

Draft Conservation Area Character Appraisal

East Hoathly



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



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Overview

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

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

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

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

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

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

This character appraisal considers:

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

This document is the draft conservation area character appraisal for East Hoathly conservation area, designated in March 2017.

The character appraisals have been prepared in conjunction with both national and local policies concerning the historic environment. The conservation area character appraisal documents will assist in planning decisions and will be used alongside the Council's 'Development Plan' (including any relevant adopted neighbourhood plan) and a future Conservation Area Management Plan (once published) when assessing planning applications.

This document is for:

- Anyone interested in commenting on the draft character appraisal for the East Hoathly conservation area;
- Anyone interested in finding out information about the area;
- Anyone proposing to carry out development within the area;
- Organisations responsible for any management within the area;
- Statutory providers and partnership authorities who may carry out work within the area; and
- Members and Officers of Wealden District Council.

1 Background

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

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

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

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2 Context

2.1 Introduction to the Conservation Area

2.1.1 East Hoathly is a village situated approximately four miles to the north west of Hailsham and two miles to the east of the A22. The village lies in close proximity to the South Down National Park.

2.1.2 The settlements lie within the Parish of East Hoathly with Halland, which covers approximately 6 square miles and had an overall population of 1,600 in 2011 ⁽¹⁾.

2.1.3 The village is essentially linear in form, extending along Waldron Road-High Street-South Street. The historic core of the village predominantly developed along this route, centred around the road junction with London Road and Mill Lane, the church, and the former village green and pond. There has been a limited amount of modern 20th century infill within the historic core, but most modern 20th century development has taken place on the periphery of the historic village outside of the conservation area.

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.

1 Source:2011 Census, Office for National Statistics

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

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

2.2.4 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 East Hoathly is situated approximately four miles to the north west of Hailsham, in the central western part of Wealden District. The village is located within the gently sloping agricultural landscape of the Low Weald, in close proximity to the South Down National Park.

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

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

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

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

2.3.6 Isolated farmsteads, often occupying ancient sites (some moated), form the predominant settlement pattern, intermixed with small villages, often with 'Street' or 'Green' names suggesting secondary settlement. These farmsteads are associated with a landscape of small and irregular shaped fields, created by assarting from woodland in the medieval period, or medium-sized and more regular shaped fields created between the 15th and 18th centuries by enclosure through agreement of former arable strips. The

latter are more common in the eastern parts of the area. Many small towns and typical Wealden villages, on the heavier clay soils in the western part, are scattered among a patchwork quilt landscape of woodland, permanent grassland, hedgerows and wetlands. Traditional buildings are often made of brick, with local colour variations, and some flint towards the South Downs. Pre-18th-century buildings were predominantly timber-framed and even later buildings are often weatherboarded⁽⁴⁾.

Low Weald Landscape

The history of the landscape is most evident in the:

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

- Abundance of ponds, some from brick making and quarrying, and hammer and furnace ponds, legacies of the Wealden iron industry;
- Traditional rural vernacular of local brick, weatherboard and tile-hung buildings plus local use of distinctive Horsham slabs as a roofing material;
- Weatherboard barns are a feature;
- Oast houses occur in the east and use of flint is notable in the south towards the South Downs.

East Hoathly

2.3.7 The historic settlement setting of East Hoathly is created by:

- a patchwork of small scale ancient and historic fieldscapes, and more modern field patterns;
- Ancient Woodland to the west of the settlement in Moat Wood, which contains a moated site designated as a scheduled monument and also has a TPO in place across the whole wood;
- small and medium sized ponds dotted across the landscape, which are often in woodland areas.

2.3.8 Landscape characteristics include:

- linear historic development extending along Waldron Road-High Street-South Street, centred around the road junction with London Road and Mill Lane;
- the church, which is an important feature for the village, as are the Kings Head and the Foresters Arms public houses;
- remnant ancient landscape surrounding the village;
- an extensive area of cohesive assarts ancient fieldscapes abutting the settlement edge;
- areas of regular piecemeal enclosure;
- linear belts of Ancient Woodland lining stream corridors and marking some field boundaries, with several large area of Ancient Woodland, especially to the eastern side of the village;
- ponds and streams located throughout the landscape around the village;

- glimpses of the South Downs from several places and significant views into and out of the village to the north;
- a good network of footpaths linking the village to the wider landscape, including the Weald Way which passes through the centre of the historic core and churchyard ⁽⁵⁾.

2.3.9 The landscape surrounding East Hoathly falls within two County Landscape Character Area; the 'south slopes of the High Weald', and the 'eastern Low Weald'. The landscape setting areas are identified below.

East Hoathly Landscape Setting Areas

To the west, the landscape setting areas are identified as:

- several large areas of Ancient Woodland, which provide an intermittent sense of enclosure;
- some noise and movement from the A22 road corridor.

To the south, the area is characterised as:

- large-scale, modern arable and pastoral fields;
- views to the South Downs contributing to recognisable sense of place.

To the east, the area is characterised as:

- medium to large-scale patchwork of arable and pastoral fields;
- smaller fields, usually lined by thick, mature hedgerows;
- linear belts of woodland lining stream corridors.

To the north east, the area is characterised as:

- large-scale, modern fields, with several large farm buildings, some of which are considered to be landscape detractors;
- several small, linear ponds/waterbodies ⁽⁶⁾.

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

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

2.3.10 The topography in the area has influenced the layout and development of the settlement. East Hoathly is located on an area of higher ground along a ridge, before the land drops to the south west. Historic development is concentrated around the road junction at approximately 64m AOD, rising to a high point of 75m to the northern extent of the conservation area, and dropping along South Street to 53m at its southern extent.

2.3.11 There is strong inter-visibility with historic buildings in the historic core and a strong strength of place as a result of the ancient landscape around the village, which includes a medium to largescale patchwork of arable and pastoral fields, areas of Ancient Woodland, wooded stream corridors, and views to the South Downs. The landscape setting in the immediate areas surrounding the village and to the east and west are identified for their high landscape value⁽⁷⁾.

2.4 Geology and Building Materials

2.4.1 Along with the whole of Sussex, the rocks of the East Hoathly area are sedimentary. Descending the Downs and crossing the Low Weald, where East Hoathly is located, the rocks get progressively older. The geology is predominantly clay and this will have influenced the type of local building materials used to create the unique identity of settlements in the area around East Hoathly. The village itself lies over the siltstones, mudstones and sandstones of the Tunbridge Wells Sand Formation.

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

2.4.3 Chapter 5 of this appraisal provides location specific information on traditional materials and building techniques within East Hoathly 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 East Hoathly is not fully understood, although there is evidence of early activity in the area. Mesolithic sites have been recorded in Halland Park to the west of the village ⁽⁸⁾ and several finds of Mesolithic flints have been recorded in Halland Park ⁽⁹⁾. A Bronze Age axe was found to the rear of on the eastern side of South Street ⁽¹⁰⁾.

Roman and Saxon

2.5.2 Roman occupation of the wider area commenced in A.D.43, after the Roman conquest. The Roman fort of Anderida lies approximately 13 miles to the south east at Pevensey, with the Roman road from the fort extending westwards from Pevensey to Lewes, 9 miles to the south west. There are no records of Roman finds in the village, but a Roman villa has been found at Laughton and a Roman bloomery at Halland.

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

Place name, Domesday and early manors

2.5.4 The name Hoathly is thought to have derived from the Old English *hath leah*, a heathy woodland clearing or woodland clearing where heather grows ⁽¹¹⁾. It has been linked to the the family name of *De Hodleigh*, landowners in the 12th century ⁽¹²⁾.

2.5.5 East Hoathly is not mentioned in the Domesday book and instead is said to have formed part of the manor of Laughton ⁽¹³⁾. Until the Norman conquest the area was owned by Earl Godwin, the father of Harold Godwinson, and Countess Goda. This was held by Robert, Count of Eu, and Robert Count of Mortain in 1086, both major landholders in the area.

2.5.6 By 1296 the manor was held by the De Hodleigh family, with the principal estate at Halland held by the Halle family. A medieval moated site to the south west of the village was very likely the site of the medieval moated manor.

Church and religion

2.5.7 The current church of East Hoathly is largely 19th century. However, during rebuilding of the church in 1856, when all but the church tower are said to have been

8 ESHER: MES15563 & MES21353

9 ESHER ref: MES 15564, MES15565, MES3113, MES23121, MES23122 & MES21352

10 ESHER ref: MES3114

11 Mills, A.D. 2011 A Dictionary of British Place Names

12 Lower, M.A. 1870

13 Lower, M.A. 1870

replaced, traces of a Norman church were discovered⁽¹⁴⁾. The list of rectors for the church dates back to 1287, with the first being Robert de Terring.

2.5.8 The tower is 15th-early 16th century and is adorned with the Pelham buckle on the stops of the hood mould of the tower doorway. The Pelham buckle is also seen on the other churches in the area and represents the King's belt buckle, which was given to Sir John Pelham in 1356 as a badge of honour by King Edward III for capturing the King Of France at the Battle of Poitiers. The arms with boar's heads in the spandrels of the doorway, surrounded by carved leaves, are said to be those of Lunsford, who lived at Whyly.

2.5.9 The rest of the church was rebuilt in 1855-56 and appears to be the work of the A. Cheale, builders of Uckfield.

2.5.10 In 1856 some of the glebe land was sold to the Commissioners for Building New Churches to enlarge the churchyard⁽¹⁵⁾. It is documented that it was enlarged in 1888 on land annexed from the glebe and enclosed in a stone wall. The extension was to the southwest of the church, with the original boundary passing close to the church following the line of the current churchyard footpath.

2.5.11 The lych gate was built in memory of the Rev. Edward Langdale in 1884 and paid for by public subscription. The War Memorial in churchyard commemorates the residents of East Hoathly who were killed or missing in the First World War and the Second World War. The memorial was dedicated in October 1921, with a further Memorial inside the church. A total of 20 people are commemorated from WWI and 11 from WWII, which includes four civilians that appear to have been killed when East Grinstead Cinema was hit in 1944.

2.5.12 Documents suggest that the rectory has historically stood by the churchyard close to its current location, on the land now occupied by Rectory Close. The patron of the rectory appears to have been the Marquis of Abergavenny, which was most likely linked to the patronage of the rectory that was tied to the Manor of Beverington since the medieval period⁽¹⁶⁾. By the 16th century it appears that the Abergavenny held the manor of Beverington and therefore the patronage of East Hoathly, as it is recorded that in 1578 John Gage rented lands in East Hoathly and Laughton, held of Henry Nevill, Lord of Abergavenny's manor of Beverington⁽¹⁷⁾. The Abergavennys sold glebe land for the extension of the churchyard in 1856 and in 1958 there was a transfer of the advowson of East Hoathly by John Henry Guy Nevill, 5th Marquess of Abergavenny, to the Bishop of Chichester⁽¹⁸⁾.

2.5.13 A photo and description of the rectory from the later 19th century suggests at least part of it was timber framed (see below). The Rev. Thomas Porter built his own house in the village (Belmont) in the mid 18th century, where he lived when rector. The

14 Lower, M.A. 1870

15 ESRO ref:ABE/22P

16 <http://www.histparl.ac.uk/volume/1386-1421/member/rademylde-ralph-1379-1443>

17 ESRO ref:SAS/G 12/11

18 ESRO ref:PAR 378/7/6/1

rectory living then reverted back to the rectory by the church. It would appear that the old rectory was extended and modernised in the late 18th century by the Rev. Langdale, which provides a further connection between the church and the Abergavennys. Langdale had been curate of Frant church and tutor to Lord Abergavenny's sons before being appointed rector, and Lady Abergavenny laid the stone in the porch of the rectory⁽¹⁹⁾.

