Willingdon, Church Street Conservation Area Draft Character Appraisal February 2024

Overview

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

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

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

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

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

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

This character appraisal considers:

- The location and landscape setting of the area;
- Historic development;

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- 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 Willingdon, Church Street conservation area, designated in March 2017.

The character appraisals have been prepared in conjunction with policies concerning the historic environment, including the emerging Wealden District Local Plan. The weight to be given to the emerging Local Plan will be according to the National Planning Policy
Framework. The conservation area character appraisal documents will assist in the planning decisions and be used in conjunction with Local Plan policies and any future Management Plan when assessing applications.

This document is for:

- Anyone interested in commenting on the draft character appraisal for the Willingdon, Church Street 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 Willingdon, Church Street conservation area was first designated in 1977 and reappraised and re-designated with its current boundary in 2017. The reasons for designation of the conservation area are explained in the Background Paper accompanying the Autumn 2016 Consultation on the Wealden Local Plan. To view the document, along with further information on the process and how community involvement and public consultation was undertaken; how the input from the community was evaluated; and how it influenced the recommendations for designation of areas, please see the Conservation Area Background Paper 2018 and the Heritage pages on the Council's website.

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

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

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2 Context

2.1 Introduction to the Conservation Area

2.1.1 Willingdon is a village at the foot of the South Downs, once an isolated settlement, but now on the northern edge of the urban extension of Eastbourne. The boundary between Wealden District Council and Eastbourne Borough Council extends through Willingdon, east-west, and the Wish Hill Conservation Area in Eastbourne abuts the Wealden Boundary and that of the designated area for Willingdon, Church Street.

2.1.2 The original village of Willingdon extended in a linear manor along Church Street, to its junction in the west with Wish Hill, and to the east of the church, with some isolated outlying farm development towards the northeast end. The historic area also included settlement running south along Wish Hill which is part of the designated conservation area in Eastbourne Borough.

2.1.3 The village lies within the wider Parish of Willingdon, which was originally larger, extending down to the sea at Langney Point. This southernmost portion (now Hampden Park) was absorbed into the Borough of Eastbourne in 1938. In 1990, the Parish of Willingdon was joined with that of neighbouring Jevington to the west. The Parish had an overall population of 7,233 in 2021[1].

2.1.4 The village of Willingdon, Church Street has developed along a spur of land running west from the South Downs along Church Street with a focus around the church and with outlying farms. The village also historically developed south along Red Lion Lane/Wish Hill but this part of the settlement now lies within Eastbourne and is subject to a separate conservation area designation by the Borough Council.

2.1.5 Historically, the area appears to have revolved around agriculture and included utilising the changing topography of the area from the South Downs in the west to the levels in the east for arable, livestock and dairy farming, as well as grazing sheep. The rural area around the village has now been almost entirely developed in the 20th century, joining the upper and lower parts of Willingdon with Wannock and Polegate to the north. To the south and east lies the residential suburbia of Eastbourne. It is only to the west that the original rural setting of the village is appreciated with the rising scarp slope of the South Downs visible.

2.1.6 The part of the village along Church Street has retained its historic character, particularly at the western end, but a number of the earlier buildings have now been lost to 20th century redevelopment. Church Street is now bisected by the A22 with its introduction to by-pass the village in 1934, rerouting the London to Eastbourne main road. At the eastern end of Church Street, historically typified by the outlying farms, the character has changed with introduction of linear housing to both sides of the road, but the street retains a quieter more rural character with its wide verges, treed boundaries and narrow road.

[1] https://willingdon-and-jevington.parish.uk/census/

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2.2 Setting

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

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

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

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

2.3 Topography and Landscape Setting

2.3.1 The village of Willingdon is located at the south-eastern edge of Wealden District, to the south of Polegate and lies partly in the northwestern part of the Borough of Eastbourne. The village forms part of a now continuous urban area. The settlement lies just to the east of the Boundary with the South Downs National Park, with the rising open scarp slopes of the Downs to the west.

2.3.2 Willingdon is in fact two villages – Upper Willingdon (the part which includes the Church Street Conservation Area) and Lower Willingdon to the north.

2.3.3 The Upper Willingdon village is located along Church Lane (that part within

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Wealden District), running west to north-east from the junction with Coopers Hill and along the southerly road through the part of the village within Eastbourne Borough, along Red Lion Street and Wish Hill.

2.3.4 The early settlement of Willingdon was originally a small, isolated rural community, centred around the church with linear development along the western part of Church Street and into Red Lion Street and Wish Hill. Outlying farms were scattered to the eastern end of Church Street and in what was a rural hinterland to the north and south.

2.3.5 Today, the only natural landscape that is in close proximity to the village is the Downs and steep scarp slopes to the west. These are visible in views west along the western end of Church Street and create a strong sense of place.

2.3.6 The settlement falls within the County Landscape Character Area: Wilmington Heritage Downs and this comprises remnant historic landscapes, and tree and hedged urban edges.

2.3.7 The topography in the area has influenced the layout and development of the settlement. Church Lane runs along a spur of higher land projecting from the base of the scarp slope of the South Downs to the west. The lane is now bisected by the A2270 Main Road which runs north south through the settlement.

2.4 Geology and Building Materials

2.4.1 The spur of land on which Willingdon, Church Street, is located is chalk, with the eastern edge bordering onto gault and upper greensand, comprising of mudstone, sandstone and limestone. This will have influenced the type of local building materials used to create the unique identity of historic settlements in the area, in particular the use of chalk and flint as building stones, along with Eastbourne Sandstone.

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

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

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Lagoon ran either side of the present-day railway line and reached as far as Hampden Park, located just to the east of the conservation area and would have been within the earlier Parish Boundary for Willingdon. So far, three historic trackways have been found from late neolithic to late bronze age within this area which experienced periods of marine, brackish and freshwater, with peat trapped between layers of marine clays. Finds include a Paleolithic flint, neolithic stone axes, a 10th or 11th century 30-meter boat found in 1963, roman walls, baths and pavement.

2.5.2 A Mesolithic tranchet axe has also been found in the parish (ME972599), as well as the Remains of an iron age field system. (ME972548)

Roman, Saxon and Place Name

2.5.3 Roman occupation of the wider area commenced in A.D.43, after the Roman conquest. Apart from the Roman archaeological remains found within the prehistoric lagoon area (see above), Roman coins have also been found in the wider parish (ME408565).

2.5.4 The Anglo-Saxons invaded Sussex in the year AD477 and, according to the Anglo-Saxon Chronicle, took the Roman fort of Anderida in AD491 on the south coast at Pevensey, to the east of Willingdon, forming the small kingdom of the South Saxons, or Sussex.

2.5.5 The name Willingdon is a Saxon place name. The Saxon word for hill is 'don' or 'dun', thereby meaning 'Willa's Hill'. The Manor of Willingdon was in existence before the Norman Conquest and was held in 1066 by Earl Godwin and answered for 50½ hides. The nearby manor of Rattendon was also in existence. Both manors had a chapel for a resident priest in the time of Edward the Confessor.

Domesday

2.5.6 The Domesday Survey of 1086 shows that the Count of Mortain held the lordship of 'Willendone'. There was land for 36 ploughs; in lordship six ploughs; 75 villagers and 24 smallholders with 26 ploughs; 60 acres of meadow; 11 salt houses at 35 shillings; one slave; woodland for three pigs; there were seven sub-tenants, including a priest, 3½ ploughs in lordship, two villagers and four smallholders with a plough; the value of the whole manor before 1066 was £60, but had now decreased to £47.

Church

2.5.7 The church dates from the 12th century with the Tower being the earliest surviving part of the structure and it has a prominent shingle spire. The tower is unique in Sussex as it is offset to the northwest of the present 14th century nave with the earlier demolished church nave originally extending straight out from the tower.

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2.5.9 A 14th century document evidences the dedication of a chapel at Willingdon to the Blessed Virgin Mary. In the 15th century, Henry V granted the patronage of the parish church to the Dean and Chapter of Chichester. The Parish registers date from 1560. The patronage was leased to the Parker Family, Lords of the Manor in the 17th and 18th centuries.

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2.5.10 At the end of the 19th century a clock was installed in the tower to commemorate the Golden Jubilee of Queen Victoria in 1887.

2.5.11 The church suffered bomb damage in July 1944 when a flying bomb landed in Church Street. Much of the stained glass was lost, the roof, tower and some monuments were damaged. The church was subsequently restored.

2.5.12 The Willingdon ancient ecclesiastical parish stretched across the entire north of the town of Eastbourne, reaching the English Channel at Langney Point. It included Hampden Park, now also part of the Eastbourne area.

