3.19 1 Church Hill/Church Hill Cottage is located to the immediate south of the public house and sits on the road frontage with a grassed area in front and garden extending down the hill with a hedged and treed boundary. It is a 17th century or earlier timber-framed building, refronted in the early C19 with red and grey chequered brickwork. It has casement windows and a half-hipped plain tiled roof.

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26 the de Warbleton family also had a moated manor in Hampshire
27 ESRO HBR 1-500

3.3.20 A row of four cottages sits across the road from the church, comprising Church Farm Cottage, Church Cottage, Tabard Cottage and Old Church House. A cottage was referred to on the site from the mid-17th century, but the present building may have been rebuilt in 1739, with the date on a plaque built into the chimney stack. Alternatively, it may be that the south cottage was added or rebuilt and the remainder refaced at the same time. After being used as a workhouse from the 1760s to 1830s it became cottages. The buildings are quite decorative with a stone base, red and grey chequered brickwork, grey header brick panels with red brick diaper pattern, ornamental stringcourse and brick nogging at the eaves. It contains casement windows and has a hipped plain tiled roof.

3.3.21 The grade II* listed Kingsley Hill sits in an elevated position on the eastern edge of the village near the junction with Chapmans Town Road. The house is set within its own gardens behind a red brick wall on top of a bank. The barn, grade II listed in its own right, is on the road frontage just beyond the house. The house was built in 1720, replacing an earlier farmhouse. It is timber-framed and faced with red and grey chequered brickwork with tile-hanging above, large casement windows and a plain tiled roof. The barn is of a similar date and has a red brick plinth with weatherboarding above and a half-hipped tiled roof.

3.3.22 Chantry Cottages are located to the west of The Chantry in an elevated position on top of a bank that extends along the road frontage behind a hedge. The building is accessed up steps from the road and is thought to date the18th century. The main cottage to the south is constructed of red and grey chequered brickwork with a stringcourse, casement windows and plain tiled roof. Adjoining to the north is a smaller, lower range with rendered walls, casement windows and a plain tiled roof added in the 19th century.

Key unlisted buildings or structures

3.3.23 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 Warbleton conservation area, and contribute to its wider historical value [28]. 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.

3.3.24 Key unlisted buildings or structures have been identified in the character area, dating from the 17th century or earlier. Whilst key unlisted buildings have been identified on the visual appraisal map in Appendix 1, this does not exclude other buildings being considered of significance should further information come to light. In addition, omission

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

of description in this character appraisal text does not diminish the significance of any buildings identified on the visual appraisal map.

3.3.25 The Black Duck public house is located near to the church and sits on the road frontage with a grassed area in front. It dates to at least 1690 and it has been suggested that it could date to the early 16th century in part. The building has some later additions, but is essentially red and grey chequered brickwork with tile-hanging above, casement windows and a plain tiled roof. The brickwork and chimney to the rear appear older than the frontage.

3.3.26 There are some later 19th century ancillary buildings to listed buildings in the conservation area. Although these buildings are likely to be curtilage listed, they also make a contribution to the conservation area in their own right. These include the red brick oast and weatherboarded farm buildings around the former farmyard at Court Lodge Barn; the barn at the Old Rectory; and the white weatherboarded barn and attached red brick oast at Kingsley Hill.

3.3.27 Sunnyside is a symmetrical late 19th century cottage adjacent to Chantry Cottages. The cottage is in an elevated position on top of a bank that extends along the road frontage behind a hedge. The building is accessed up steps from the road and is constructed of red bricks, with casement windows and plain tiled roof. Fronting onto the road to the south is a small early 20th century outbuilding constructed of red brick and render and used as a garage.

Other features of the character area

3.3.28 There are other notable features within the character area which add to the visual, historical and cultural interest. There is very little street furniture in the village due to its rural character. There is a fingerpost at the junction with Furnace Lane and Chapmans Town Road and a post box and telephone box on Church Road below the church.