2.5.14 In 1881 the Rev. Harry Harbord refused to live in the rectory on account of its dilapidated state. He describes the rectory as an old cottage made of clay and straw plaster with a 'new' front added and a large rear wing added to the rear in the late 18th century. This was demolished and a new rectory built in 1883-4. The pond was filled in and made into a tennis court and a new driveway made to the north through the orchard, replacing the one between the pond and the road. It was designed by Mr Medland Taylor and built by Messrs Smith of Hadlow Down and Halls of East Hoathly.

2.5.15 This rectory also eventually proved to great an expense to upkeep and was sold in 1965, the new rectory building built in the former kitchen garden and the Victorian rectory demolished and the site developed for the housing along Rectory Drive.

2.5.16 A Baptist chapel (known as Providence Chapel) stood on Buttsfield Lane in the 19th century. It was converted from an older building that had been part of Hesmonds Estate and was described in 1905 as having been the old posting stables. The chapel was paid for by Mr JJ Robinson, who purchased Hesmonds in 1841. The chapel was sold in 1895 and was still conducting services and weddings in the 1930s. It was demolished and houses built on the site in the mid-20th century.

2.5.17 The Wesleyan Methodist Chapel was built on the site of the former pond on the east side of High Street. Services seem to have been held from 1865, but it is not clear where, and a Wesleyan Meeting Room is mentioned in 1874. In 1877 it was reported that the new Wesleyan Chapel would soon be completed and is shown on the 1898 OS map. By 1900 the chapel was rebuilt to provide more space and better facilities. The chapel recently sold and has been converted to a showroom with accommodation above.

Medieval and post-medieval development

2.5.18 The date of the emergence of a settlement at East Hoathly is not known. The church is said to have Norman origins, but may have served a dispersed community.

2.5.19 There is no record of a market charter for the village, the closest market located approximately five miles way at Uckfield and granted in 1220. An annual fair was also held in Uckfield from 1253, with another fair at Framfield from 1314⁽²⁰⁾.

2.5.20 East Hoathly was grouped with other settlements in records from the late 13th century-early 14th centuries, but was likely a modest settlement. The 1296 subsidy roll for the Villat de Hodlegh [Hoathly] and Chtyngelegh [Chiddingly] lists 69 taxpayers, including Willmo de Hodlegh, assessed at 4s 8d. In 1327 Henr de Hodlegh was assessed at 1s 9d, with East Hoathly seemingly included under the Villat de Laghton [Laughton],

19 ESRO ref: ACC 11630/2

20 <https://archives.history.ac.uk/gazetteer/gazweb2.html>

Chidingelegh [Chiddingly] and Walderne [Waldron], in which 111 taxpayers were recorded. In 1332 the Villat de Hodlegh [Hoathly] was assessed separately with 33 taxpayers, which included Henr de Hodlegh (2s 5 1/4d) and Nicho de Hodlegh (2s 1 3/4d)⁽²¹⁾.

2.5.21 The name Butts to the eastern side of the High Street may be linked to the medieval practice of archery in the village. The use of the longbow by English archery was of great importance in medieval warfare and decisive in battles of the Hundred Years' War. In 1252, a proclamation by the king, called an Assize of Arms, required every able bodied man between the ages of 15 and 60 to become proficient in the use of the bow. In 1388 an Act required that all servants and labourers were to have bows and practice on Sundays and holidays. In 1542 an Act of Parliament laid down rules for regular practice. It established a minimum distance of 220 yards (more than 200 metres) that men over 24 should be able to hit the target. Every town and village would have had archery butts for practice in the medieval period, with names like Butt Lane and Butt Field often surviving to indicate the location. The butts were usually located on the margins of villages where archers could practise shooting their arrows, with targets made of circular, turf-covered target mounds with flat tops. By the end of the 16th century the longbow was gradually being replaced with firearms. The field running to the south of Mill Lane from the High Street is called The Buts on the 1839 Tithe map and measures 220 yards in length. There is also a reference in 1533 to a tenement owned by John Gage called Calmons that is bordered by the lane [now Mill Lane] from 'Scarlycross to the butts of East Hoathly'⁽²²⁾. This strongly indicates archery butts in this location in the earlier 16th century. The name perpetuates in Buttsfield Lane.

2.5.22 In the Moat Wood to the south west of the village is a moated site, designated a Scheduled Monument. Moated sites of this type served as prestigious aristocratic and seigneurial residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and 1350. The site was probably set within a medieval landscape of dispersed settlement, comprising farmsteads, cottages and hamlets surrounded by fields and woodland. Halland was owned by Robert Hall in 1533 and was purchased by Thomas Walsh in 1540. In 1557 it was purchased by Sir Nicholas Pelham. It is likely that the moated house was replaced by Halland House to the west in the late 16th century.

2.5.23 In 1557 Goddard Walsh sold Halland to Sir Nicholas Pelham, who already held the Manor of Laughton. It seems that prior to this William Pelham, who had built Laughton Place in 1534, already owned land in East Hoathly, as he was granted free warren in his lands in Hoathleigh by Henry VIII in 1525⁽²³⁾. From 1560 onwards there are entries of baptisms of Pelhams in the register of East Hoathly church and so it appears that some members of this family then resided at Halland, which at that time was the moated manor house already mentioned. Sir Thomas Pelham built Halland House on a new site to the west of the moated site in 1595. It is described as built of brick with stone detailing. An engraving by Samuel Hieronymus Grimm from 1783 seems to depict the Elizabethan

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

22 ESRO ref:SAS-G/1/8

23 Horsefield, T.W. 1835

mansion house, which shows a large and imposing multi-gabled house with inner courtyard, feature Dutch gables, and walled garden, set within a larger parkland.

2.5.24 The Pelhams left Halland in 1768 to move to Stanmer. The grand mansion house was demolished and used for building materials and a farmhouse built (or converted from a portion of the larger house). The park was used as a farm by a tenant farmer, remaining the property of the Earl of Chichester (Pelham).

2.5.25 Sir John Gage of Firle also owned land in the area in the 16th and 17th centuries. He held the nearby manor of Maresfield, which extended to East Hoathly. In 1533 he granted a meadow in East Hoathly called Scarryll or Scarlys, as well as land and tenements called Calmons and Netherfeld. The description suggests it was the land to the east of the village near Mill Lane, which was historically called Scale Lane (perhaps a derivation of Scarryll or Scarly)⁽²⁴⁾. A map of Hesmonds from 1629 labels the house and lands as those of Esther Bishop, held of Sir John Gage, suggesting the Gages continued to hold land and property in this area of the village.

2.5.26 The Lunsfords owned Whiligh/Whyly, to the west of the village, from the 15th century. They were related to the Pelhams through marriage, William Lunsford having married Cicely, daughter of Sir John Pelham, around 1475. They were also related to the Fiennes, with their son, also William, marrying Margaret, daughter of Thomas Fiennes and granddaughter of Richard Fiennes, Baron Dacre of Herstmonceaux, around 1500. Both the Pelhams and Lunsford later married daughters of Sir John Sackville; Sir Nicholas Pelham marrying Anne Sackville around 1537 and John Lunsford marrying Mary Sackville.

2.5.27 In addition to the powerful families of Pelham, Gage and Lunsford, the Nevills were also linked to East Hoathly through the patronage of the rectory, tied to the Manor of Beverington. As already noted, many of these families inter-married over the years, but there appears to have been tension at times. There may have been bad blood between the Pelham and Lunsford families, despite being related through marriage, with Thomas Fiennes, a distant cousin of the Lunsfords, hung for poaching on Sir Nicholas Pelham's land and killing a gamekeeper in 1541. In 1632 Sir Thomas Lunsford of Whyly was charged for killing deer in the estate of Sir Thomas Pelham at Halland Place. He tried to kill Sir Thomas at the church, and it is claimed that the bullet hole from his attempt can still be seen in the doorway of the church tower. Lunsford was heavily fined and fled to France, returning to London under the patronage of King Charles I. He eventually sold Whyly and emigrated to Virginia in 1649.

2.5.28 Thomas Turner (1729 - 1789) lived in East Hoathly and kept a very comprehensive diary covering eleven years of his life. As he was shopkeeper, churchwarden, Overseer of the Poor and much more, his diary contains a great deal of information about the village. He lived on the High Street at the property now called Thomas Turner's House.

2.5.29 East Hoathly seems to have remained a small settlement throughout the medieval and post-medieval periods. Other than the church tower (already described), the oldest buildings appear to be Sellens, the Old Post Office Cottage, and Cherry Tree Cottages, which are all likely to be 17th century or earlier, and may in fact be much older). Other older buildings in the village, recorded in 17th century maps and documents, were replaced in the 18th and 19th centuries. These include Hesmonds, Belmont, the rectory (since demolished) and Gate House, as well as Halland House, Whyly and Belmont outside the conservation area.

2.5.30 Sellens originated as a medieval (likely 15th century) hall, with floor and chimney added in the 16th century. It may be the property referred to as Wheathlands and owned by the Willard family in the 16th century, and passed through marriage to Prawl/Prall family in early 18th century. In the early 19th century it was owned by the Sellens and then owned by the village surgeon Robert Colgate from 1834 to 1853. It was later owned by his descendants, the Holmans, also village doctors/surgeons, in the early 20th century. Colgate and the Holmans did not reside at the property and seem to have divided it into three cottages by the 1839 Tithe map and rented the property. It was sold in 1990s and made once again into one property, with an area of tile-hanging removed to reveal timber-framing beneath.

2.5.31 The Old Post Office Cottage is also a property that appears to be of some age and may have also originated as a 17th century or earlier house. It is located back from the High Street and was to the rear of the village pond until the 19th century. Its location at the top of a lane leading south into agricultural land suggests it was an early farmhouse. On the 1839 Tithe map it is described as house and garden, owned by John Martin and occupied by Charles Sturt, listed as post master and shoe maker in the 1841 census. The surrounding land is all owned by Matthew Martin of Heasmans Farm.

2.5.32 Cherry Tree Cottages, like Sellens and Old Post Office Cottage, has all the outward appearance of a 17th century or earlier house. It was owned by Lord Chichester (the Pelhams of Halland) and still in their ownership in the 1839 Tithe apportionment and occupied by John Wren, farm labourer. It was most likely used to house estate workers from the Pelham's Halland Park estate, which was still owned as a tenant farm by the family.

2.5.33 Hesmonds is shown on a 1629 map, held of Sir John Gage. The house was owned by Matthew Martin, gentleman, in 1807 and in 1812 was described as built of brick and slate. It was insured for £100 in 1812 and £300 in 1824, which may indicate that it was expanded and improved around this time. The listing states that the house was rebuilt circa 1830, although it is likely to retain fabric from the earlier house, with 20th century sales particulars describing it as 17th century. Matthew Martin also owned other property around East Hoathly, including Hesmonds Farm, the mill, a brick yard to the east of Hesmonds, farmland, and a number of cottages. Hesmonds and other plots were sold in 1840 due to bankruptcy. It then passed through a number of owners in the 19th century and was purchased by Lieut. Col. Lawrence Charles Frederick Thompson in 1892. He was a keen rider and built the grand stables to the rear of Hesmonds, which bear his initials and the date 1896.