Medieval and post-medieval development

2.5.13 As late as the medieval period, Willingdon and Langney had a tidal coastline. Willingdon was a demesne manor of the Honour of Pevensey and by 1240, the honour, including Willingdon, had become part of the Duchy of Lancaster, which passed to the Crown in 1399 when the Duke of Lancaster, Henry IV, deposed Richard II.

2.5.14 In 1204, Simon, Bishop of Chichester, granted land at Willingdon to Robert, Abbot of Grestain in Normandy, thereby linking Willingdon to the nearby Benedictine Priory at Wilmington in the Downs, a cell of the Abbey of Notre-Dame Grestain. The link survived until 1413.

2.5.15 Although there was a manor of Willingdon, other manors also controlled land in the parish. These included: Ocklynge St John; Pons; Rushlake (otherwise St John Ockling); Sharnfold; Folkington; Ripe (otherwise Eckington); Langney; Ratton; Ham (otherwise Hamme); Chiddingly; Rushlake and Swimes; Ratton-Hareward; Amies (otherwise Levetts); Beverington-Radmell.

2.5.16 The site of the Manor of Ratton is located just to the south of Willingdon, now within the Eastbourne Borough. It was the home of the Parker family until 1762. The manor house was destroyed by fire in the 19th century, and the subsequently rebuilt in 1899, but damaged during the Second World War and subsequently demolished. A 15th century gatehouse survives, but the remainder of the area of the medieval manor has now been developed as a housing estate.

2.5.17 The earliest surviving domestic buildings in the conservation area appear to have origins from the 15th century, but the majority of the structures date from the mid to late 16th century through to the early 20th century. The earlier surviving buildings in the village include outlier barns, such as that at Rippingtons Farm, now converted to a dwelling with later extensions.

Post medieval trade and industry

2.5.18 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. As the Willingdon Levels were drained, marshland would have been used for grazing sheep, along with the Downs to the west.

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2.5.19 Like the rest of Wealden, the area suffered with the decline of the iron industry in the 18th century and economic depression and poor harvests following the end of the Napoleonic Wars. However, by 1867, farming was still a major occupation in the parish, with the Kelly's Directory of 1867 listing 11 people engaged as farmers, with 2 corn merchants, a miller and a dairyman.

2.5.20 The Directory also lists a number of commercial businesses being run within the wider village area, including: 3 beer retailers, 1 grocer, 2 drapers, 1 ironmonger & blacksmith, a carpenter, a brick layer, a baker, a boot and shoemaker, a foreign and British spirit merchant, a mail cart contractor, a shopkeeper and a butcher. An interesting entry is for Stevens Fanny (Miss), agent for the sale of brushes, mats &c. made by the blind. There was also a post office and an insurance agent.

2.5.21 Adjacent to the Wheatsheaf Inn were some older houses, now demolished, which incorporated a sweet shop.

2.5.22 The 1867 Directory also notes that the living is a vicarage, endowed with one-third of the tithes, the gross value of which is about £150 per annum, in the gift of the Dean and Chapter of Chichester, and held by the Rev. Thomas Lowe, M.A., of Oriel College, Oxford. There was a Parochial school, supported by voluntary contributions; and also a reading-room for the labouring classes.

Institutions

2.5.23 There is no record of a workhouse specifically for Willingdon, with the workhouse in Eastbourne serving the wider area. This workhouse first stood on what is now Grove Road and in 1777 could house fifty inmates. In 1817, it moved to Church Street, Eastbourne, into a building constructed as barracks during the Napoleonic wars and in 1832 it had 63 inmates.

2.5.24 In 1835, the Eastbourne Poor Law Union was formed, and including Willingdon Parish. The workhouse later became St Mary's Hospital and was demolished in 1990.

Education

2.5.25 The school at Willingdon opened in 1853 with Lord Willingdon as a Governor. It was a Church of England School with a Headmaster's House attached. The school closed on 31st October 1952 and a new larger primary school for the area opened in Rapson's Road in Lower Willingdon. The former school element of the building became the Parish Hall and Sunday School, and the headmaster's house was sold off as a private residential dwelling.

Transport

2.5.26 The London to Eastbourne main road originally ran through the village along Coopers Hill, Red Lion Street and Wish Hill with Church Street terminating in the west its junction with this route. In 1934, the main road was re-routed to the east of the Church and bisected Church Street along the present route of the A22. This effectively split Church Street in two.

2.5.27 In the 19th century, the railway line was built through to Eastbourne with a

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Station at Willingdon, now Hampden Park Station.

20th century

2.5.28 The area around the village of Willingdon, including Church Street, changed radically in character after the beginning of the 20th century. Between 1902 and 1918 the Ratton Estate was sold piecemeal for housing, and is now mostly covered by the housing developments of the Ratton and Hampden Park estates. In 1938 a portion of the parish was also absorbed into the Borough of Eastbourne.

2.5.29 In World War 1, a large-hutted camp for soldiers was located on land south of and running parallel with Church Street. The Eastbourne Aviation Co. operated an aerodrome at Willingdon Levels between 1911 and 1915. From 1915 onwards it was used by the military as an RNAS Flying School between 1915 and 1918, and an RAF Training Depot Station 1918 to 1919. Historic Environment Records reveal that the aerodrome's guardroom is now a private residence.

2.5.30 The Memorial Hall on Church Street was constructed in 1921 to remember those fallen in the First World War and was located on the former Townlands Farm which had become derelict by 1920.

2.5.31 In 1934, the main A22 was built, bisecting the village and in particular the length of Church Street, forming a western focus around the church and a more detached eastern residential element. The road was built along the route of a footpath and where it bisects Church Street is the former junction of the paths with a stone stile (now lost) and the village or manor pound.

2.5.32 It is believed that George Orwell's' Animal Farm' was based on Chalk Farm, located at the base of the South Downs to the northwest of the village, and just outside of the conservation area boundary. Willingdon is mentioned eight times in his novel and the Red Lion Inn was the location where Mr Jones got drunk on Midsummer's Eve.

2.5.33 The local trades have been lost in the village during the 20th century, with only a small number of commercial premises surviving on Church Street. Some of the older buildings have been replaced by mid 20th century developments in the western half of the village. The eastern end of Church Street has seen incremental development in a linear manner along the road on both sides during the 20th century.

Population

2.5.34 The population for the Parish of Willingdon in 1861 was 709, before the changes to parish boundaries. In 2021, the population was 7,233, reflecting the urbanization of the area during the 20th century.

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 and together with documentary evidence can provide additional information and explanation on the development of an area.

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2.6.2 The earlier maps are representative of settlement and tend to lack detail, although some of the early Estate maps, which for this area date from 1760, do show individual buildings and features with some accuracy.

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 At the time of the Willingdon tithe map in 1842, the largest landowner in the parish was Inigo Thomas and, by 1899, his grandson, Freeman Thomas, was the principal landowner. The Tithe map shows individual buildings as well as plot boundaries and the accompanying apportionment provides details of the owner/occupiers. The extent of the village on the Tithe Map is concentrated along the western portion Church Street as far as the church with scattered outlying development along the road to the east. The village core also extended south along Red Lion Street into what is now Eastbourne Borough. Chalk Farm is identifiable to the north off the west side of Coopers Hill.

2.6.6 The 1874 1st edition OS map and the 1898 2nd Edition OS map shows the village relatively unchanged from the Tithe Map. On the southern side of the eastern part of Church Street, Buckingham Lodge and Shortlands (now Haystoun House) have been constructed by 1874, along with Hopedene.

2.6.7 The main changes to the built form on Church Street occur from the turn of the 20th century and are shown on the successive OS editions.

2.6.8 Western end of Church Street - North side (west to east):

- On the site of the current terrace of six cottages was, prior to 1904, two thatched cottages, sold for £505 in 1901 at auction.
- At 15 Church St was the late 18th century 'The Croft', attached to an older house on the roadside of Church Street. The old house at the entrance to the drive to The Croft was timber framed and was constructed by Edward Howell (butcher) in 1687. The building was used as the Parish Offices in the early 20th century until the rural district council was established at Hailsham.
- The Croft and the older building were demolished in 1973 and the cul-de-sac of present housing constructed.
- Adjacent, to the east prior to 1913 was a cattle yard, and the remains of the Church Farm agricultural buildings. Marlowe is probably a conversion and alteration of a former barn building. No.17 was constructed by 1925.
- Further to the north on the Church Farm land was constructed in the 1950s three further dwellings (a detached and a semi-detached pair), set back and reached by a private lane.