3.3.29 There are two gravestones in the churchyard decorated with 19th century Harmer terracotta plaques. There is a memorial to Richard Woodman, the ironmaster from Warbleton who became a Protestant martyr in 1557 (see History of Settlement above). The memorial stone is set into the churchyard wall marking the place where he lived and was erected in 1888.

3.3.30 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

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

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3.3.32 There are few detractor in the character area, with small amount of on-street parking and parking for the Black Duck public house.

Summary

3.3.33 In conclusion, this character area comprises the historic settlement of Warbleton, incorporating the buildings extending along church road and Kingsley Hill from the church to Kingsley Hill. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. There is good inter-visibility between the village and the surrounding open countryside.

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4 Architectural Form, Detail, Materials, Textures and Colours

4.1 Introduction

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

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

4.2 Key Characteristics

Key Characteristics

- The predominant wall construction material is brick, often with tile-hanging to the first floor.
- There is one example of mathematical tiles, on the Old Rectory.
- There is very little use of weatherboarding, which is mainly limited to ancillary and farm buildings.
- Render is not a common finish in the conservation area and only seen on two buildings, in combination with other dominant materials.
- The use of stone is limited to the church.
- Exposed timber framing is not seen within the conservation area.
- Roofs are hipped and gabled, with occasional half hips.
- Clay tiles are the only roofing material in the conservation area.
- Slate is not seen as a roofing material.
- Farm buildings and ancillary buildings are weatherboard or brick.
- Where historic windows survive they are predominantly simple side hung casement windows of timber or metal, with some use of traditional timber vertical sliding sashes.

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

4.3 Architectural Form and Layout of Built Form

4.3.1 Warbleton has developed along a north-south route through the Weald from the medieval period, with development centred around the 13th century church of St Mary and extending south eastwards along Church Road and Kingsley Hill into the valley bottom near the Old Rectory, before rising again to Kingsley Hill. Development has been modest and has spread very little from the historic core over the centuries. There has been very little infilling and to the settlement, with most buildings being 18th century or earlier.

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 range from attached cottages of varying sizes to the large houses of the Old Rectory and Kingsley Hill.

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

4.4 Walls

4.4.1 The mix of periods of building can be identified, to some extent, by the uses of building materials, although some of the buildings in the village of earlier timber framing have been refronted in brick and tile-hanging. The buildings are in a mixture of materials, including red brickwork, many with grey brick header chequered decoration, and often with tile-hanging to the first floor. There is very little use of stone, which is limited to the church. Weatherboarding is not a common feature of the conservation area and is mainly limited to barns. There is also very little use of render. Roofs are covered with clay plain tiles.

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

4.4.3 The pre-1894 parish area of Warbleton (as recorded by Molly Beswick[29]) had eight recorded brick and tile works in the parish, although not all were in operation at the

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

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

4.4.4 There was one limekiln recorded on the 1st edition O.S. map for the pre-1894 parish area of Warbleton. Lime would have been used to create lime mortar for building and lime plaster, which could be applied as an interior an exterior finish to buildings. Lime was also used in agriculture to make the Wealden clay soils easier to work[30].

4.4.5 Although there are domestic buildings surviving from the 13th-17th centuries within the village, which would originally have had externally visible timber frame and render, these structures have undergone later re-facing with brickwork and are clad in tiles to create a more 'modern' facade.

4.4.6 The 18th and 19th century brickwork construction is mainly of Flemish bond, where bricks are laid in a chequered pattern, as seen on many buildings it the village, Kingsley Hill being a good example. There is an example of the use of English garden wall bond on Court Lodge farmhouse.

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 [31]. Whilst many of of the buildings in the village incorporate red and grey bricks to create a chequered pattern, other decorative examples can be seen in the grey header bond and red brick diaper pattern seen on the cottages opposite the church.

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.