2.5.34 Belmont is also thought to have been the site of an earlier house and was rebuilt by the Rev. Thomas Porter in 1764 and used by him as the rectory. It was sold in 1861 to Capt. Henry Topham Clements, with his brother Charles owning Hesmonds. Clements was instrumental in raising support and funds for the building of the National School in East Hoathly. Belmont remained in the Clements family until the mid 20th century.

2.5.35 Gate House likely dates to the later 18th century, although it has been suggested that this too could be the site of an earlier property. In 1750 there was a mortgage for Gate House between John Vine and the Rev. Thomas Porter, who subsequently built Belmont in 1764, and the property was conveyed from Vine to Porter the same year⁽²⁵⁾. It may be that he rebuilt the property or was responsible for its current facade. It seems to have been held by a number of people throughout the later 18th century and there is a conveyance for Gate House from William Walls to Richard Clifford from 1799⁽²⁶⁾. Clifford seems to have rented the property to various occupiers and by 1844 it had been purchased by the village surgeon, Robert Colgate. It passed through Colgate to the Holmans through marriage also doctors, and remained in the family until 1913.

2.5.36 Other buildings in the village date to the 18th-20th century. Many of the buildings along the High Street and the junction with London Road and Mill Lane are 18th century or earlier. Park Lodge, on the southern edge of the village, is thought to have been built in 1721 by Robert Burfield.

Post medieval trade and industry

2.5.37 Early industry in the area appears to have revolved around agriculture, with Belmont and Hesmonds thought to have been earlier farmhouses and certainly having separate farmyards by the 19th century. Halland House was reduced in size and converted into a farm in the later 18th century and Whyly also had a farm.

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

2.5.39 Wealden iron production had a significant impact on the economy of the area from the 16th century, with many iron works in the area, including Buxted Furnace, Waldron Furnace, Maresfield Forge and Furnace, and Heathfield Furnace.

25 ESRO ref: LHL/ACC4113/3/8/5

26 ESRO ref: LHL/ACC4113/3/8/10

2.5.40 Local families were the principal owners and operators of furnaces and forges in the late 16th and early 17th centuries, with some already established as landowners in the area, such as the Pelhams, Nevills and Gages and therefore already possessing the land and wealth with which to establish ironworks.

2.5.41 The Pelhams owned Bivelham Forge, Waldron Furnace, Glaziers (Brightling), and Crowhurst Furnace and Forge; the Nevills ran Mayfield Furnace, and Eridge Forge and Furnace; the Gages ran Maresfield Forge and Furnace, Warren Furnace, and Woodcock Hammer; and the Lunsford family also ran an iron works in the 16th century, but its location is unknown⁽²⁷⁾. Using wood from East Hoathly⁽²⁸⁾. Heathfield Furnace also lay relatively close by, operated by the Fuller family in the 18th century.

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

2.5.43 Like the rest of Wealden, the area would have suffered with the decline of the iron industry, with the local ironworks ceasing operation by the end of the 18th century with water shortages hindering production, increased foreign imports and increased national competition for more efficient coal powered ironworks. This was exacerbated by economic depression and poor harvests following the end of the Napoleonic Wars in the earlier 19th century. The grievances of the poor resulted in the Swing Riots that broke out in the area in 1830.

2.5.44 Swing Riots began in the south and east of England in 1830 in response to low wages, tithes and mechanisation of farming leading to unemployment in a time of existing hardship and economic depression. In November 1830 a group gathered at Broad Farm, the home of Lord Chichester. Discussions were held about a rise in wages and the mob seem to have dispersed when informed that the Dragoon Guards had been summoned from Battle⁽²⁹⁾.

2.5.45 In 1841 William Hart of Barham arranged free passage for twenty young people in East Hoathly to emigrate to Australia, where he had a large property. Seen as a way of giving a fresh start to poor. Others had emigrated to America, Australia and Canada in the earlier 19th century to seek a better life.

2.5.46 There has been no study of the development of inns in East Hoathly. The King's Head is thought to have been built in the mid-18th century and Joseph Burgess was innkeeper, with John Burgess registered as innkeeper in his will of 1810. David Paine was innkeeper and farmer in the 1841 and 1851 census and then the George family. By 1881 George Watford was publican, victualler, butcher and farmer. The inn seems to have had a butcher's shop, slaughter house and yard attached, which are mentioned in sales particulars from 1820. The Forester's Arms is later 18th century, but was recorded

27 www.wirgdata.org

28 The National Archives, PROB 11/145/173

29 Robertson, C.A. 1982

as a house on the 1839 Tithe apportionment and was occupied as a pair of cottages. It appears to have been purchased and converted into a public house by Harvey and Son brewery in 1907⁽³⁰⁾.

2.5.47 The landlords of the King's Head seem to have arranged an annual fair in the 19th century' referred to at the Teg⁽³¹⁾ fair in the 1820s and the April fair by the 1890s. Cattle and sheep were sold in the High Street and meadow opposite the King's Head.

2.5.48 Thomas Turner was a shopkeeper in East Hoathly, as well as churchwarden and overseer of the poor. He was also involved in education and gathering taxes. As well as his own occupations, his diary entries provide information on other trades and services in East Hoathly in the later 18th century. His shop was located on the High Street at what is now Thomas Turner's House. The property to the south was also a shop (Commerce House), but the shop front has been subsequently removed and it is a house.

2.5.49 By the later 18th century an apothecary/surgeon was recorded in East Hoathly. Nathaniel Paine of Barham was surgeon in the later 18th century when he amputated a leg in 1775. Robert Colgate of Gate House was surgeon for around 50 years, in early-mid 19th century. He was succeeded by Dr Henry Holman (his nephew) of Gate House. He and his sons were doctors listed in the village in the later 19th century and Dr Henry Colgate Holman built Lydfords. Dr Charles Carew-Webb and Dr Lionell Lovell-Keays were doctors after the Holmans in the earlier 20th century.

2.5.50 There was a trug making business in the village in the earlier 19th century, R.W Rich and Sons, who are also listed as coopers. Along with Thomas Smith's Trug Shop in Herstmonceux and The Truggery at Coopers Croft, this appears to be one of the early trug makers in the area. Their premises seem to have originally been on the edge of the village and by the later 19th century was located along South Street along a rear lane between 27 and 29-31 South Street. The firm undertook many building projects around the village, including the National School.

2.5.51 There were two building firms in the village in the late 18th and 19th centuries, who were also undertakers; Halls and Trills. Trills had a carpentry workshop on the site now occupied by a pair of semi-detached houses to the south of Lavender Cottage and a manhole cover can be seen bearing their name in the grounds of Belmont. Halls were based in South Street, with workshops and yard reared along a lane between 11 and 12 South Street.

2.5.52 There was a brick works at Hesmonds, marked on a map of 1788 and Richard Hope is recorded as a brickmaker in East Hoathly in the second half of the 18th century⁽³²⁾. In 1833 the brick works won a contract to supply bricks for improvements to Lewes House of Correction. The 1839 Tithe map shows the brick yard and kiln to the east of the house and is labelled 'brickyard and kiln plat'. Given the rebuilding of Hesmonds, Gate House and Belmont in brick in close proximity whilst the brick works were in operation,

30 ESRO ref: FAA/ACC5611/3/259A

31 teg is a sheep in its second year

32 Beswick, M. 1993

it is tempting to speculate that the bricks may have been supplied from this local manufacturer.

2.5.53 There are examples of very large bricks in village, including in the farm buildings of Hesmonds Farm. Large bricks were produced after the imposition in 1784 of a brick tax, where bricks were taxed to help pay for the wars in America. However, this attempt to avoid the taxes was quickly stopped when bigger bricks were taxed at a higher rate from 1805. The brick tax was abolished in 1850. Again, given the use of large bricks in Hesmonds Farm and the proximity of the brick works, it may be that the brickworks produced some of these oversized bricks in the later 18th century for lower status buildings.

2.5.54 A corn windmill stood on Mill Lane in the early 19th century and, along with the mill house on the corner of Mill Lane, was part of the Hesmonds estate. It burnt down in 1824 and was rebuilt, when it was recorded as a post mill with roundhouse and four sweeps. It was sold in 1841 and comprised a mill, malt room, drying room, outbuildings, dwelling house with shop, and bakehouse. The mill was finally destroyed by fire for good in 1891.

2.5.55 The village had two veterinary surgeons in 1841, John Adams and Horatio Hamilton. By 1859 Henry Norman had changed profession from farrier to vet.

2.5.56 As already mentioned, there was a slaughter house attached to the Kings Head in the 19th century and butcher's shop next door. The 1867 Post Office Directory also records a village shop with grocery and drapery, blacksmiths, wheelwright, post office, bakehouse, cooper, saddler, beer retailer, shoe maker, watch maker, plumber and glazier, wine merchant, news agent, carpenter, and farmer.

Institutions

2.5.57 Knatchbull's Workhouse Test Act of 1723 gave Parishes the authority to establish workhouse as a means of housing the poor and earning money from their labour. East Hoathly has a parish poorhouse, called the Parish House, at Scallowbridge.

2.5.58 Following the 1834 Poor Law Amendment Act, the new Uckfield Poor Law Union built a large workhouse to the south of Uckfield⁽³³⁾. The parish poorhouse was sold following the completion of the Union workhouse in 1838.

2.5.59 In 18th and 19th century the village stocks⁽³⁴⁾ are mentioned, located near to the church and in 1831 the Parish paid a carpenter for stocks and 'wippen post'. The stocks and whipping post were a common feature of medieval villages and part of the local controls of law and order.

2.5.60 In 1783 locals formed an association to patrol the village at night due to a gang of thieves operating in the area. Sergeant of Police, James Noakes, was living in the village in 1871 and in the 1911 census Albert Ernest Hurd is recorded at the Police Station (number 27) in South Street.

33 subsequently demolished and the site developed for housing

34 a wooden device, with holes cut out for a person's feet to be stuck through used to punish someone through public humiliation

Sport and recreation

2.5.61 Cricket is mentioned in the diary of Thomas Turner in the 18th century and the field to north of London Road is called 'cricketing field' on the 1839 Tithe map. The cricket club now plays at the War Memorial Playing Fields.

2.5.62 Football was played in the village until recently and a tennis club has played at the War Memorial Playing Fields since the 1950s.

2.5.63 In 1874 The Girls' Friendly Society was formed as a national organisation to give opportunities to unmarried girls to better themselves through training and educational opportunities. Working class girls were members and were mentored by associate ladies. They practised reading, sewing, singing, prayers and had refreshments. There was a branch recorded in East Hoathly from 1905 to 1925 that met in the rectory.

2.5.64 A branch of the Pleasant Sunday Afternoon Movement (PSA) bible group is mentioned in East Hoathly between 1918 and 1925 when it met in the Wesleyan School Room and organised concerts, teas and outings.

2.5.65 In 1898 there is mention of East Hoathly and Halland cycling club with headquarters at the King's Head.

2.5.66 The Carnival Society was started in the village to celebrate peace after WWI and after to commemorate both World Wars. Prior to this the village celebrated Guy Fawkes night, with mention as early as 1847 that there was a fire, and squibs and crackers were let off. This had become a large and popular event by 1870, with procession in fancy dress, banners, effigies, ten tar barrels, large bonfire, and fireworks. From 1919 the village used the event to celebrate Armistice Day instead of Guy Fawkes.