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- The site of 27-31 Church Street was originally a three-storey granary type building for The Hoo (probably originally part of Church Farm) which was lowered to two storeys and shop fronts added at ground floor in the middle of the 20th century. Bettridges grocery shop moved across the street into this premises.
- The original 18th century vicarage was demolished and reconstructed in 1933 with the present building.
- The school closed in 1952 and became the Parish Hall/Sunday School. The former headmasters house became a private residence, since extended. Part of the playground was given over to the new main road constructed in 1934.

2.6.9 Western end of Church Street - South Side (east to west)

- The Wheatsheaf Inn, originally two small cottages that had been converted into the village beerhouse, was taken over in 1913 by a brewery and the car park and outbuilding on the opposite side of the street transferred into the ownership of the pub in the mid 20th century. This parking area was formally the coach house and stable of Flint House and Five Gables (in Eastbourne Borough area).
- Adjacent to the pub, to the west, was the sweet shop and a row of four houses called Queen Anne's Terrace, the latter who's first floor front doors opened directly onto the street due to the significant change in ground levels to the rear. To the rear is a lower area of ground which was originally a Marl Pit and was known locally as 'Battimers Hole'. The sweet shop and Queen Anne's Terrace were replaced in 1960s.
- No. 20 was originally the village shop, 'Bettridge's', bought by the Bettridge brothers in 1930 from Alfred Hutchings who ran it as a grocery and drapery shop. It was originally four cottages, with the shop entrance down a long garden path accessed from Church Street. It is now one dwelling called 'Old Place'.
- St Wilfrids (No.22) was once Church Farmhouse, and then the housekeeper's residence for The Hoo.
- The Georgian farmhouse on the site of The Hoo was remodelled by Lutyens and completed by 1910. The grounds to the south were created into formal terraced gardens, and associated orchard and vegetable garden. The majority of this area is now developed with housing and within Eastbourne Borough.
- To east of The Hoo, the square cut knapped flint building end on to the road appears to have origins as a dwelling, but was used as the fruit and vegetable garden store for The Hoo. Now converted to a separate dwelling.
- Adjacent, the cobble fronted cottages were built around 1758 and were originally a farmhouse with yard and orchard.
- Two houses and No.32 were built in the yard and orchard in around 1850. No.32 was originally the police station and jail with the archway through to the modern housing to the rear having been constructed through the jail area.
- Nos. 42 &44 Church Street were constructed by 1910.

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- The Memorial Hall was constructed in 1921 on the land formally the Townlands Farm.

2.6.10 Eastern End of Church Street (west to east):

- The main road, A22, was constructed in 1934, bisecting church street, and constructed over the convergence of the footpaths, the village/manor pound and part of the school playground.

South Side of the road:

- Nos. 48-56 Church Street were constructed by 1908.
- The Lodge was demolished in the 1960s to allow the construction of Lodge Avenue and Shortlands Close.
- To the east of the drive to Haystoun House, Hopedene, formally Hydneye House Prep School, was demolished in the early 1930s. The land was developed as a cul-de-sac of dwellings in the late 20th century.
- By 1925, Bredon and New Place had been constructed either side of the agricultural buildings opposite Rippingtons.
- By 1930, Nos 96 to 104 had been constructed on the southern side of the road to the west of New Place.

North side of the road:

- The houses between the route of the new road and Elmtree Farm were constructed between 1900 and 1930.
- The farmyard at Elmtree Farm was developed in the mid 20th century.
- Between Elmtree Farm and Rippingtons, the open field was the playing field for Hydneye School (Hopedene). Linear development on this area running parallel to the north side of the road was constructed in the late 1950s.
- To the east of Rippingtons, the linear development set back from the road appears to have been constructed between c.1930 and 1950.

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 western part of the 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/

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2.7.4 The Historic Environment Records for East Sussex is located at The Keep in Falmer, and information can be accessed online. 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 Willingdon, Church Street, 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 12th century, with the construction of the church; the natural resources of the area 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.

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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3 Character Appraisal

3.1 Introduction

3.1.1 Willingdon, Church Street conservation area is formed of two characters area for the purposes of the appraisal and this is shown on the map in Appendix 1.

A. Willingdon, Church Street (West)
B. Willingdon, Church Street (East)

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

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

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

3.2 Key Characteristics of the Conservation Area

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

Key Characteristics of the Conservation Area

- Historic linear development at western end of Church Street with outlying farms at the eastern end.
- The Church is the oldest building, dating from the 12th century, otherwise buildings date from the 17th century through to the mid-20th century.
- Most buildings in the village are in residential use, with very little commercial activity in the conservation area.
- 18 listed buildings or structures within the conservation area, which are generally in residential use.
- 1 Registered Park and Garden.
- Most buildings are two-storey in height, predominantly of brick, or flint/cobble with brick detailing, with clay tile roofs.
- Tile hanging at first floor or in gables is relatively common.
- Rendered and painted masonry is also common and often used to create architectural detail and variation.
- Built form within the village is predominantly sited in a linear fashion, parallel to Church Street, with varied setbacks and plot sizes.
- Front boundaries are generally formed by walls – flint/cobble and brick, with some hedges and trees at the eastern end.
- Key buildings: The Parish Church of St Mary, the Virgin; The Hoo with its garden buildings and designed garden; the former village school; the terrace of properties Nos 28-38 Church Street; Rippingtons; Elm Tree Cottage

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(No.51); New Place.

- Key open spaces include: the churchyard and the wide grassed verges at the eastern end of Church Street.
- Key views: along the length of Church Street; west towards the scarp slope of the South Downs; glimpsed views south to the coast.

3.3 Character Area A - Willingdon, Church Street (West)

Introduction to the character area

3.3.1 The character area comprises the western end of Church Street, from the junction with Coopers's Hill in the west to the junction with the main A22 in the east. The development in this area has historically been in a linear manner along the ridge with built form fronting onto the road on both the north and south sides. 20th century development has introduced built form in locations set back from the street and within cul-de-sacs.

3.3.2 The character area is surrounded by urban development on all sides. Character Area B lies to the east, beyond the A22.

3.3.3 The settlement has historically been a mixture of houses, farms and surrounding farmland and small commercial and services for the immediate area, the more substantial centre being at Eastbourne to the south.

3.3.4 Buildings in the character area date from the 12th-20th centuries, with the church being the oldest building.

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 village was once surrounded by open countryside with a number of farms existing along Church Street and in the nearby environs. From the late 19th century and through to the mid-20th century due to the sale of land on the surrounding estates, in particular Ratton Manor, substantial urban development has taken place, now completely surrounding the character area. There are, however, extensive views through to the South Downs scarp slopes to the west which gives an important sense of place. From several places within the character area, there are views south to the coast due to the height of the ridge.

3.3.6 Trees are also important both within the character area and in the wider setting and these reinforce the formal 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, at the junction with Coopers Hill, and within the rear gardens of properties.

3.3.7 Views through the character area are generally Church Street with the curving road opening up views dominated by the roadside built form as one travels to the east or west along the main street. The Church spire is a prominent feature in glimpsed views throughout the character area. Views across the wider countryside of the steep

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scarp slopes of the South Downs to the west are also important, with the elevated position of the character area affording some views south to the coast from the rear of properties on the southern side of the road. Views back to the church from the surrounding area are also important due to its elevated position and The Hooe is also prominent in views from the south.

Local built form

3.3.8 The church is the oldest building in the character area, dating to the 12th century. Buildings within the character area, listed and unlisted, have not been the subject of archaeological survey and so dating of the buildings can be uncertain. Older buildings have often been re-fronted in the 18th-19th centuries, which has obscured earlier phases. Apart from the church, earlier buildings in the character area date to the 16th-19th centuries. In the early 20th century some of the historic properties were replaced with new built form, some of which is traditionally located fronting Church Street, but examples of cul-de-sac development has crept in, particularly at Croft Close, and the creation of backland development at Church Mews and The Orchard.

3.3.9 Development is generally fronting onto Church Street, with the exception of the modern development identified above, but with various setbacks away from the roadside. The majority of properties are either hard against the roadside or have a small set back with enclosed and unenclosed front garden/private areas adjacent to the highway. Plot sizes are quite variable and the buildings themselves range from detached cottages/houses of varying sizes, terraced properties and the former single large dwelling house at The Hoo (now apartments).

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, render, flint/cobbles and some exposed timbers. Stonework is generally limited to the church. Very little cladding – either tile hanging or weatherboarding – has historically been used in the area. Roofs are predominantly covered with clay plain tiles. There is some use of slate, but this is not a typical material.