4.4.9 Photos of brick detailing

4.4.10 There is use of tile-hanging in the conservation area. This is mainly seen in combination with brick where the buildings are underbuilt in brick on the ground floor and tile-hung above to conceal earlier timber-framing. The tile-hanging in the village is plain and can be seen throughout the conservation area, ranging from The Chantry and the public house, to Kinsley Hill.

4.4.11 Photo of tile hanging

4.4.12 Mathematical tiles (also called brick tiles) were used in the 18th and 19th century in Kent and Sussex to give the appearance of brickwork.They could be used to conceal earlier timber-framing and modernise a facade like regular tile hanging, but were a more expensive and refined means of doing so.They were also used as a cheap brick substitute to clad later buildings and give the appearance of high quality brickwork. The Old Rectory was partly clad in mathematical tiles in 1733-4, providing an early example of its use in the area.

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

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4.4.13 There is little use of weatherboarding within the conservation area. There is some use of dark stained weatherboarding on a first floor gable of Court Lodge Farmhouse, but other examples within the conservation area are limited to ancillary and farm buildings, such as the barns at Kingsley Hill and Court Lodge farm.

4.4.14 photo of weatherboarding

4.4.15 There is very little use of render in the conservation area, with small parts of Court Lodge farmhouse and a 19th century extension to Chantry Cottages being the only examples of render.

4.4.16 Photo of render

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

4.4.18 Photo of timber framing

4.4.19 The use of stone is not common in the conservation area and is limited to the church.

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 no 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. The one exception is

Roof forms

4.5.4 Roof forms throughout the conservation area are a mixture of gables, hips and the occasional half hip. A small number of buildings have catslide roofs to rear, such as The Black Duck public house.

4.5.5 The roofs generally run parallel to the road with end gables or hips and the occasional use of half-hips. Generally speaking, full hips are seen on the earliest buildings, such as the Old Rectory and The Chantry, with gables and end stacks on the post-medieval buildings. Some buildings also have gabled crosswings, such as the Old Rectory.

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

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Chimney stacks and pots

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

4.5.8 The majority of chimney stacks in the conservation area are quite plain and very in size depending on the size, age and status of the building. The stacks are unpainted are include simple end stacks, as well as larger more centralised stacks, sometimes to the rear roof slope on earlier buildings, such as the Old Rectory and Church Hill Cottage.

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

Rainwater goods

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

Barge boards

4.5.11 Barge boards to roofs are not a feature of the conservation area, with many gabled roofs instead have small mortared verges.

4.6 Windows

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

4.6.2 There is significant survival of historic window detailing within the conservation area. This is predominantly through the use of simple side hung casement windows of timber or metal, as well as some use of traditional timber vertical sliding sashes.

4.6.3 Earlier wrought iron casement windows can be seen in the conservation area on a number of buildings, including the Old Rectory, Kingsley Hill, and the cottages opposite the church. These metal casements are identified by external hinges and decorative window furniture, such as the internal catch handles and stays. The windows have leaded lights with a mixture of small rectangular panes and diamond panes both surviving tin the conservation area, such as seen on the cottages opposite the church.

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4.6.4 Within earlier domestic buildings, where the timber frame has been concealed by brick or tile-hanging, small casement windows are often used. These small window types fit within concealed timber framing behind later refacing on these earlier properties, such as those seen on Church Hill Cottage. Casement windows were the norm in the 17th and 18th centuries, but did continue to be used throughout the 19th and 20th centuries. There are some timber-framed casement windows on a number of properties in the conservation area, including Court Lodge, Chantry Cottages and Church Hill Cottage.

4.6.5 Later in the 18th century and into the 19th century, the double hung sash was introduced, often with six over six or four over four small panes, and became the popular window style of this period. During the 19th century panes of glass were larger and both sash and casement windows had larger panes of glass with fewer, if any, glazing bars. The Old Rectory contains early 19th century tripartite sash windows and one horizontal sliding sash window, whilst The Chantry contains small pane sash windows.