2.5.67 The village hall was built on the west side of South Street in 1926.

Education

2.5.68 There is a reference in the diary of Thomas Turner in 1755 to the death of the local schoolmaster Thomas Tomsett and the renting of a house for use as a school, indicating a school provision in the village from at least the mid-18th century. The diary also includes references to succession of teachers in 1750s and 1760s, including Francis Elless, Alexander Whitfield and John Long.

2.5.69 In 1833 it is recorded that there were two daily schools in the parish; with 42 male and 40 female pupils. There was also one day and boarding school containing approximately 30 children and one board school educating 12 females. John Curtis Smith opened an academy for a short time whilst living at Park Lodge in 1835-1839.

2.5.70 An account of schooling in the village by Captain Clements of Belmont circa 1862 records one small room for girls and one even smaller room for boys. This may be the building on the west side of Waldron Road referred to as 'school room' on the 1839 Tithe map in the location of 15 Waldron Road. Captain Clements took a great interest in the education of the village children and in 1863 began a scheme to build a National

School in the village. As a result a school was built on land purchased from the church in 1864-5 by Messrs Hall. The school was extended soon after and the master's house altered and incorporated into the school as numbers grew.

2.5.71 The school was run as a National School, which were founded in the 19th century by the National Society for Promoting Religious Education and provided elementary education, in accordance with the teaching of the Church of England, to the children of the poor.

Transport

2.5.72 In the 16th century the roads through the Weald of Kent and Sussex were considered so poor and perilous that an Act was passed to try and improve them by laying out new and wider roads. This seems to have had little impact, for in the 17th century Lord Chancellor Cowper wrote that the 'Sussex ways are bad and ruinous beyond imagination' The situation was certainly worsened by the iron industry, which necessitated the movement of heavy goods along the roads, pulled by Oxen. The A22 and A26 was used to transport heavy guns from local iron works to Lewes for transport by sea.

2.5.73 The notoriously bad Wealden roads were therefore ripe for improvement by the Turnpike Trusts. In exchange for keeping the roads in a good state of repair, Acts of Parliament allowed the trusts to levy tolls for using the roads, collected at turnpike gates with houses adjacent for the toll keeper.

2.5.74 Bow Bells milestones extend along the A22 between Horsebridge and East Grinstead. This is the longest sequence of milestones in the country. The iron milestones were erected in the 18th century and feature a string of five bells below a bow of ribbon as a reference to Bow Bells Church in the City of London from where most roads heading south were measured. The milestones were erected by the Turnpike Trusts along this turnpike route in the 18th century, with the Uckfield to Horsebridge turnpike, via East Hoathly, completed by 1768. Between Uckfield and Horsebridge the Pelham Buckle is above the mile mark, denoting the Pelham landowners along this stretch of the turnpike.

2.5.75 Before the village of East Hoathly was bypassed the route of the Horsebridge to East Grinstead turnpike passed through the village. The 48 mile post marker is located on the edge of the village along London Road. The toll house stood on the corner of London Road at the T-junction with the High Street and Waldron Road and the 1839 Tithe map shows the toll gate extending between the toll house and the King's Head. The house was sold by the turnpike trust in 1872 to Henry Colgate Holman, the village surgeon⁽³⁵⁾. The house still stands on the corner of the road and is called Toll Gate House.

2.5.76 In 1813 there was a coach passing through the village daily between London and Lewes, then on to Brighton and Eastbourne, as well as daily post.

2.5.77 There were plans to build a railway line connecting East Hoathly with the Brighton to Tunbridge Wells line in the mid 19th century. In 1866 work was finally begun on a

railway line , but work was abandoned the following year after a collapse of Overend and Gurney's Bank, the major financiers of railway construction projects.

2.5.78 The A22 bypass was constructed in 1991-2, providing relieve from traffic to the village.

19th - 20th century

2.5.79 By the early 19th century several large houses had bene built or rebuilt in the the village, including Barham, Belmont, Gatehouse, Hesmonds, Spring Place and Whyly. All seem to have evolved from smaller farmhouses. Their Victorian owners also owned land and cottages in the village and some built additional cottages.

2.5.80 Five cottages were build around the pond to the east of the High Street, called Providence Terrace (now Cider House Walk), although only the cottage furthest from the High St has been retained and renovated, the rest having been replaced.

2.5.81 Lydfords was built on a large plot on the east side of the High Street in 1876 by the village surgeon, Dr Henry Colgate Holman. The house was converted into a nursing home and extended in the late 20th century.

2.5.82 Development throughout the 19th saw the extension of the village along South Street, mainly in the form of semi-detached houses on the east side of the road.

2.5.83 In the 20th century housing was developed in cul-de-sacs off the main roads through the village and these are outside the conservation area.

Population

2.5.84 The population of the Parish of East Hoathly was 468 in 1811, 607 in 1851, 857 in 1881 and 1, 600 in 2011⁽³⁶⁾.

2.6 Historical Maps

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

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

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

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

2.6.5 Yeakell and Gardner's map of Sussex (1778-1883) shown East Hoathly as a linear settlement along the High Street, with the church to the western side of the village. Development is mostly concentrated to the High Street, south of Mill Lane and London road, although buildings are shown in the location of Mill Cottage and Toll Gate House. Buildings are also shown in the location of Hesmonds, Gate House and Belmont. South Street is largely undeveloped, although Sellens and Park Lodge seem to be represented. Whyly and Halland are shown on the edge of the village.

2.6.6 The Tithe map of 1839 shows the village in far more detail with individual buildings shown as well as plot boundaries and owner/occupiers. The village is shown with a cluster of buildings along the High Street, and around the junction with Mill Lane and London Road. The village pond is shown on the eastern side of the High Street where the former Wesleyan Methodist Chapel now sits with Cider House Walk around it and the cottages called Providence Terrace, with the Providence (Baptist) Chapel beyond (now demolished) and Old Post Office Cottage. The toll gate is shown extending across the road between the toll house and King's Head and the windmill is shown on the south side of Mill Lane. The former vicarage (replaced in the later 19th century and since demolished) is shown to the east of the church, as well as The White House (number 20). Rosemont is shown with farm buildings to the rear and Sellens is shown to the south with yards and outbuildings adjacent. The remainder of this side of South Street is then undeveloped until Park Lodge, which is shown on the southern edge of the village surrounded by open fields. On the west side of South Street the former Forester's Arms (cottages at this time), Cherry Tree Cottages, Yew Tree Cottage, and 24-26 South Street are all shown. The re is limited development on Waldron Road, with Spring Cottage (number 3) and Lavender Cottage (number 15) shown, the latter labelled as the school room. Fern Cottage and the Mill House are shown on the east side of Waldron Road and the row now comprising Jasmine Cottages is shown as a mixture of house, blacksmith shop and outbuilding. Continuing along Waldron Road, the large houses of Hesmonds, Gate House and Belmont. Hesmonds

and Belmont both have their own farms, and a brick works is shown to the east of Hesmonds.

2.6.7 The 1st edition 1875 OS map shows some additions to the village. The National School is shown next to the church and the village pond had been filled in and Endsleigh/Lynton (number 19) built. The row of cottages on the west side of Waldron Road had been built, incorporating the toll house and Spring Cottage, and Rose Cottage built on the east side of the road. Further buildings are shown on the south side of Mill Lane, to the rear of the King's Head. Four pairs of semi-detached houses are shown on the east side of South Street between Sellens and Park Lodge.

2.6.8 The 2nd edition 1899 OS map shows the Wesleyan Methodist Chapel on the east side of the High Street and the Victorian rectory (since demolished). A large house called Lydfords had been built to the east of the High Street (now a nursing home) and further semi-detached houses had been built along the east side of South Street. A pair of semi-detached cottages (Church Marks Cottages) are shown on the site of an earlier cottage on the west side of South Street and extensions are shown to the school. To the north of the village, a large stable block is shown to the north east of Hesmonds and the windmill is no longer shown, having burnt down in 1891.

2.6.9 The 3rd edition 1909 OS map shows less change to the village, with the Wesleyan Methodist Chapel rebuilt on the east side of the High Street and two pairs of semi-detached cottages on the south side of Mill Lane. The 4th edition 1937 OS map shows the village hall on the west side of South Street.

2.6.10 By the 1974 OS map that had been significant housing development in the village, which has been expanded further in more recent years. Much of this development has been in the form of cul-de-sacs laid out to the east and west of the South Street and also along Buttsfield Lane, Mill Lane and between London Road and Waldron Road. The development is for the most part set behind the more historic development within the village and outside the conservation area.

2.7 Areas of Archaeological Potential

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

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

2.7.3 The NPPF makes it clear that up-to-date evidence of the historic environment should be used to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be found in the future. Areas of archaeological interest are frequently updated and are not shown on the appraisal maps, but up-to-date information can be found at: <https://www.eastsussex.gov.uk/environment/archaeology/planning/>

2.7.4 The Historic Environment Records for East Sussex is located at The Keep in Falmer, and information can be accessed online ⁽³⁷⁾. 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 little archaeological investigation within East Hoathly in the past, including within that part covered by the Conservation Area. However, when considering the archaeological potential of settlements and the knowledge that the current church may have Norman origins and the location of the medieval moated site, a Scheduled Monument, on the edge of the village, it is 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 ⁽³⁸⁾.

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.

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

38 National Planning Policy Framework

3 Character Appraisal

3.1 Introduction

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

- A. High Street
- B. Waldron Road
- C. South Street

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

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

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

3.2 Key Characteristics of the Conservation Area

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

Key Characteristics of the Conservation Area

- Historic core of the village predominantly developed along the High Street and medieval church, the road junctions with London Road and Mill Lane, and the former village green and pond, with more dispersed settlement along Waldron Road and South Street.
- Cluster of 15th-19th century buildings in the conservation area, with later development on the periphery of the village outside the conservation area boundary.
- Buildings in the village mostly in residential use, with some commercial activity in the core of the High Street.
- 21 listed buildings or structures within the conservation area, comprising 19 Grade II listed buildings and structures, and two grade II* listed buildings.

- Some older buildings are timber-framed, but this has been concealed by later refacing with brickwork, some in conjunction with tile-hanging.
- Most buildings are two storey in height, predominantly of brick, but also including a range of other historic materials.
- Roofs are predominantly covered with clay plain tiles, with some use of slate.
- Built form within the village is predominantly sited along the roads, with varied setbacks and plot sizes.
- Front boundaries are generally formed by hedges and low brick walls.
- Trees are an important feature of the conservation area and its wider setting.
- Key buildings: Belmont, Gate House, Hesmonds, the King's Head, the church, the village school, Thomas Turner's House, Sellens.
- Key open spaces comprise the churchyard within the conservation area and the recreation ground adjacent.
- Key views include: those to the church and along the roads extending through the village, along the road back to the village core, and across the fields adjoining the conservation area.
- Views across the wider countryside are also important, with views in and out of the conservation area providing a strong sense of place and affording strong inter-visibility with historic buildings in the historic core, as well as views southwards towards the South Downs.

3.3 Character Area A - High Street

Introduction to the character area

3.3.1 The character area comprises the historic village concentrated around the High Street and medieval church. The development within this area is centred around the road junctions with London Road and Mill Lane, as well as the church, with historic development along the High Street and the top of Mill Lane. The character area is a mix of retail and residential uses.

3.3.2 This area is bordered by Character Area B (Waldron Road) to the north and Character Area C (South Street) to the south. Open fields and woodland adjoin the character area to the east and west, as well as some 20th century housing development.