3.3.11 Boundary treatments where properties are not hard against the roadside are generally walls constructed of cobbles or flints with brick detailing, or brick walls. These boundary features are of varying heights. There is some use of hedging or planting in conjunction with the boundary wall features.

Listed buildings

3.3.12 There are two Grade I listed buildings, one Grade II* listed structure and 12 designated Grade II listed buildings within the character area, ranging in date from the 12th to the 19th century, with most dating from the from the 17th-19th century. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance. There is also one Registered Park and Garden, listed Grade II*, at The Hoo.

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3.3.13 The Parish Church of St Mary the Virgin (Grade I) is located at the eastern end of Church Street on the northern side of the road. It is constructed of a mixture of stone and flint, with a plain clay tiled roof to the nave and chancel and a short broached shingled spire to the west tower. It is particularly notable in that there is no internal access between the nave and tower, which is offset at the northwest end. The church is prominent in the streetscene on the slightly higher land of the churchyard at the eastern end of this part of church street. The churchyard is bounded along the roadside and the entrance path to the south door by a low flint wall with semicircular brick coping.

3.3.14 Immediately adjacent to the church, to the east, is St Mary's Hall and the Church House (Grade II). This is a particularly prominent building at the gateway into this western part of Church Street. Originally built as Willingdon village school and school master's house, it was converted to its present uses in the 1950s. It is a striking building with two steep gables facing south onto Church Street and a later eastern extension with catslide roof to the front. Its prominent eastern elevation facing the main A22 road is again twin gabled, with large stone mullioned windows to the school room areas. It is constructed of knapped flints with stone dressings to openings and stone quoins to the corners. The windows have stone drip moulds and the former school room is characterised by a large tri-partite opening with larger central window on the southern elevation. A later two storey extension in brick has been added to the western end of the schoolhouse element. A flint wall still provides a strong traditional boundary feature to the site.

3.3.15 Opposite the church is a prominent row of buildings comprising No. 1 & 2 The Barn, and Nos 28 through 38 Church Street. These buildings are all Grade II listed. No. 1 & 2 The Barn is the oldest element and is set end-on to the roadside and appears to have originated as part of a high-status early 17th century dwelling, with partly concealed blocked window openings visible to the eastern side of the front elevation projection. It is three storeys in height and is faced with squared knapped flints with red brick or stone quoins. The steeply pitched gable end to the road has stone copings with kneelers and a central window opening. It appears to have had various uses since, including as a corn store and ancillary outbuilding to The Hoo, adjacent, and latterly has been converted into two dwellings.

3.3.16 Adjoining the barn is Nos 28-30, which were formerly a farmhouse dating from 1758. It is faced with round stone cobbles under a steeply pitched tiled roof. In 1857, the former Police Station with its distinctive Dutch style gable was constructed adjoining, to the east along with the adjacent cottages, now comprising Nos 32-38. These buildings have large-coursed flints providing a distinctive character to the front elevations, and retain traditional fenestration. No.38 has a gabled frontage which provides a visual bookend to this group of buildings, mirroring that of No.1-2 The Barn.

3.3.17 Travelling west along Church Street, The Hoo (Grade I) sits behind a tall cobbled garden wall and a rendered courtyard wall. The grounds to the south of the building are a registered park and garden (Grade II*) and the two gazebos and adjoining garden walls are listed Grade II*. The Hoo was designed by Sir Edwin Lutyens for Alexander Wedderburn in 1902 and incorporates an earlier building on the site. It is now converted into 11 flats. The main façade is actually south facing over the designed

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gardens with a view down to the coast. The house appears as a composite of buildings, with the central portion of three storeys, with white painted render and openings detailed with red brick quoins, with three steep weatherboarded gables above. The projecting wings at either side are of two storeys of white painted brick, with red brick quoins and dressings. The eastern wing has interesting projecting oriel windows at first floor. The northern elevation is characterised by lower wings with hip-roofs projecting to enclose two small paved courtyards entered through ornate wrought iron gates in the external wall boundary wall.

3.3.18 The garden was designed by Gertrude Jekyll, in a formal C17 style with terraces, lawns, a pair of gazebos and associated steps and walks. After the death of Wedderburn's son-in-law, Stuart De La Rue, the house was occupied by a ladies' college before being sold to Col Mardon. In 1955 it was purchased by Hoo Properties and converted into flats. Much of the garden and the outbuildings were sold on and in 1956 a housing terrace called The Court was built on the former lower lawn to the south (in Eastbourne Borough) and a further terrace of three houses built in the former orchard to the east of the present garden (these are known as The Orchard and lie outside the registered site). Minor alterations also occurred to Lutyens' terraces within the garden.

3.3.19 St Wilfred's is located immediately adjacent to The Hoo and has an 18th century facade which likely fronts an older building. It was originally the farmhouse for Church Farm, with the farmyard on the northern side of the road, and later the dwelling for the housekeeper at the Hoo. It is two storeys, with a clay tiled roof, rendered and lined out façade and has been extended at two stories to the east, the original building being a symmetrical frontage with central doorway and two end stacks. The eight over eight timber vertical sliding sash windows have survived to either side of the front door at ground and first floor, with a smaller six over six pane above the door. The doorway itself has pilasters and a flat hood on brackets with a door of six fielded panels.

3.3.20 Opposite is Pear Tree Cottage, a c.18th century two storey dwelling with pitched and gabled clay tile roof with end chimney stacks, and a façade of Flemish bond brickwork with red stretchers and grey headers. There are traditional side hung casement windows to the first floor with traditional eight over eight pane vertical timber sliding sash windows to either side of the front door. Above the modern porch to the central front door is a stone sundial surrounded by a knapped flint border.

3.3.21 Flint House (No.14) is the westernmost listed building on Church Street and is located on the southern side behind traditional cobbled boundary walls with semi-circular brick coping, with some of the original outbuildings still in evidence, including the single storey cobbled and tiled building to the west. The dwelling has a rendered front façade, but the eastern gable remains plain cobbles with the chimney stack picked out in brickwork. The roof is slate, but the small later single storey extension to the western elevation has a tiled roof. The façade retains a readable symmetricity with a central door with pilasters and bracketed flat roofed porch and six over six pane vertical timber sliding sash windows at first floor and to the west of the front door at ground floor. The eastern window has been replaced by a lead roofed bay window in the later 19th century, which has larger pane timber vertical sliding sash windows.

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Key unlisted buildings or structures

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

3.3.23 Taking the southern side of Church Street and travelling west to east, the Wheatsheaf Inn is the first prominent key unlisted building. Originally two small cottages, it was converted into the village beer house and taken over in 1913 by a brewery. In 1934 the oak timbered Tudor style façade was added to cover the outer wall at first floor. The ground floor is brick in English bond with stone plinth, quoins and stone window and door surrounds. The building is noticeable for its traditional leaded lights – diamond pattern at first floor and square pattern at ground floor. There is no hanging sign, but the name is picked out in lettering on both the front elevation and the eastern gable wall.

3.3.24 To the east of Flint House is No.14a, an altered former outbuilding of the listed building located end on to the street, now converted to residential use. It has a traditional cobbled wall to the ground floor, with garage door openings on the ground floor west elevation, untypical weatherboarding has been installed to the first floor. Old photographs of Church Street suggest that a building of this size and form existed by the end of the 19th century and this survival, albeit altered by domestication and potentially some rebuilding, is an enhancement to visual character of this part of Church Street and in views through west to the South Downs.

3.3.25 In the 1930s, Willingdon expanded and Nos. 16 and 18 Church Street are fine examples of the arts and crafts style dwellings from this period. Set back from the road behind private gardens, the two detached dwellings sit on higher ground are particularly notable for the use of a steeply pitched hipped roof running parallel to the road with central stack, and with projecting gables to the frontages and the use of traditional materials and detailing.

3.3.26 No 20, adjacent to the east, is also set back from the street frontage and partly lies behind the adjacent St. Wilfred's. Although not listed, the building is likely to date from the 17th century with timber frame to the interior with a later Georgianised exterior of brick (now rendered) with eight over eight vertical timer sliding sash windows. In the 1930s, this was the village shop (Grocer and Draper) and cottage, with a western wing projecting to the front, now demolished, with large bay window to the ground floor and central timber sliding sash window to the top floor and hipped clay roof over. Although altered, the origins of the earlier building are still traceable.

3.3.27 Moving to the northern side of Church Street, at the western end, the outbuilding opposite the Wheatsheaf Inn (originally the coach house and stable of Fint House and Five Gables in EBBC area) is a single storey building the slate roof, coursed flintwork to the walls and red brick quoins and detailing to window and door openings.