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

4.6.7 There are no early shop windows within the village.

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

4.7 Doors

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

4.7.2 The majority of the doors in the conservation area are traditionally detailed six panel timber doors, some with glazing in the upper panels, or plain planked doors. There are some front porches to properties within the conservation area, some of which are historic (although not necessarily original) and others that are a more recent addition. There is some use of door hoods in the conservation area, such as Kingsley Hill and Chantry Cottages. The Old Rectory has an 18th century panelled door with door surround capped by a simple panelled overdoor and flanked by pilasters with dentilated and moulded caps.

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

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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. **(32)**

4.8.3 There are no examples of earlier shopfronts within the conservation area, with the public house the only commercial building operating within Warbleton.

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 Warbleton contains a mixture of boundary treatments, comprising hedges, limited use of fences and walls, as well as some properties with no front boundaries. Hedges are the predominant boundary feature within the conservation area, which reflects the rural character of the area.

4.9.3 There is a simple white picket fence and gate to the driveway of the Old Rectory. There is limited use of open post and rail fences along the boundary to the field by the Old Rectory and Court Lodge Farm.

4.9.4 There is very little use of brick walls in the conservation area, which is limited to the stone wall that forms the boundary of the churchyard and the red brick wall that sits along the roadside bank to form the boundary to Kingsley Hill.

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

32 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

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5 Trees, Open Spaces and Views

5.1 Introduction

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

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

5.2 Key Characteristics

Key Characteristics

- Trees form an important backdrop to the conservation area.
- There are prominent tree specimens within the churchyard and along the roads extending through Warbleton, in gardens, and lining the stream next to The Chantry.
- Hedgerows and trees are an important boundary feature.
- Important open spaces include the churchyard.
- Views through the character area are generally along the roads extending through the settlement and to and from the church, as well as views along the roads and across the fields that are terminated by buildings.
- Views across the wider countryside are also important and views back to the church from the surrounding area.

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

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5.3.3 The rural location of Warbleton means that there is open countryside and some areas of woodland surrounding the conservation area. Trees form an important backdrop to the settlement, with areas of woodland and smaller groves and shaws. Field boundaries and lanes are also lined with trees and hedges in this High Weald landscape.

5.3.4 Particularly prominent trees and groups of trees within the conservation area include those within the churchyard and along the roads extending through Warbleton, as well as those in the grounds of the Old Rectory, Kinsley Hill, Court Lodge farm, the band of trees lining the stream next to The Chantry.

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

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

5.4 Open Spaces

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

5.4.2 Within the conservation area, the churchyard is publicly accessible open space, as well as being the village burial ground.

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

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

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

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

5.5.3 Within the conservation area, the key views are along the roads extending through the settlement and to and from the church. There are also views along the roads and

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across the fields that are terminated by buildings within the conservation area due to the scattered nature along the road and the way in which the roads bend through the settlement.

5.5.4 Views across the wider countryside are also important, with the elevated position affording views across the High Weald towards Old Heathfield church to the north west, and Rushlake Green and the windmill at Punnets Town to the north east. There are also views southwards towards the South Downs.

5.5.5 Views back to the church from the surrounding area are also important due to its elevated position.

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6 Considerations for change in conservation areas

6.1 Introduction

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

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

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

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

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

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6.2 Guiding principles for change in conservation areas

Guiding principles for changes in conservation areas

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

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

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

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

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6 Considerations for change in conservation areas