3.3.3 Buildings in the character area date from the 15th-early 20th centuries, with a limited amount of more modern 20th century infill. Some of the buildings in the character area have been re-fronted in the 18th-19th centuries.

Landscape setting

3.3.4 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. The rural location of the village within the gently sloping agricultural landscape of the Low Weald and in close proximity to the South Downs means that there is open fields and woodland surrounding the character area. The churchyard within the character area is publicly accessible open space, as well as being the village burial ground. The principal open space in the village is the recreation ground to the south of London Road, which sits adjacent to the conservation area.

3.3.5 Trees are important both within the character area and in the wider setting and these reinforce the rural character of the village. There are some important tree specimens within the character area and these are noted on the visual appraisal map in Appendix 1, along with the identification of important hedgerows. Particularly noteworthy specimens include those within the churchyard, and those within gardens, especially within the grounds of Barchester-Lydfords care home. Trees outside the conservation area mark some field boundaries and surround the recreation ground, and there is an area of woodland to the south west at Moat Wood.

3.3.6 Views through the character area are generally to the church and along the High Street and adjoining roads. Views across the wider countryside are also important, with views in and out of the conservation area providing a strong sense of place and affording strong inter-visibility with historic buildings in the historic core. There are also views southwards towards the South Downs.

Local built form

3.3.7 The church is the oldest building in the character area, dating to the 15th century. Buildings within the character area, listed and unlisted, have not often been the subject of archaeological survey and so dating of the buildings can be uncertain. Older buildings have often been re-fronted in the 18th-19th centuries, which has obscured earlier phases. Apart from the church, buildings in the character area date to the 17th century or earlier, to the 20th centuries.

3.3.8 Development is generally fronting onto the roads through the character area, predominantly the High Street, but with various setbacks. The notable exception is the church, which sits back to north west of the High Street and has been absorbed into the village through 20th century development. Plot sizes are quite variable and the buildings themselves range from attached cottages of varying sizes and detached houses. The very large houses in the village are generally located on the peripheries of the village to the north and at Halland and Whyly.

3.3.9 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, red and grey chequered brickwork, tile-hanging, grey decorative brickwork, weatherboarding, and some use of render. Stonework is limited to the church. Roofs are predominantly covered with clay plain tiles, although there is some use of slate.

3.3.10 Boundary treatments are a mixture of hedges, brick walls and some use of picket fences. There is very limited use of railings in combination with brick walls. There has been some limited use of close board fencing to replace traditional boundary treatments.

Listed buildings

3.3.11 There are 15 designated listed buildings and structures within the character area; the grade II* listed church, 13 grade II listed buildings and a listed phone box, which range in date from the 15th to the 20th century. Many of the listed buildings comprise attached buildings and cottages under the same listing. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.3.12 The earliest identified building within the character area is the 15th-early 16th century church tower.

3.3.13 The Parish Church is grade II* listed and sits within its walled churchyard. The current building is largely 19th century, with most of the church rebuilt in 1856. However, it is recorded that traces of a Norman church were discovered during the Victorian rebuild and list of rectors dates back to the 13th century. The tower comprises the oldest surviving fabric, dating to the 15th-early 16th century, and is adorned with the Pelham buckle. The arms in the spandrels of the doorway are said to be those of Lunsford, who lived at Whyly. The tower is built of ashlar stone, with diagonal buttresses and castellated parapet. The

rest of the church is constructed of similar stonework with tile roofs. The lych gate was built in memory of the Rev. Edward Langdale in 1884.

3.3.14 Apart from the church, the oldest building in the character area appears to be Old Post Office Cottage, which is listed as a 17th century or earlier timber-framed building. It may have originated as a 17th century or earlier farmhouse, located back from the High Street to the rear of the former village pond until the 19th century, and at the top of a lane leading south into agricultural land. It has been refaced with red brick with grey headers on the ground floor and tile-hung above, rising to a hipped tiled roof with brick chimney stack. It contains casement windows with diamond lead lights and a boarded plank door.

3.3.15 Many of the other listed buildings in the character area are listed as 18th century, although later refacing could conceal earlier cores. These buildings are mainly clustered around the road junctions with London Road and Mill Lane.

3.3.16 Beginning at the northern extent of the character area, Lavender Cottage (15 Waldron Road) sits on the west side of the road and marks the end of the village core before the more scattered development of large houses along Waldron Road to the north. It is listed as 18th century and may incorporate the earlier 19th century school room. It is stuccoed with a tiled roof, sash windows with glazing bars, a central first floor blind window, and a panelled door with hood located in a side porch. A white picket fence extends in front of the cottage.

3.3.17 A row of attached cottages sits to the south of Lavender Cottage (5, 7 and 9 Waldron Road). The cottages are listed as early 19th century and are rendered on the ground floor with white weatherboarding above and a slate roof. The cottages contain sash windows with glazing bars, panelled doors, and a projecting shop window at north end.

3.3.18 Spring Cottage (3 Waldron Road) and number 1 (attached) adjoin the row of cottages above. Spring Cottage is listed as 18th century and is constructed of grey headers with red brick dressings, quoins and flush stringcourse, and has a tiled roof. It contains sash windows with glazing bars and a panelled door with hood. Number 1 is attached to the south of Spring Cottage and is listed as 19th century. It addresses the corner of Waldron Road and London Road and is of very similar construction to Spring Cottage, but with a higher frontage and shallow pitched slate roof. Although now constructed of grey headers, an early photo shows it was brick on the ground floor and weatherboarded above, with a continuous ridge and eaves line to Spring Cottage. The southern elevation contains a double height bay window and is of red brick construction in Flemish bond. Attached to the main range is a single-storey range, rendered with a slate roof. Maps indicate that this predates number 1 and is shown as the toll house on the 1839 Tithe map.

3.3.19 Fern Cottage sits on the eastern side of Waldron Road and is listed as 18th century. It has white painted brick on the ground floor, tile-hung above, and a tiled roof. It contains casement windows and has a central gabled porch with modern plank door. A white picket fence extends in front of the cottage.

3.3.20 The Mill House sits adjacent on the corner of Waldron Road and Mill Lane. It is listed as an L-shaped 18th century house and is constructed of white painted brick on the ground floor, white weatherboarding above, and a hipped tiled roof. It contains sash windows with glazing bar and one 19th century bay window on the ground floor with a panel door with upper glazing adjacent. The side elevation contains some casement windows.

3.3.21 Numbers 2 and 4 (Jasmine Cottages) sit in a row at the top of Mill Lane. The buildings are listed as 18th century and originally comprised a house, blacksmith shop and outbuilding, but are now in residential use. Number 4 is called the Pump House and comprises a red and grey chequered brick with red brick single-storey range adjoining, both with tiled roofs. It contains sash windows with glazing bars and a panelled door. Attached to the west is number 2, which has is built of red brick in English garden wall bond and tile-hanging above, with a tiled roof. It contains sash windows with glazing bars and a panelled door. Attached to its western elevation is a single-storey red brick outbuilding with reworked openings on the ground floor and arch headed blocked openings in the gable end.

3.3.22 To the south side of Mill Lane and extending onto the High Street, is a row of buildings comprising number 1 High Street, the King's Head Inn (number 3), Aberdeen House (number 5) and Clara's (number 7). The block is listed as 18th century and historically was described as an inn, butcher's shop and slaughter house. Numbers 1 and 3 comprise the inn and attached ancillary building (now the Old Stables Brewery) and are constructed of red brick with tiled roofs. The inn contains sash windows with glazing bars and later gabled porch additions. Numbers 5 and 7 are attached to the south and have painted brick on ground floor and decorative club tile-hanging above, with a tiled roof. Number 5 contains a small plaque on the first floor with the initials W.V. and date 1854. Both buildings contain sash windows with the glazing bars and number 5 has a trellised iron porch with tent-shaped canopy. Number 7 contains a tradition shop front, albeit with later glazing, and was previously a butcher's shop. It has a large glazed window divided by a transom and mullion and a door adjacent with vent above. A fascia board sign extends above the shop front, terminated by console brackets.

3.3.23 Continuing along the High Street is another range of attached buildings. Numbers 9 (Muffins Café), 11 (Rokesby) and 13 (Village Hair Shop) are part of a continuous range listed as 18th century. The building is stuccoed with a tiled roof. Number 9 has Yorkshire sliding sashes on the first floor and a traditional projecting shop front on the ground floor with stall riser, glazing above with barley twist mullions and plain transom, central double door, and fascia board. Number 11 has sash windows with glazing bars and a doorway reached from four steps with pilasters, projecting dentilated cornice and panelled door. Number 13 has sash windows with glazing bars on the first floor and a traditionally designed projecting shop front on the ground floor.

3.3.24 On the opposite side of the High Street, East Hoathly Post Office and the house attached sit on the corner of High Street and London Road. The building is listed as early 19th century and constructed of red brick on the front façade and red and grey chequered brick on the side and rear range, with a tiled roof. It has sash windows with glazing bars

and a round-headed doorway with panelled door and semi-circular fanlight above. A 19th century shop window is located adjacent to the door with large glazed panes separated by two mullions, vents above, and a fascia board with blind box extending over.

3.3.25 Continuing along the High Street, numbers 6, 8 and 10 were originally one building and were divided into three cottages, but are now two, number 10 referred to as Thomas Turner's House. The building is listed as 18th century and was occupied from 1750-1789 by Thomas Turner. It is constructed of red and grey chequered brickwork with a tiled roof. It has sash windows with glazing bars and one a window with three mullions and arched heads, with a panelled door with upper glazing and a flat hood over adjacent. A later red brick range is attached at the north end with sash windows and a recessed arch headed doorway.

3.3.26 The White House (number 20) sits on the western side of the High Street and is listed as early C19, shown as 'Rectory Villa' on 19th century maps. It is stuccoed, with ashlar on the ground floor and smooth stucco on the first floor above a stringcourse, with a hipped slate roof. It has sash windows with glazing bars and a panelled with large flat hood supported on simple columns.

3.3.27 Rosemount is the southern-most historic building in the character area and sits on the eastern side of the High Street behind a high red brick wall. It is listed as early 19th century, but may have an earlier core. It was located in relative isolation in the 19th century, with fields and farm buildings adjacent, and included a shop, workshop and outbuildings in sales particulars from 1843. It is constructed of grey headers with red brick dressings, quoins, flush stringcourse and modillion eaves cornice, and has a tiled roof with large decorative chimney stacks. It contains sash windows with large panes (some have mullions) and a panelled door with moulded architrave and flat hood over. It has a 19th century addition to the south containing a first floor oriel window resting on carved brackets.

3.3.28 There is a listed phone box at the junction of Waldron Road and Mill Lane. It is a mid-20th century Type K6 red cast iron kiosk with domed roof, crowns to top panels and glazing to windows and door.

Key unlisted buildings or structures

3.3.29 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 East Hoathly conservation area, and contribute to its wider historical value⁽³⁹⁾. These buildings and structures have been identified via consideration of their value to the heritage asset (conservation area), through their evidential value, historical value, aesthetic value and communal value, and in some instances for their contribution to the setting of designated heritage assets. Where ancillary buildings to listed buildings have been identified as key unlisted buildings on the visual appraisal map, and although these buildings may be

considered to be curtilage listed, it is important to note that they also make a valuable contribution to the character of the conservation area in their own right.