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It sits on higher ground above the street, giving it a visual prominence when travelling east along church street.

3.3.28 No.3-13 immediately adjacent to the east are a row of terraced Edwardian dwellings which were constructed to replace two earlier houses on this site. The form of the terrace is pleasing with book end gabled projecting wings to either end and two smaller gabled elements to the centre. The terrace is of stretcher bond brickwork with decorative tile hanging in the gables, slate roof over, wide barge boards to the gables and has retained much of its original fenestration and door details, including ground floor multi sided bay windows to the central four properties. Set on higher ground above the road behind flint boundary walls and front gardens, this terrace of properties is visually prominent in the streetscene and due to the lack of modern alteration, is a key part of the streetscene and a good example of this period of domestic dwelling development.

3.3.29 No. 17 is a good example of a 1920s detached dwelling, again retaining many original features and set back from the road behind a cobbled wall with half round brick coping. It is likely that the walls predate the building and were part of the Church Farm complex on this side of the road. The dwelling adjacent, Marlowe (No.19), is either a converted or reconstructed barn building related to Church Farm and similar to No.14a, has retained much of its form and traditional character, enhancing this part of the streetscene. It is similarly located end-on to the roadside and is constructed of coursed flint with red brick quoining and window surrounds. The cobbled boundary wall continues along the frontage creating a sense of enclosure of this area on the north side of Church Street. To the rear of these buildings, within the former farmyard area, are several more well detailed 1930s and 1950s dwellings – both detached and semi detached (Nos. 21-25). These dwellings are visible in glimpsed views to the north along the access drive and their form and use of materials and space between the built form is complimentary to the character of this area.

3.3.30 The parade of shop units with accommodation above began life as a granary building associated with Church Farm, it then became an outbuilding to The Hoo for the Chauffer and garaging, and has latterly been converted to shop units at ground floor. The first floor element has been altered in the early 20th century, with stretcher bond brickwork to the walls. The ground floor was originally flint cobbles as seen to the side and rear of this range. The rendered single storey flat roofed square shop attached to the eastern end may have related to the use of the buildings in conjunction with The Hoo at the turn of the 20th century. The shop fronts are all uniform with multi paned timber bow windows and inset doorways. The accommodation at first floor retains many of contemporary six over six timber sliding sash windows with only the pair at the western end replaced with inappropriate modern copies. The range is prominent in the streetscene on the north side of Church Street and is a positive addition to the character of the area.

3.3.31 To the rear of Pear Tree Cottage, No.33 appears to be a former 19th century workshop building of three storeys in height, the ground floor being garaging. The building appears to have evolved in several phases with a small tight cobbled wall immediately above the garage doors which may represent an original smaller building

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on site. A brick course bisects the first floor windows and above is course flintwork. The roof is slate. The origins of this building are unknown, but it's form and character as a former ancillary building can still be clearly appreciated.

3.3.32 On the western boundary of the churchyard, to the rear of the church, a small brick and tiled outbuilding survives that was once ancillary to the 18th century Vicarage, replaced by Willingdon Grange in 1933. A new vicarage was built in part of the garden to the north of the outbuilding.

Other features of the character area

3.3.33 There are other notable features within the character area which add to the visual, historical and cultural interest. There is very little street furniture in the character area. A red telephone box, now converted to a community book swap is located outside the Memorial Hall.

3.3.34 Sounds, smells and general activity also contribute to the historic character of conservation areas. Traffic movements along this part of Church Street are irregular. The noise of the main road to Eastbourne dominates the eastern end of the character area, but moving west towards Wish Hill and Coopers Hill, the traffic sounds fade to be replaced by a relatively peaceful environment. The shops generate some vehicular and pedestrian activity.

Detractors

3.3.35 There are few intrusive modern features within the character area. Although there are streetlights, these have been kept to a minimum number and height and do not detract visually nor are prominent in views along Church Street. Parked cars on the roadside create some visual clutter which is more prevalent at the eastern end of the character area.

3.3.36 There are few other detractors in the character area.

Summary

3.3.37 In conclusion, character area comprises the western end of Church Street, from the junction with Coopers's Hill in the west to the junction with the main A22 in the east. Buildings are generally located parallel to the road, often with minimal setback, and residential use predominates. The church and former school, and The Hoo are particularly prominent buildings. The identified character also includes other features, both man made, such as the flint and cobble boundary walls, and natural, including mature trees, which add to the historic significance of the area. There is good inter-visibility between the village and the South Downs to the west.

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3.4 Character Area B - Willingdon, Church Street (East)

Introduction to the character area

3.4.1 The character area is formed of the eastern end of Church Street from the A22 through to the junction with Huggetts Lane and Willingdon Park Drive. The character area is now residential, having evolved from a more rural character during the 20th century.

3.4.2 The character area is surrounded by 20th century housing development to the east, south and north, and to the west, beyond the route of the A22, is character area A, formed of the western part of Church Street.

3.4.3 This part of the settlement of Willingdon has historically been characterised by outlier farms, represented by Elm Tree Cottage and Rippingtons, with evidence of a further farm opposite Rippingtons at the eastern end of the road. The residential character of the area evolved predominantly from the mid 19th century, with the addition of No's 60-68, and continued into the early 20th century with development expanding eastwards in a linear fashion along both sides of the street until the late 1950s. Haystoun House and The Lodge (the latter now demolished) were constructed in the early 20th century and were larger villas set within landscaped grounds, away from the street on the southern side. Further later 20th century infill has occurred in the former grounds and area around The Lodge, within the grounds of Haystoun House, and in the open field originally between Elm Tree Cottage and Rippingtons.

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

Landscape setting

3.4.5 The landscape setting of the character area would normally contribute to the significance of the character area and the way in which it is appreciated. In this case, although once characterised by outlier farms in open countryside, the eastern end of Church Street has now been developed in the 19th and 20th centuries in a linear manner on both sides and surrounded by residential development due to the sale of land on the surrounding estates, and in the gardens of larger villas. There are glimpses of the South Downs in the west from the western end of the character area which gives an important sense of place.

3.4.6 The eastern half of the character area is particularly characterised by a far more rural or peaceful sylvan character, with wide green verges and enclosure to either side of the road through mature treed and hedged boundaries and wide green verges to either side of the single track road. The western end of the character area is less treed and hedged and represents the more urban transition towards the A22 and character area A.

3.4.7 Trees and plot boundary hedgerows are important both within the character area and in the wider setting. 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.

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3.4.8 Views through the character area are restricted along the length of Church Street, by the shallow bend to the southeast half way along. There are glimpsed views of residential properties behind mature hedged and treed boundaries, particularly at the eastern end. The western end has a more open feel, with properties behind lower boundary walls. Wider views to the east, south and north are restricted by the residential nature of the area and the general enclosure of the street by the green boundaries, particularly at the eastern end. The views from the western end of the character area are broader and feature the South Downs scarp to the west, providing a distinct sense of place.

Local built form

3.4.9 The oldest buildings in the area are Rippingtons and Elm Tree Cottage, dating to the 18th century. Buildings within the character area, listed and unlisted, have not been the subject of archaeological survey and so dating of the buildings can be uncertain.

3.4.10 Development fronts on to Church Street, but with various setbacks. Plot sizes are quite variable and the buildings themselves range from detached houses, to semi-detached and terraced dwellings.

3.4.11 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 render. Flintwork and cobbles are utilized on some buildings, but also for boundary walls. There is no stonework and the use of weatherboarding is limited to one building. Roofs are predominantly covered with clay plain tiles. There very limited use of slate and pantiles, but these are not a typical materials.

3.4.12 Boundary treatments are predominantly hedges and flint walls, with very occasional use of brick walls.

Listed buildings

3.4.13 There are 3 designated Grade II listed buildings within the character area, dating from the 18th century and the 20th century. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.4.14 Elm Tree Cottage was originally the farmhouse for Elmtree Farm. It is a two-storey dwelling, with clay tiled gabled and hipped roof running parallel with the road. The walls are white painted brick, and the multipaned vertical timber sliding sash windows survive. The front door is timber, fielded and paneled, and a lead flat roof canopy supported on two timber columns frames the door. There are remnants of historic flint walls and a converted former outbuilding associated with this listed building.