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Appendix 1: Maps

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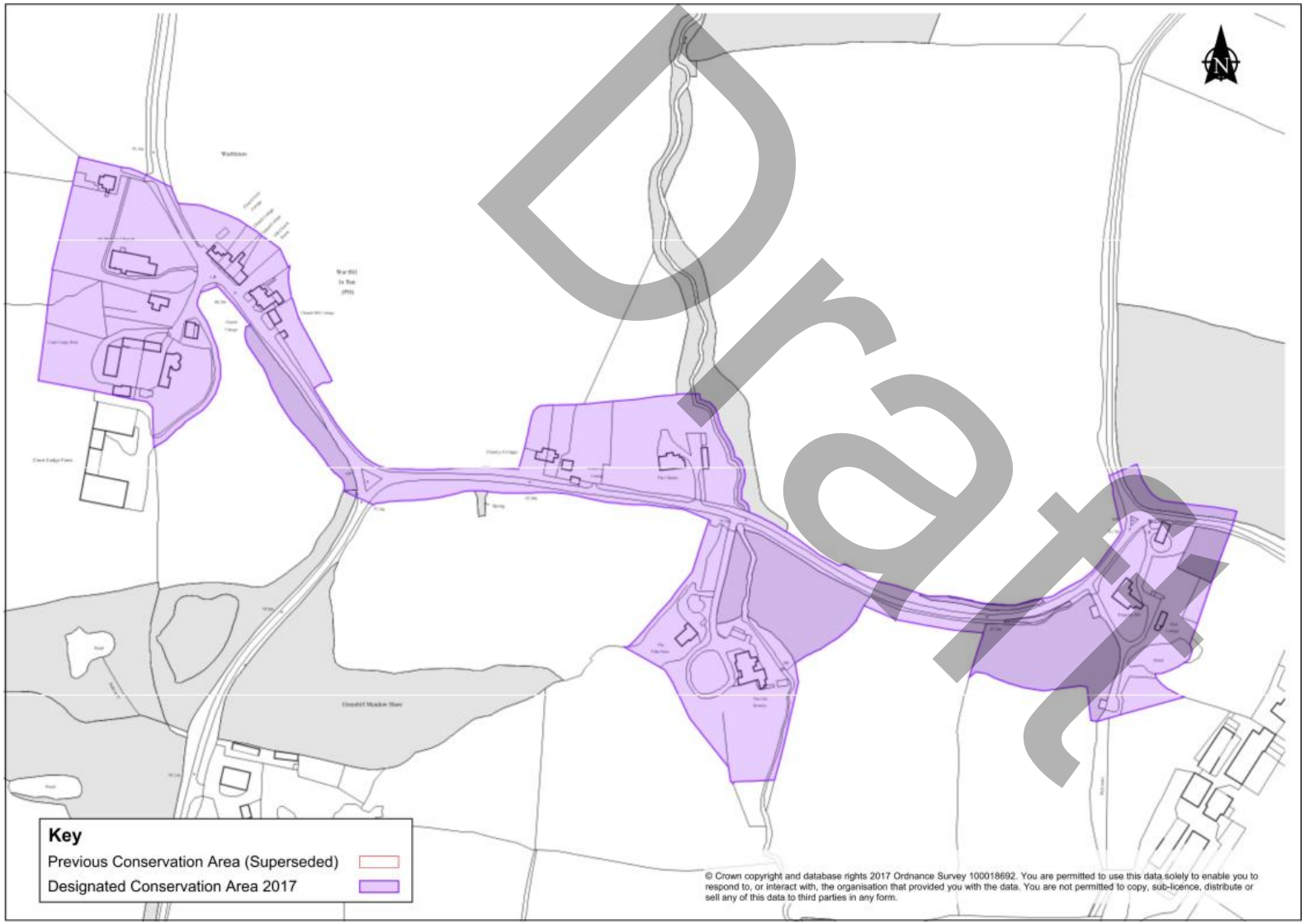
1.1 Designated Conservation Area