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

3.3.31 Rose Cottage was built on the east side of Waldron Road in the mid 19th century and is shown on the 1st ed OS map. It is constructed of red brick headers on the ground floor with grey header diaper pattern, white weatherboarding above, and a slate roof. It contains sash windows with glazing bars on the front elevation. A white picket fence extends in front of the cottage, but close board fencing has been used to enclose the garden to the south.

3.3.32 On west side of the road, Rose Villa was also built in the 19th century and appears on the 1st ed OS map. It is constructed of red brick in Flemish bond and has a tiled roof. It contains sash windows with three mullions and brick voussoirs above, with a central panelled door.

3.3.33 There are a number of outbuildings attached or adjacent to listed buildings on Mill Lane, which appear on the Tithe map or 1st ed OS map. These include the single-storey red brick building to the west of Jasmine Cottages called the Old Forge, as well as the red and stock brick buildings to the rear of the King's Head. Most are single-storey, but one is taller and has an upper loft and loading door. Sitting directly adjacent to the single-storey outbuildings is a two-storey house with red brick on the ground floor and tile-hanging above, shown on the 1st ed OS map.

3.3.34 The former Wesleyan Methodist Chapel was built on site of former pond on the east side of the High Street in 19th century and rebuilt in 1900. It is constructed of red brick in English bond with a tiled roof. It has a front projecting gable containing a stone tracery window.

3.3.35 Endsleigh/Lynton (no 19 High Street) sits adjacent and was constructed in the mid-19th century. It is stuccoed with a hipped slate roof and contains sash windows with mullions and moulded architraves, bay windows to the ground floor with lead roofs, a central panelled door with upper glazing, and an arched headed window above.

3.3.36 The cottages along Cider House Walk were constructed in the 19th century, but have mostly been replaced or significantly altered. Lavender Cottage, at the south eastern end of the row is most intact and is constructed of red bricks on the ground floor and tile-hanging above, with a tiled roof

3.3.37 Commerce House sits on the west side of the High Street and is shown on the Tithe map. It was a house and shop with a large shop frontage over the central and northern bays, which has since been removed and the shop converted to residential use.

It is constructed of red brick in Flemish bond with a hipped slate roof. Many of the windows have been replaced, but a sash window with glazing bars survives on the first floor of the central bay. The northern end is weatherboarded behind the brick façade.

3.3.38 The school was built next to the church in 1864-5 and is constructed of red brick with decorative bands of grey brick headers and a tiled roof. It has a projecting gable surmounted by a bell and containing a large pointed arch with window and decorative tile-hanging above.

Other features of the character area

3.3.39 There are other notable features within the character area which add to the visual, historical and cultural interest. There is very little street furniture in the village. There is a village sign surrounded by benches by the junction of High Street, London Road and Waldron Road and a pillar box on the corner of London Road and High Street near the village post office. There are a number of heritage street lamps around the village. The phone box, on the corner of Waldron Road and Mill Lane, is listed (see above).

3.3.40 There is a very high brick wall on the north side of Mill Lane enclosing part of the grounds of Hesmonds. There is also a red brick pavier path extending along Cider House Walk.

3.3.41 Sounds, smells and general activity also contribute to the historic character of conservation areas. The village is relatively quiet, having been bypassed by the A22, which reinforces the historic character of the village.

Detractors

3.3.42 There are few intrusive modern features within the character area. The character area is lit by low-level heritage street lamps, retaining this naturally dark setting. This helps to maintain the rural character of the village.

3.3.43 There are few detractors in the character area, although a small amount of close board fencing has replaced more historic boundary treatments. However, there has generally been little loss or replacement of historic boundary treatments with parking or modern fencing and any further loss should be avoided.

3.3.44 There has been some unsympathetic replacement of windows and doors on some unlisted buildings.

3.3.45 The main detractors within the character area are the wirescape extending between telegraph poles and buildings across the High Street and Mill Lane, street parking, and the off-street parking in front of the village shops and inn.

Summary

3.3.46 In conclusion, this character area comprises the historic village of East Hoathly, concentrated around the High Street and medieval church and the road junctions with London Road and Mill Lane. The character area is a mix of retail and residential uses.

and includes buildings from the 15th-early 20th centuries, with a limited amount of more modern 20th century infill. There is a mixture of open fields and woodland surrounding the character area. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. The main detractors include the wirescape extending across the roads, street parking, and the off-street parking in front of the village shops and inn.

Draft

3.4 Character Area B- Waldron Road

Introduction to the character area

3.4.1 The character area comprises the more peripheral development of East Hoathly on the northern edge of the village. This seems to have originally comprised farmhouses on the periphery of the village that were gentrified and developed into large houses built in 18th and 19th century, on the eastern side of Waldron Road. The character area is in residential use and feels quite rural, with fields on the western side of the road and the houses set back from the road in large mature grounds on the east, for the most part quite concealed from view. Graywood Road forms the northern boundary of the character area and is a narrow rural lane with banks and trees along both sides.

3.4.2 This area is bordered by Character Area A (High Street) to the south. Open fields and woodland adjoin the character area to the north, east and west.

3.4.3 Buildings in the character area date from the 18th-19th centuries, although some may incorporate earlier buildings.

Landscape setting

3.4.4 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. The rural location of the village within the gently sloping agricultural landscape of the Low Weald and in close proximity to the South Downs means that there is open fields and woodland surrounding the character area. The principal open space in the village is the recreation ground to the south of London Road, which sits adjacent to the conservation area.

3.4.5 Trees are important both within the character area and in the wider setting and these reinforce the rural character of the village. There are some important tree specimens within the character area and these are noted on the visual appraisal map in Appendix 1, along with the identification of important hedgerows. Particularly noteworthy specimens include those within the large established gardens and trees, marking plot boundaries, and along the roads. Trees outside the conservation area mark field boundaries and there are large areas of woodland to the west of the conservation area visible across the fields.

3.4.6 Views through the character area are along the roads and back to the village core, and across the fields to the west and views to the large houses set back to the eastern side of the road, which are often glimpsed through trees. Views across the wider countryside are important and the fields to the west allow views in and out of the conservation area and to the large area of woodland beyond.

Local built form

3.4.7 The character are is dominated by the three principal houses of Hesmonds, Gate House and Belmont House, with their respective outbuildings, some of which have been converted to residential use. These houses are said to have replaced earlier farmhouses and date the the 18th-19th centuries. Buildings within the character area, listed and

unlisted, have not often been the subject of archaeological survey and so dating of the buildings can be uncertain. Older buildings have often been re-fronted in the 18th-19th centuries, which has obscured earlier phases.

3.4.8 Development is generally fronting onto the roads, but with large setbacks, Hesmonds and Belmont House especially being set far back within their own grounds. Plot sizes are large with the houses set within extensive grounds.

3.4.9 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, red and grey chequered brickwork, render, and a very small amount of tile-hanging. Some of the outbuildings have weatherboarding. Roofs are the main houses are covered with slate and outbuildings are generally covered with clay plain tiles.

3.4.10 Boundary treatments are predominantly hedges, often in combination with trees, and there is some use of brick walls. Some of these brick boundary walls are notably high.

Listed buildings

3.4.11 There are three designated listed buildings and structures within the character area; one is grade II* listed buildings and two are grade II listed, ranging in date from the 18th to the 19th century. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.4.12 Belmont is the last building in the village and sits on the northern edge of the conservation area within extensive mature grounds. It is bordered by and has driveway entrances on Waldron Road and Graywood Road, the later accessed by a wooden gate of Chinese Chippendale pattern. It is grade II* listed as 18th century house and is thought to have been the site of an earlier house. It was rebuilt by the Rev. Thomas Porter in 1764 and used by him as the rectory. It is a very large house constructed of red and grey chequered brickwork with a stuccoed front, possibly added later. The frontage has a rusticated ashlar lining on the ground floor, a string course and a moulded cornice with high parapet above with panels of balustrading in front of the dormer windows. The parapet conceals shallow pitched slate roof. The frontage contains sash windows with glazing bars and a central panelled door reached up four steps with flat porch supported on Doric columns and a triglyph frieze and projecting cornice above. The wing to north is constructed of red and grey chequered brickwork. There are a number of outbuildings to the north east of the house that are shown on 19th century maps.

3.4.13 Gate House sits adjacent, also on a large plot within its own grounds, but sitting closer to the road so that it is more visible. A hedge extends in front of the property and a high red brick wall with some grey headers, triangular coping bricks, and a small stone ball finial, extending along the northern boundary fronting a lane that runs parallel to Hesmonds Farm. It is listed as early 19th century, but documents suggest that it likely dates to the later 18th century, possibly by Rev. Thomas Porter of Belmont. It has also

been suggested that this too could be the site of an earlier property (see History of Settlement). It is constructed of red and grey chequered brickwork with stringcourse, wooden eaves with bracket, and a hipped slate roof. It contains sash windows with glazing bars and Venetian shutters and has a central panelled door reached up three steps with flat stuccoed porch supported on Doric columns and a projecting cornice above. The roof contains three small dormer windows. There are a number of outbuildings to the north, with a former stables/carriage house constructed of red and grey brickwork along the lane to the north (now converted to residential use) and derelict glasshouses.

3.4.14 Hesmonds is another large house set within extensive mature grounds. It is listed as circa 1830, but documents suggest an earlier 19th century date, with a brick and slate house described by 1812, possibly extended around 1830. An earlier house was certainly on the site in 1629, which could have been demolished or incorporated into the later house. The building certainly seems to represent up to three phases externally. The façade is constructed of red brick with stuccoed cornice above each floor, and long and short quoins surrounds, with a shallow hipped slate roof. It contains sash windows with glazing bars and a central panelled door with sidelights and rectangular fanlight, and a flat porch above with twin columns with foliated capitals. There are extensive ranges to the rear, almost representing two further adjoining houses. The middle range is stuccoed on one end and painted brickwork on the other, with red and grey chequered brickwork visible to the rear. The rear range is red brick with some tile-hanging to the side elevation, perhaps indicating an earlier timber-framed core. Both these rear ranges have sash windows with glazing bars, slate roofs, and single-storey rendered additions. The stable and carriage house sits to the north east of the house and was built in 1896. It is constructed of Wealden stock bricks with red brick detailing, a tiled roof, decorative ridge tiles, and a tiled cupola with clock. The former farm buildings of the house are situated further to the north east and accessed by their own lane to the north of Gate House. They include an oast and stowage barn constructed of red and grey chequered brickwork, and red brick farm buildings loosely arranged in a U shape, with some use of dark stained weatherboarding. These have now been converted to residential use for the most part.

Key unlisted buildings or structures

3.4.15 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 East Hoathly conservation area, and contribute to its wider historical value⁽⁴⁰⁾. 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.

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

3.4.17 Many of the outbuildings associated with Hesmonds, Gate House and Belmont House date to the 19th century or earlier and are likely to be curtilage listed, but are also of heritage significance and make a contribution to the character of the conservation area. Many of these have already been mentioned above in the description of listed buildings and include stables, former farm buildings and garden outbuildings, and what appear to be former workers cottages. Most are brick with tiled roofs.

Other features of the character area

3.4.18 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 this part of the village due to its rural character, although there are two finger posts at the junctions along Graywood Road.

3.4.19 Sounds, smells and general activity also contribute to the historic character of conservation areas. This part of the village is very quiet, which reinforces the rural character of the area. Graywood Road is especially rural and the tree line and banks are only interrupted by the entrance to Belmont.