3.4.15 To the west is Rippingtons, (Grade II) a second farmstead on the northern side of Church Street. This is a substantial former farmhouse of two storeys under a fully

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hipped clay tiled roof. The walls are of cobbles and flint, laid in courses, with brick dressings to opening and brick quoins. Similar to Elm Tree Cottage, much of the traditional flint walling associated with the former farmyard is still evident, including on the boundary with No.81 to the east. On the front boundary to the west of the farmhouse is a small thatched roofed former outbuilding with a coursed cobble wall. This is attached to what appears to be former farm cottages or outbuildings to the farm, of two storey and single storey, with clay tiled gabled and hipped roof, brick detailing to openings and brick quoins. Set to the rear and immediate east of the farmhouse is what was once a large brick and flint barn, now converted into a dwelling with modern extensions. The grouping of these buildings and structures can still be appreciated within the streetscene.

3.4.16 At the far eastern end of Church Street on the southern side is New Place, listed Grade II. This dwelling was built for the Misses Overton in 1912 and designed by the local architect, John D Clarke. It is a two-storey dwelling with projecting end bays, constructed in a neo-Georgian style in red brick in English bond, with a hipped clay tiled roof with three large chimneystacks. The front elevation faces north and has a central pedimented wooden doorcase and two paneled door. The ground floor windows have elliptical headed sashes with 20 panes, and first floor windows are casements. Within the curtilage are wooden gates with piers with stone console brackets and the former single storey coach house, again in English bond with a clay tiled roof.

Key unlisted buildings or structures

3.4.17 Key unlisted buildings or structures that make an important contribution to the character of the conservation area and historic integrity of the settlement are identified within this character appraisal and on the accompanying map. These buildings and structures form part of the designated heritage asset, in this case the Willingdon, Church Street conservation area, and contribute to its wider historical value. These buildings and structures have been identified via consideration of their value to the heritage asset (conservation area), through their evidential value, historical value, aesthetic value and communal value, and in some instances for their contribution to the setting of designated heritage assets. Where ancillary buildings to listed buildings have been identified as key unlisted buildings on the visual appraisal map, and although these buildings may be considered to be curtilage listed, it is important to note that they also make a valuable contribution to the character of the conservation area in their own right.

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

3.4.19 At the western end of Church Street, the dwellings at No. 41, No.45, No. 47, No. 54-56, No. 53 and No. 55 represent the early 20th century development within this part of Church Street and retain many original architectural features such as their steeply pitched and gabled clay tile roofs, wide bargeboards, decorative applied

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timberwork detailing or tile hanging, porches, and multipaned timber sliding sash windows.

3.4.20 No.60-68 are a mid-19th century terrace of cottages with rendered frontage. Although there has been some erosion of detailing, including loss of original roof covering and some loss of original multipaned timber vertical sliding sash windows, the origins of the terrace can still be appreciated with the simple off set front door to each dwelling. There is scope for future improvement and enhancement of the building detailing.

3.4.21 Opposite Rippingtons, in the grounds of No.92 is an earlier single storey slate roofed outbuilding set end on to the road and attached to a flint boundary wall. It is possible that this building may once have been associated with Rippingtons or another early farmstead on the southern side of Church Street. This small building is notable for the use of bungaroosh to the end gable wall on the roadside – a mixture of flint and brick.

3.4.22 No. 90 – 100 (even) on the southern side of Church Street, and No. 89-93 (odd) on the north side of Church Street were constructed in the late 1920s or early 1930s. They form an interesting grouping of period dwellings with many original architectural features, such as their steeply pitched and gabled roofs, use of render and tile hanging and decorative applied timber to provide detail to the buildings. Simple casement windows have been retained, as well as the adjoining single storey flat roofed garages (No.90-100), giving a sense of space between the individual dwellings.

Other features of the character area

3.4.23 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 character area, apart from the occasional modern street light, and a GR post box half way along Church Street on the southern side.

3.4.24 Sounds, smells and general activity also contribute to the historic character of conservation areas. The eastern end of the character area is very quiet, reinforcing the sylvan nature of this part of Church Street. Vehicular noise and activity increases towards the western end, where the character area abuts the A22.

Detractors

3.4.25 There are few intrusive modern features within the character area. There is some modern street lighting in the character area, but this is infrequent, retaining a less urban character to the street, particularly towards the easter end.

3.4.26 There are few other detractors in the character area, with small amount of on-street parking and the introduction of a small amount of inappropriate character close boarded fencing to property boundaries.

Summary

3.4.27 In conclusion, this character area comprises the eastern end of Church Street

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and is now residential, having evolved from a more rural character during the 20th century with development occurring in a linear manner on both sides and surrounded by wider areas of residential development. There are glimpses of the South Downs in the west from the western end of the character area which gives an important sense of place. The narrow street, hedged and treed boundaries, wide grass verges, traditional flint walls to boundaries retain a more informal character to the area.

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.

Key Characteristics

Key Characteristics

- The predominant wall construction material is brick, often used in combination with flint or cobbles and tile hanging.
- A number of buildings have rendered or painted masonry walls.
- There has been little use of stone on buildings, which is mainly limited to the church and The Wheatsheaf Inn.
- Tile-hanging at first floor and gables is a relatively common finish, but weatherboard is not a traditional detail.
- There is substantial use of flint – knapped and natural – and cobbles for both buildings and boundary walls.
- Roofs are hipped and gabled and clay tiles are the main roofing material.
- Slate is not a common roofing material.
- Where historic windows survive they are mainly vertical sliding sash windows or casement windows.
- The majority of the doors in the conservation area are simple plank or four/six panel timber doors.
- Flint or cobble walls are the prevalent boundary treatment, with hedges and trees predominantly in the eastern part of the conservation area. Fences are not a common feature.

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4.2 Architectural Form and Layout of Built Form

4.2.1 The Willingdon, Church Street has historically developed at the western end of Church Street in the vicinity of the Church with buildings fronting onto the roadside. The eastern end was formally more rural, with outlier farms, and has developed from the end of the 19th century/beginning of 20th century with residential development in a linear fashion along both sides of the road.

4.2.2 The buildings in the conservation area almost all front onto Church Street, but with various setbacks. Those at the western end are generally closer to the roadside, creating a more urban character, with smaller or no front garden areas. Those in the eastern part have greater front garden or driveway areas. Plot sizes are quite variable and boundary treatments are predominantly manmade (flint and brick walls) in the western part, and a mix of walls and hedges and trees within the eastern part, creating a more sylvan character to this part of the road. There is a mixture of property sizes and types throughout, with detached, semi-detached and terraced buildings represented, particularly within the western two thirds of Church Street, with larger detached houses in bigger plots towards the eastern end.

4.2.3 Development within the conservation area is from a mix of periods and represents a mix of architectural styles. These vary from the former detached farmhouses of the 17th and 18th century, with vertical timber sliding sashes and symmetrical frontages; to the typical semi-detached and detached dwellings of the 1930s with the inherent details of this period still surviving with casement windows, leaded lights, steeply pitched tiled roofs and the use of a mixture of materials for walls. The buildings are predominantly two-storey in height, with some single-storey ancillary buildings.

4.3 Walls

4.3.1 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 or flint. The buildings are in a mixture of materials, including red brickwork, flint or cobbles (particularly in the western part of the conservation area), render or painted brick. There is very little use of stone, which is limited to the church and to the Wheatsheaf Inn. Tile-hanging is a common feature of the conservation area, particularly in the eastern part. Weatherboarding is not a common or traditional material in the conservation area.

4.3.2 The predominant building material seen in the village is brick, used in combination with tile hanging, flint and cobbles, or rendered or painted. until the 19th century and the coming of the railways, brick would have been made locally.

4.3.3 The former larger parish area of Willingdon (as recorded by Molly Beswick[2]) had three recorded brickworks, although not all were in operation at the same time. The earliest recorded brickworks was from 1805 and produced bricks for the Martello Towers. By the end of the 19th century there was a brickfield on Lottbridge Drove near

[2] Beswick, M., Brickmaking in Sussex, A history and Gazetteer, 1993, Middleton Press

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the former Eastbourne gasworks, and by 1908, a brickfield on Willingdon Levels east of Hampden Park Station.

4.3.4 There was a chalkpit, limekilns and a limestone quarry recorded close to Chalk Farm House off Coopers Hill to the west of the conservation area. Lime would have been used to create lime mortar for building and lime plaster, which could be applied as an interior and exterior finish to buildings. Lime was also used in agriculture to make the Wealden clay soils easier to work.

4.3.5 There are several domestic buildings surviving the 17th and early 18th centuries in the conservation area which are likely to have had externally visible timber frame and rendered infill panels, these structures have all undergone later re-facing with brickwork, or brick and flint – such as at Rippingtons to create a more 'modern' facade.