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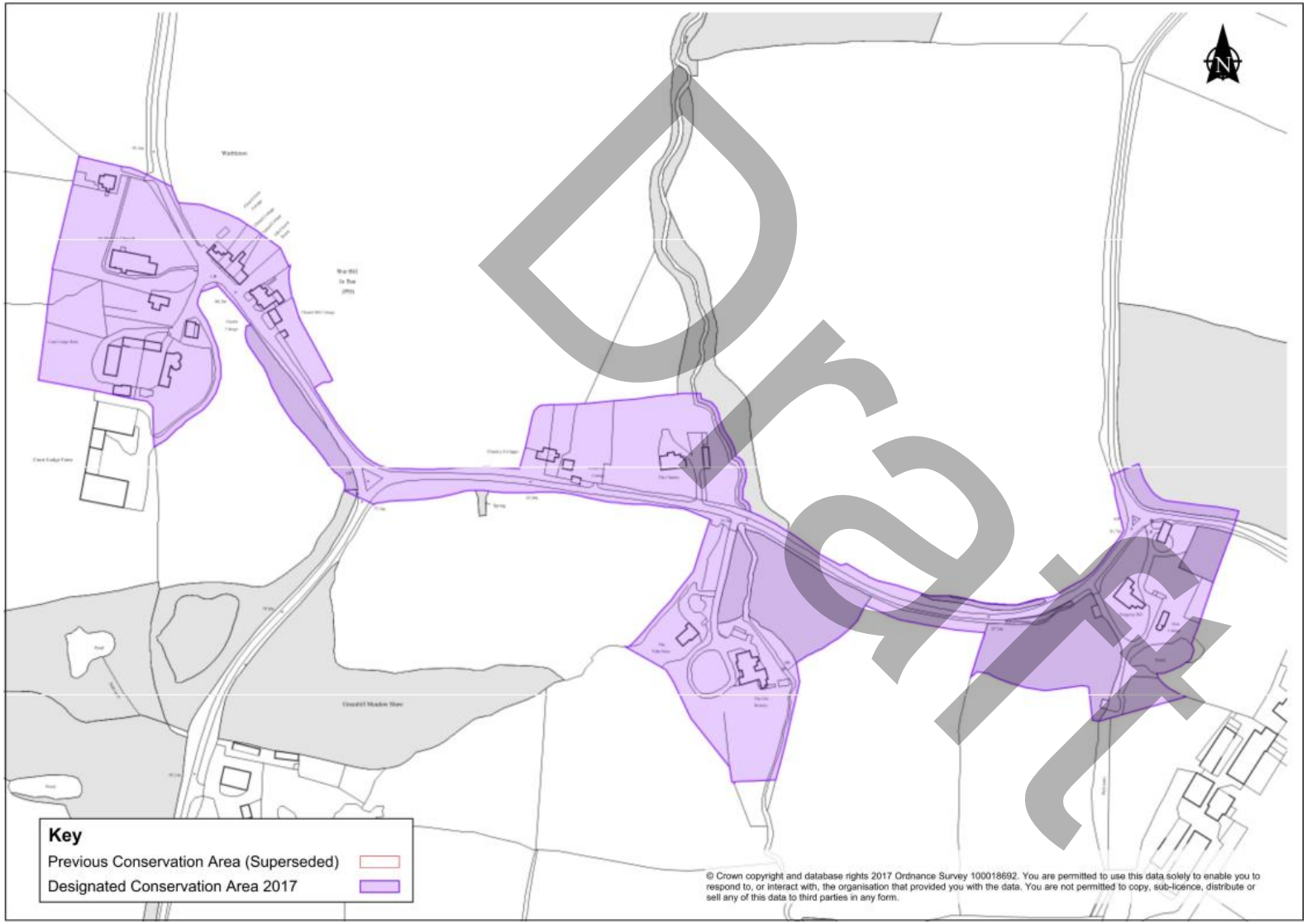
1.2 Character Areas



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1.3 Visual Appraisal

TO FOLLOW

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.

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

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

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

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

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

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

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

Fenestration: The arrangement of windows in a building.

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

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

Hand thrown brick: A brick which has been made my 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.

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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 cames: 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 cames 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 planing 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.

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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 form 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.

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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 2: Glossary of Terms

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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.

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