Detractors

3.4.20 There are few intrusive modern features within the character area. The character area is generally unlit, as would be expected in this naturally dark setting. This helps to maintain the rural character of the village.

3.4.21 There are few detractor in the character area, which is mainly limited to the wirescape along and across the roads, extending between telegraph poles and buildings.

Summary

3.4.22 In conclusion, this character area comprises the more peripheral development of East Hoathly on the northern edge of the village, originally comprising farmhouses and gentrified and developed into large houses in 18th and 19th century. The character area is in residential use and feels quite rural, with fields on the western side of the road and the houses set back from the road in large mature grounds on the east. The identified character also includes features, both man made and natural, which add to the the historic significance of the area. The main detractor is the wirescape extending along and across the roads.

3.5 Character Area C - South Street

Introduction to the character area

3.5.1 The character area comprises the 19th century extension of the village to the south. The area was characterised by a small amount of dispersed settlement along the road, mainly on the western side. This was infilled with predominantly Victorian semi-detached houses in the 19th century.

3.5.2 This area is bordered by Character Area A (High Street) to the north. Open fields and woodland adjoin the character area to the east and west, as well as some 20th century housing development. Buildings in the character area are residential and mainly date to the 19th centuries, but includes some earlier buildings, the earliest dating to the 15th century. There is also a small amount of 20th century infill.

Landscape setting

3.5.3 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. The rural location of the village within the gently sloping agricultural landscape of the Low Weald and in close proximity to the South Downs means that there is open fields and woodland surrounding the character area. The principal open space in the village is the recreation ground to the south of London Road, which sits adjacent to the conservation area. There is also public access to Moat Wood adjoining the west of the character area.

3.5.4 Trees are important both within the character area and in the wider setting and these reinforce the rural character of the village. There are some important tree specimens within the character area and these are noted on the visual appraisal map in Appendix 1, along with the identification of important hedgerows. Particularly noteworthy specimens include those within the gardens; trees marking plot boundaries and some field boundaries, as well as those within gardens. Trees outside the conservation area mark field boundaries and there is an area of woodland adjoining to the conservation area in Moat Wood to the west.

3.5.5 Views through the character area are generally along the road, often terminated by buildings, and back to the church. Views across the wider countryside are also important, with views across the fields adjacent to the conservation area to the west and southwards towards the South Downs.

Local built form

3.5.6 Sellens is the oldest building in the character area, dating to the 15th century. Buildings within the character area, listed and unlisted, have not often been the subject of archaeological survey and so dating of the buildings can be uncertain. Older buildings have often been re-fronted in the 18th-19th centuries, which has obscured earlier phases. Most of the buildings in the character area date to the 19th century, but some are older.

3.5.7 Development is almost all fronting onto the road, with only a couple of outbuildings facing onto small lanes or tracks. Plot sizes of the more historic properties are quite variable, although most of the Victorian semi-detached have quite uniform long narrow rear gardens extending to a consistent rear boundary, and follow a standard front setback from the road.

3.5.8 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, red and grey chequered brickwork, grey decorative brickwork, and occasional use of render and weatherboarding. Roofs are predominantly covered with clay plain tiles, although there is some use of slate.

3.5.9 Boundary treatments are predominantly hedges, with limited use of low brick walls. There has been some very limited use of close board fencing to replace traditional boundary treatments.

Listed buildings

3.5.10 There are three designated listed buildings and structures within the character area; all of which are grade II listed and range in date from the 15th to the 18th 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.

3.5.11 The earliest identified building within the character area is Sellens, which sits on the eastern side of South Street and was in relative seclusion surrounded by fields until the 19th century. It is listed as 17th century or earlier and originated as a medieval (likely 15th century) hall, with floor and chimney added in the 16th century. The property was divided into three cottages in the 19th and 20th centuries, before being made once again into one property in the 1990s, with an area of tile-hanging removed to reveal timber-framing beneath. It has red brick on the ground floor and tile-hanging above, with exposed timber framing in the central bay. It has a hipped tiled roof with a large brick chimney stack and contains casement windows with rectangular leaded panes, as one as one timber mullion. The garden wall that extends along the southern boundary contains the exceptionally large bricks thought to have been produced in the late 18th century and first years of the 19th century in response to the brick tax.

3.5.12 Yew Tree Cottage (number 20 South Street) sits on the western side of the road and is listed as 18th century. It is constructed of decorative grey headers with red brick dressings, quoins, flush stringcourse, dentilated eaves cornice, and diamond pattern, with a gabled tiled roof. It contains sash windows with glazing bars and a panelled door with flat hood over. The northernmost window-bay is a later addition.

3.5.13 Numbers 24 and 26 (formerly listed as 1 and 2 Cherry Tree Cottages) sit on the western side of South Street and represent the last building on this side of the road before Moat Wood. The chimney stack is dated 1768, but the building is probably older and appears from the exterior to be 17th century or earlier. It is constructed of red and

grey chequered brickwork on a stone plinth, with a hipped tiled roof and large brick chimney stack. It contains two stone doorways with segmental heads and plank doors and casement windows with wooden glazing bars.

Key unlisted buildings or structures

3.5.14 Key unlisted buildings or structures that make an important contribution to the character of the conservation area and historic integrity of the settlement are identified within this character appraisal and on the accompanying map. These buildings and structures form part of the designated heritage asset, in this case the East Hoathly conservation area, and contribute to its wider historical value⁽⁴¹⁾. These buildings and structures have been identified via consideration of their value to the heritage asset (conservation area), through their evidential value, historical value, aesthetic value and communal value, and in some instances for their contribution to the setting of designated heritage assets. Where ancillary buildings to listed buildings have been identified as key unlisted buildings on the visual appraisal map, and although these buildings may be considered to be curtilage listed, it is important to note that they also make a valuable contribution to the character of the conservation area in their own right.

3.5.15 Key unlisted buildings or structures have been identified in the character area, dating from the 18th century or earlier. Whilst key unlisted buildings have been identified on the visual appraisal map in Appendix 1, this does not exclude other buildings being considered of significance should further information come to light. In addition, omission of description in this character appraisal text does not diminish the significance of any buildings identified on the visual appraisal map.

3.5.16 Park Lodge, on the southern edge of the village, is thought to have been built in 1721, with later alterations. It is constructed of white painted brick on the ground floor and tile hanging above, with a hipped slate roof. It contained sash windows, which have mostly been replaced, including a ground floor bay window and a double height bay window, the ground floor of which has been replaced by a door. An outbuilding sits adjacent, addressing a track running eastwards towards the rear of the property and next to the field to the south. This is constructed of Wealden stock bricks with a tiled roof and contains several doors.

3.5.17 The former Forester's Arms sits to the western side of the road and dates to the later 18th century. It was occupied as a pair of cottages before being converted into a public house in 1907. It has recently been converted to residential use. It is constructed of red and grey chequered brickwork with a half-hipped tiled roof, tile hanging and weatherboarding on the gable ends, and a central red brick chimney stack. An early 20th century canted bay window with leaded glazing and central doorway extends across the ground floor with tiled roof and painted fascia above flanked by casement windows. There is a 19th century addition to the south constructed in English bond brickwork with alternate rows of grey headers and red stretchers, casement windows and a plank door.

3.5.18 Holly Cottage and Middle Cottage (14-16 South Street) are located to the south of the former Forester's Arms and are shown on the 1839 Tithe map. It is constructed of chequered brick and white weatherboarding above, with a hipped tiled roof. The range to the north has white painted brick on the ground floor and weatherboarding above. It contains a mixture of casement and sash windows that have mostly been replaced.

3.5.19 To the north of the former Forester's Arms, Church Marks Cottages area pair of attached cottages built in the late 19th century on the site of an earlier building. The building is constructed of Wealden stock bricks with red brick detailing and a slate roof. It contains sash windows, many of which have been replaced, and a later porch. To the rear is a further range with tile-hanging to the first floor, which could be the original building on the site, the later cottages having been built in front.

3.5.20 The eastern side of South Road was gradually developed with Victorian houses throughout the later 19th century. These are mostly semi-detached and built of red brick with tiled roofs. Some have grey and or pale fletton rick brick detailing, with few limited examples of tile hanging. Some of the later examples are built of Wealden stock bricks, one is rendered with a slate roof, and one is built of decorative grey headers with red brick detailing. All have sash windows and panelled doors, although some have been replaced. The premises of R.W. Rich and Sons trug makers was located along a rear lane between 27 and 29-31 South Street by the late 19th century and a weatherboarded single-storey building still stands to the rear, but has been refurbished.

Other features of the character area

3.5.21 There are other notable features within the character area which add to the visual, historical and cultural interest. There is very little street furniture in the village due to its rural character, with the exception of some heritage street lamps along the road.

3.5.22 Sounds, smells and general activity also contribute to the historic character of conservation areas. The village is relatively quiet, having been bypassed by the A22, which reinforces the historic character of the village.

Detractors

3.5.23 There are few intrusive modern features within the character area. The character area is generally unlit, as would be expected in this naturally dark setting.

3.5.24 There are few detractor in the character area, although a small amount of close board fencing has replaced more historic boundary treatments and there has been some loss of front gardens and boundaries to create off-street parking in front of properties.

3.5.25 There has been some unsympathetic replacement of windows and doors on a number of unlisted buildings.

3.5.26 The wirescape across the roads, extending between telegraph poles and buildings, is a detractor throughout the conservation area, and further visual clutter from road signage should be kept to a minimum.

Summary

3.5.27 In conclusion, this character area comprises the 19th century extension of the village to the south. The area was characterised by a small amount of dispersed settlement along the road, mainly on the western side that was infilled with predominantly Victorian semi-detached houses in the 19th century. Buildings in the character area are residential and mainly date to the 19th centuries, but includes some earlier buildings and a small amount of 20th century infill. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. The main detractors include the wirescape extending across the roads, some unsympathetic replacement of windows and doors, and some loss of front gardens and boundaries to create off-street parking.

Draft

3 Character Appraisal

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

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

4.2 Key Characteristics

Key Characteristics

- The predominant wall construction material is brick.
- There is some use of tile-hanging to first floor areas, which is mostly plain.
- There is some use of weatherboarding within the conservation area, with white weatherboarding used on first floors in combination with ground floor brick
- There is a small amount of dark stained weatherboarding on ancillary buildings.
- There are examples of smooth stucco render, but this is not a common finish in the conservation area.
- There are few examples of exposed timber framing and render infill panels visible within the conservation area, with Sellens being the only example
- The use of stone is limited to the church and the plinth of 24-26 South Street.
- Roofs are predominantly gabled, with some hips and very few half hips.
- Clay tiles are the predominant roofing material in the conservation area.
- There is some use of slate, which usually dates to the 19th century, and mainly used in conjunction with white weatherboarding, white painted brick, or render.
- Brick chimney stacks survive to many of the buildings in the conservation area.

- Where historic windows survive they are predominantly traditional timber vertical sliding sashes, with some simple side hung casement windows of timber or metal.
- The majority of the doors in the conservation area are traditionally detailed panelled timber doors, with some plain planked doors.
- There are some remaining examples of earlier shopfronts within the village High Street.
- There is a mixture of boundary treatments in the conservation areas, comprising hedges, some use of low brick walls, occasional use of picket fences, and individual examples of high brick walls.
- Hedges and low brick walls are the predominant boundary feature within the conservation area, often used in combination.
- There are examples of garden walls built of very large bricks in conservation area.
- The churchyard wall is the only stone wall within the village.