4.3.6 The 18th century brickwork construction is mainly of Flemish bond, where bricks are laid in a chequered pattern, as seen at Pear Tree Cottage. 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.

4.3.7 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.

Photos of brick detailing

4.3.8 Throughout the conservation area, around half the brickwork to buildings has been rendered and painted, such as at No.22 and No.14, and on the 1930s properties. The paint work appears to be modern, but historically would have been a limewash to provide a sacrificial coat to the brickwork, provide a more uniform colour and appearance, and/or mimic stone. On the early to mid 20th century buildings it has been used to create design and texture to facades, as well as to provide a more practical finish over modern materials.

4.3.9 Tile hanging is used quite regularly on buildings within the eastern end of the conservation area, but is generally more limited at the western end. Tile hanging is at first floor or within gables only and there are examples of plain tiles and decorative tiles.

Photo of tile hanging

4.3.10 Weatherboarding is not a traditional material on Church Street.

photo of weatherboarding

4.3.11 Exposed timber framing is not seen within the conservation area. However this is some use on the later 19th and early 20th century dwellings of applied timbers to first floor and gables as part of the architectural design.

Photo of timber framing

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4.3.12 The use of stone is not common in the conservation area and is limited to the church and to The Wheatsheaf Inn. Flint and cobbles, however, are prevalent throughout, particularly in the western end of the conservation area to both dwellings and boundary walls. In the eastern end, the use of flint is more limited with only a few examples of use on dwellings and the majority of use on boundary walls. Flint is mainly used in conjunction with brickwork detailing openings and corners of buildings, as well as to create more decorative detailing. Flint is a mixture of knapped and natural, often laid in identifiable courses. Where cobbles are used, these are also laid in courses. There is one example of bungaroosh on the outbuilding to No.92, which is where pieces of brick and flint were used randomly to create a structural wall.

Photo of flintwork/cobbles

Roofs

4.3.13 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

4.3.14 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.

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

Pantiles

4.3.16 Modern pantiles are found Nos. 60-68, but are a modern interlocking tile and are not typical of the conservation area or locality.

Slate

4.3.17 Slate is not a common material in the conservation area, and is evident on only five buildings, two of which are smaller single storey outbuildings.

Thatch

4.3.18 There is one example of the use of thatch with a later block cut ridge detailing to the outbuilding at Rippingtons.

Shingle

4.3.19 The church tower has a timber shingle spire. These are thin, tapered pieces of wood – normally the durable heartwood from oak or chestnut – riven or split from a straight grained and knot free section of timber. The shingles were then planed smooth and shaped as necessary. The shingles are pegged or nailed on roofing battens beneath.

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Roof forms

4.3.20 Roof forms throughout the conservation area are predominantly gables, but there are also examples of fully hipped roofs. Use of half hips is rare.

4.3.21 The roofs generally run parallel to the road with end gables or hips and there are a number of examples of buildings with gabled wings to the front.

4.3.22 Dormer windows are not an overly common detail, with a greater number evident in the eastern end of the conservation area. The virtually nil use of rooflights is particularly remarkable.

Chimney stacks and pots

4.3.23 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.

4.3.24 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 or sometimes rendered brick and are include simple end stacks, as well as larger more centralised stacks.

4.3.25 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

4.3.26 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

4.3.27 There are very few barge boards to roofs throughout the conservation area, with many gabled roofs instead having small mortared verges.

4.4 Windows

4.4.1 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.

4.4.2 There is significant survival of historic window detailing within the western end of the conservation area. This is predominantly through the use of traditional timber vertical sliding sashes; and use of simple side hung casement windows of timber or

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metal.

4.4.3 Within earlier domestic buildings, where the timber frame has been concealed by brick or weatherboarding, casement windows are often used. These small window types fit within concealed timber framing behind later refacing on these earlier properties, such as the small casement windows in the earlier 17th century buildings such as Rippingtons. Casement windows were the norm in the 17th and 18th centuries, but did continue to be used throughout the 19th and 20th centuries, as seen on many of the dwellings in the eastern end of the conservation area.

4.4.4 It is noticeable that many casement windows, whether historic or modern, use a leaded light detail and there are examples of both square and diamond leaded lights. The earlier windows are traditionally made with individual quarries of glass between lead cames and these are usually identified by the multiple reflections gained by each piece of glass being at a very slightly different angle. The former Police Station building has a good example. Modern windows tend to have applied lead strips to try and mimic this detail, but the glazing appears flat and without character.

4.4.5 Later in the 18th century and into the 19th century, the double hung vertical timber sliding sash was introduced, often with six over six or four over four small panes, and became the popular window style of this period. A number of buildings in the conservation area, such as Lime Tree Cottage, No.22 and No.14 have examples of this type of window.

4.4.6 By the later 19th century panes of glass were larger and both sash and casement windows had larger panes of glass with fewer, if any, glazing bars.

4.4.7 The use of stone mullion windows within the conservation area is limited to the use of stonework for windows at the church and former village school.

4.4.8 There are no early shop windows within the village.

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

4.5 Doors

4.5.1 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

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periods of buildings and the social standing of the buildings.

4.5.2 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 examples of decorative door cases. 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. Porches are a mix of gables and flat roofs, or contained within an extension of the main roof under a catslide. There are also limited use of door hoods in the village, such as No.14 and No.22.

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

4.6 Shopfronts

4.6.1 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.

4.6.2 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.

4.6.3 There are no remaining examples of earlier shopfronts Church Street, the early shop buildings having been lost or altered to domestic use. However, the parade of shops in the former granary building which are likely to date from the 1930s are distinctive for their bowed multipaned timber windows, inset doors, and deep fascias with surviving canopy boxes. There are five commercial properties within the parade, and the Wheatsheaf public house remaining within the conservation area.

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

4.7 Garden Walls, Fences and Other Means of Enclosure

4.7.1 Garden walls, traditionally detailed fences and other means of enclosure such as hedges (discussed later) are important components and make a significant

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contribution to the character of conservation areas.

4.7.2 Willingdon, Church Street conservation area contains a mixture of boundary treatments, comprising mostly walls, along with hedges and trees. The predominant material for walls is flint or cobble with brick detailing to corners and openings and a brick coping detail. These types of walls are most prevalent in the western two thirds of the conservation area.

4.7.3 Hedges and trees are the predominant boundary feature within other third of the conservation area, at the eastern end which reflects the more sylvan character of this part of the street.

4.7.4 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.

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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 once rural or parkland landscape around Church Street has altered since the end of the 19th century, with the almost complete urbanization of the area. There are however views out of the western end of Church Street towards the South Downs scarp slopes which reinforces the historic association of the village with the wider landscape. This is discussed further in Chapter 2.

5.2 Key Characteristics

Key Characteristics

- There are prominent tree specimens within the churchyard, and in boundaries of residential properties along Church Street
- Hedgerows and trees are an important boundary feature particularly at the eastern end of the conservation area.
- Important open spaces include the churchyard and the wide grassed verges to Church Street at the eastern end.
- Views through the character area are generally along Church Street.
- Views across the wider countryside are also important, with the most significant being to the west towards the South Downs. There are also glimpsed views south towards the coast.

5.3 Trees and Hedgerows

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

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

5.3.3 Particularly prominent trees and groups of trees within the conservation area include those within the churchyard and to property boundaries, either as individual specimens or as groups.

5.3.4 Hedgerows and trees are an important boundary feature particularly at the eastern end of Church Street. 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.

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

5.4 Open Spaces

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

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

5.4.3 Otherwise, the most remarkable open spaces are the wider verges to either side of the road at the eastern end of Church Street, and the open space to the east of the Memorial Hall.

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 Church Street.

5.5.4 Views across the wider area are also important, with the elevated position of the conservation area on the ridge affording views south towards the coast from some private properties. The most significant long distance view, however, is to the scarp slopes of the South Downs in the west which help to maintain an important sense of place.

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6 Considerations for change in conservation area

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

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enhance or better reveal their significance as required by the NPPF.

6.2 Guiding principles for change in conservation areas

Guiding principles for changes in conservation areas

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

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

Key issues impacting on the character and appearance of the Willingdon, Church Street conservation area

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

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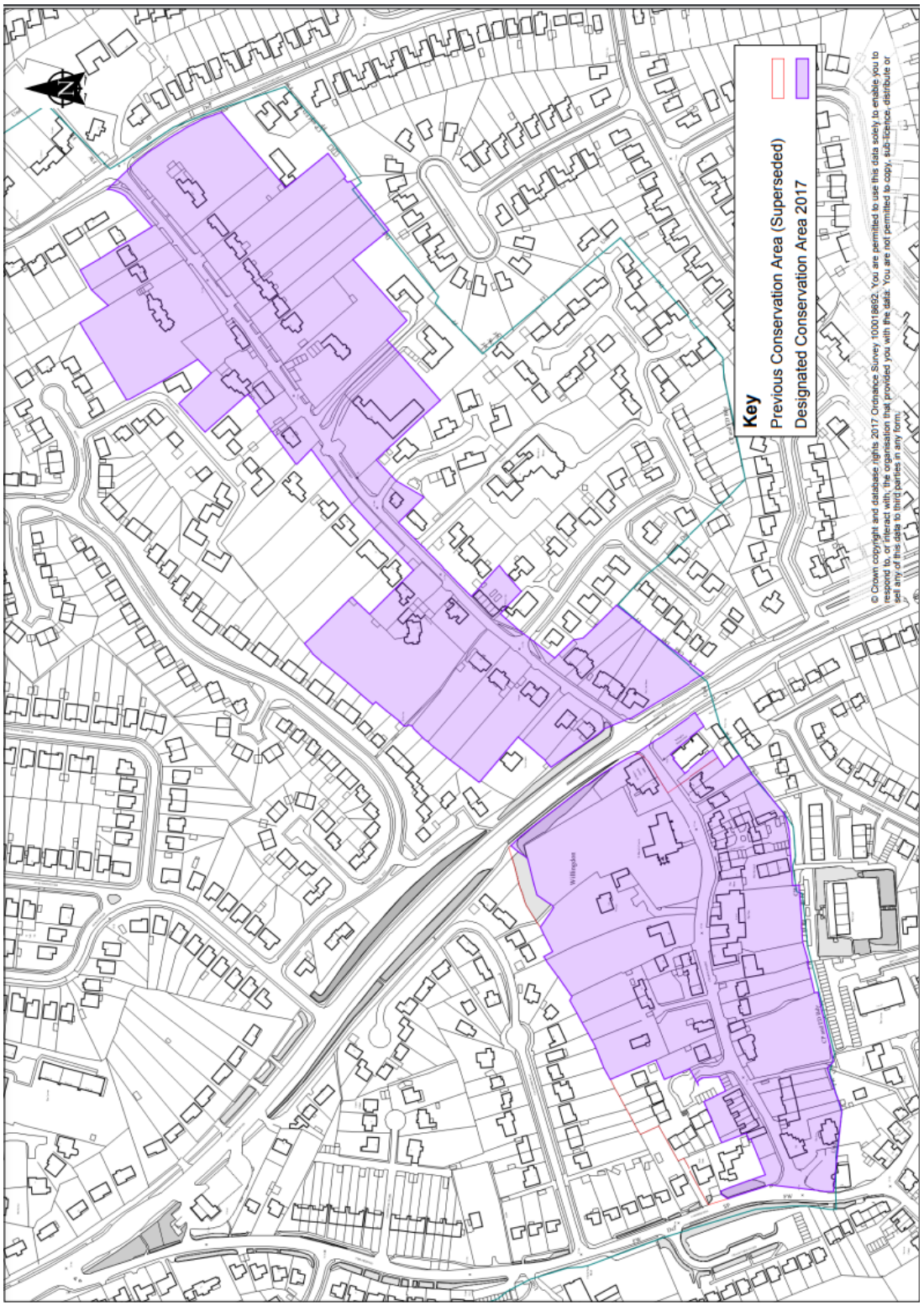
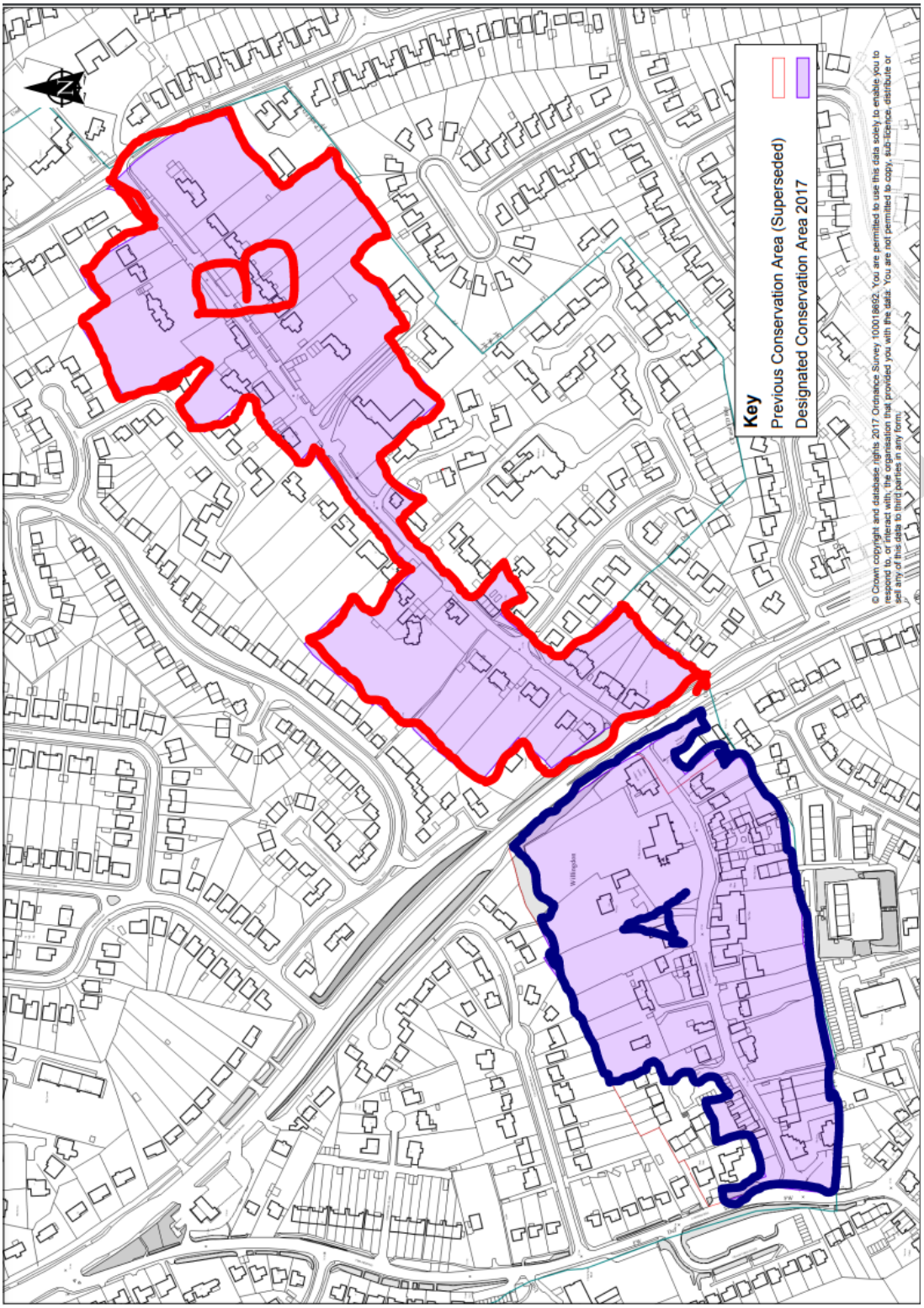
Appendix 1: Maps

1.1 Designated Conservation Area



1.2 Character Areas



1.3 Visual Appraisal

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1.4 Views

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Appendix 2: Glossary of Terms

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

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

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

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

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

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

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

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

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

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

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

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

Curtilage: An area of land attached to a house, often within the same enclosure, which serves or historically served the purposes of the dwelling in some necessary or useful

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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

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or managed flora.

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

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

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

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

Lead 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 planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

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

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

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

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

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

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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 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 2023

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

HISTORIC ENGLAND

www.historicengland.org.uk the Government's adviser on the conservation of the historic environment: https://historicengland.org.uk/advice/hpg/has/conservation-areas/

Historic England, Advice Note 1: Conservation Area Designation, Appraisal and Management, 2016

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Wealden Local Plan, Conservation Areas – Issues, Options and Recommendations Consultation, 2015

Wealden Landscape and Settlement Character Assessment, Chris Blandford Associates, November 2014

Wealden Local Plan, 1998

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Wealden Core Strategy Local Plan, 2012

WEBSITES

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The Weald.org: www.theweald.org

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East Sussex Tithe Maps: www.eastsussex.gov.uk/leisureandtourism/localandfamilyhistory/tithemaps

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