4.3 Architectural Form and Layout of Built Form

4.3.1 The village of East Hoathly is essentially linear in form, extending along Waldron Road-High Street-South Street. The historic core of the village predominantly developed along this route, centred around the road junction with London Road and Mill Lane the former village green and pond (now the site of the Chapel built at the turn of the century). The houses on Cider House Walk and on the west of the High Street would have fronted onto the village green. The historic core expanded southwards along the High Street/South Street, with earlier isolated buildings incorporated within the southern expansion, including the medieval church and 19th century school. To the north of the village core, large detached houses were developed in the 18th and earlier 19th centuries.

4.3.2 Whilst there are some large houses set back from the road to the north, such as Belmont House and Hesmonds, the majority of the historic built form is generally of a modest scale, two storey in height, and mostly fronting on to the highway. Some buildings are single-storey, such as ancillary buildings.

4.3.3 Many of the buildings in the historic core have very small front garden areas and retain traditional boundary picket fences, hedges or low walls. The buildings on the west side of the High Street, opposite the former village pond, have a greater setback and front gardens. Buildings are mainly orientated parallel to the roadside, creating a continuous linear street frontage.

4.3.4 Historic buildings that do not follow the typical pattern of addressing the main north-south route through the village are generally limited to a small cluster of cottages in Cider House Walk and Old Post Office Cottage (to the rear of the former village green), at the junction of Mill Lane, and the National School to the rear of the church (notwithstanding the aforementioned large properties set within their own grounds on Waldron Road).

4.3.5 Continuing south through the conservation area, the pattern of development from the 19th and 20th century is characterised by grass verges and trees along the street, with houses set behind hedges and walls within their own gardens, as well as smaller attached houses with more modest setbacks, but all still orientated parallel with the street. This is sometimes punctuated by more historic properties that sit closer to the road frontage and have been absorbed into this later expansion of the village core. Along the east side of South Street, to the immediate north of the site, the row of Victorian semi-detached houses all share a consistent rear boundary, which is an earlier field boundary evident on historic maps.

4.3.6 Development within the conservation area is from a mix of periods and represents a mix of architectural styles. These vary from attached cottages to large detached properties, representative of the former use, status and period of building within the conservation area.

4.4 Walls

4.4.1 The mix of periods of building can be identified, to some extent, by the uses of building materials, although some of the buildings in the village that may be of earlier timber framing have been refronted in brick. The buildings are in a mixture of materials, including red brickwork, red and grey chequered brickwork, tile-hanging, grey decorative brickwork, and some use of render and weatherboarding.

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

4.4.3 The pre-1894 parish area of East Hoathly (as recorded by Molly Beswick⁽⁴²⁾) had 1 recorded brickworks in the parish at Heasmans Farm. This was marked as Kiln Field on a map of 1788 and shown on the 1839 Tithe map.

4.4.4 Whilst not recorded in East Hoathly parish, there was a limekiln recorded on the 1st edition OS map for the neighbouring pre-1894 parish area of Chiddingly, with others in nearby Heathfield parish. Lime would have been used to create lime mortar for building and lime render, which could be applied as an interior or exterior finish to buildings. Lime was also used in agriculture to make the Wealden clay soils easier to work⁽⁴³⁾.

4.4.5 Some of the buildings in the village that survive from the 17th century or earlier and would originally have had externally visible timber frame and render, but many of

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

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

these structures have undergone later re-facing with brickwork, often in combination with tile-hanging, to create a more 'modern' façade. Sellens has some exposed timber framing, but is otherwise underbuilt in brick with tile-hanging above; Old Post Office Cottage has been fronted in brick with tile-hanging above, and 24-26 South Street has a brick façade. Other buildings that appear to be later brick buildings may also conceal earlier timber framing, within but have not been the subject of archaeological survey and so dating of the buildings can be uncertain.

4.4.6 The 18th and 19th century brickwork construction is predominantly of Flemish bond, where bricks are laid in a chequered pattern, such as seen on Gate House, 6-10 High Street (Thomas Turner's house), 24-26 South Street, and the former Forester's Arms. Other less common bonds include English bond, seen on the former Wesleyan Methodist Chapel, and English garden wall bond, seen on parts of Jasmine Cottages.

4.4.7 Bricks could be produced in different colours through a combination of firing techniques and temperatures and the clay used. Brickwork can also be used to create decorative patterns such as diaper patterns, polychrome work and header bond⁽⁴⁴⁾. 1-3 Waldron Road (Spring Cottage), Rosemount, Yew Tree Cottage (number 20 South Street), and 33-35 South Street are good examples of the use of decorative brickwork, where the bricks have been laid in header bond using grey headers. Decorative detailing, such as courses of contrasting coloured brick and diaper patterns can also be seen in the village, such as Rose Cottage and the school.

4.4.8 It is only in the 20th century that the modern 'stretcher' bond has come into general use, as brickwork generally provides a face to an internal blockwork wall. Examples can be seen on some circa 1900 buildings in the village, such as one of the semi-detached pairs on South Street.

4.4.9 Photos of brick detailing

4.4.10 Although brickwork remains predominantly uncovered, there are some examples throughout the conservation area of brickwork that has been painted. Where this has occurred, the paint work appears to be modern, but historically would have been a limewash to provide a sacrificial coat to the brickwork, provide a more uniform colour, and/or mimic stone. Examples include the Mill House, Fern Cottage, parts of Hesmonds, 5-7 High Street, Park Lodge, and parts of Holly Cottage and Middle Cottage (14-16 South Street).

4.4.11 Photo of painted brickwork

4.4.12 Of the more unusual brickwork seen in the village is the very large bricks seen in some garden walls and outbuildings. Large bricks were produced after the imposition in 1784 of a brick tax, where bricks were taxed to help pay for the wars in America. However, this attempt to avoid the taxes was quickly stopped when bigger bricks were taxed at a higher rate from 1805. The brick tax was abolished in 1850. Again, given the use of large bricks in Hesmonds Farm and the proximity of the brick works, it may be that

44 where the entire elevation is laid in headers

the brickworks produced some of these oversized bricks in the later 18th century for lower status buildings and walls. A good example is the brick boundary wall to the south of Sellens.

4.4.13 Photo of large bricks

4.4.14 In conjunction with the 18th-19th century refacing of earlier timber-framed buildings with brickwork, there is use of tile-hanging in the conservation area. This is mainly seen in combination with brick where the buildings are underbuilt in brick on the ground floor and tile-hung above to conceal earlier timber-framing. The tile-hanging in the village is mostly plain and examples include Fern Cottage, parts of Jasmine Cottages, Lavender Cottage on Cider House Walk, the rear range of Hesmonds, and Sellens. There is limited use of decorative tile-hanging, with 5 and 7 High Street and the school having decorative club tile-hanging.

4.4.15 Photo of tile hanging

4.4.16 There is some use of weatherboarding within the conservation area, with white weatherboarding used on first floors in combination with ground floor brick. Examples include 5, 7 and 9 Waldron Road, the Mill House, Rose Cottage, and Holly Cottage and Middle Cottage (14-16 South Street). There is a small amount of dark stained weatherboarding on ancillary buildings, such as the farm buildings at Hesmonds Farm.

4.4.17 photo of weatherboarding

4.4.18 The use smooth stucco render to simulate stonework and/or unify and modernise earlier facades was used in parts of Britain from the 18th century and became popular in the early 19th century. The finish was used to achieve the Regency and earlier Victorian fashion for smooth, evenly coloured house fronts where stone was not available and/or too expensive. Whilst not a common finish in the conservation area, examples include 9-13 High Street, the White House (20 High Street), Endsleigh/Lynton (19 High Street), the façade of Belmont, parts of Hesmonds, and 19-21 South Street.

4.4.19 Photo of render

4.4.20 There are few examples of exposed timber framing and render infill panels visible within the conservation area, with Sellens being the only example.

4.4.21 Photo of timber framing

4.4.22 The use of stone in the conservation area is limited to the church and the plinth of 24-26 South Street.

4.4.23 Photo of stone

4.5 Roofs

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

Clay tile

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

Slate

4.5.3 There is some use of slate, which usually dates to the 19th century and the availability of slate at this time with the arrival of the railway. Examples in the conservation area are mainly used in conjunction with white weatherboarding, white painted brick, or render. It is also used to achieved the very shallow hipped roofs on the larger houses in the village.

Roof forms

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

4.5.5 The roofs generally run parallel to the road and gables are the most common roof form seen in the village. Generally speaking, full hips are seen on the earliest buildings, such as Sellens, the Old Post Office Cottage, and 24-26 South Street (Cherry Tree Cottages), which all appear to be 17th century or earlier and are probably earlier timber-framed halls. Shallow pitched hipped roofs are also used on some of the later 18th-19th century grander houses, such as Belmont, Gate House and Hesmonds, but are of a different scale and design. Half-hips are not a common feature of the conservation area, only seen on the former Forester's Arms.

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

Chimney stacks and pots

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

4.5.8 The majority of chimney stacks in the conservation area are quite plain and very in size depending on the size, age and status of the building. The stacks are unpainted are include simple end stacks, as well as larger more centralised stacks, sometimes to the rear roof slope on earlier buildings, such as Sellens, the Old Post Office, and 24-26 South Street (Cherry Tree Cottages). Rosemount has decorative chimney stacks.

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

Rainwater goods

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

Barge boards

4.5.11 The majority of gable ends have small mortared verges, with some use of plain barge boards. Decorative barge boards are not a common feature of the conservation area, with one example on South Street.

4.6 Windows

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

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

4.6.3 Early wrought iron casement windows can be seen in the conservation area on a small number of buildings. The metal casements are identified by external hinges and decorative window furniture, such as the internal catch handles and stays. The windows have leaded lights with a mixture of small rectangular panes and diamond panes both surviving in the conservation area, such as seen on the Sellens and Old Post Office Cottage.

4.6.4 Within earlier domestic buildings, where the timber frame has been concealed by brick or tile-hanging, small casement windows are often used. These small window types fit within concealed timber framing behind later refacing on these earlier properties. Casement windows were the norm in the 17th and 18th centuries, but did continue to be used throughout the 19th and 20th centuries. There are few examples timber-framed casement windows on properties in the conservation area, often with small rectangular wooden glazing bars. Examples include Fern Cottage, the side of Mill House, 24-26 South Street (Cherry Tree Cottages), and the former Forester's Arms.

4.6.5 Later in the 18th century and into the 19th century, the double hung sash was introduced, often with six over six or four over four small panes, and became the popular window style of this period. During the 19th century panes of glass were larger and both sash and casement windows had larger panes of glass with fewer, if any, glazing bars. Many buildings in the village contain sash windows with small glazing bars. There are also some examples of sash windows with larger panes and simple mullions, such as Rosemount, Endsleigh/Lynton (19 High Street), Rose Villa, and some of the Victorian houses along South Street.

4.6.6 Number 9 High Street has Yorkshire sliding sashes on the first floor. The horizontally sliding sashes were used from at least the 17th century and were not just restricted to Yorkshire, and have the advantage of sliding windows that they can be left slightly open even in poor weather without being damaged or letting in rain.

4.6.7 There are some good examples of historic shop windows within the village, which are discussed below.

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

4.7 Doors

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

4.7.2 The majority of the doors in the conservation area are traditionally detailed panelled timber doors, with some plain planked doors. There are some front porches to properties within the conservation area, some of which are historic (although not necessarily original) and others that are a more recent addition. There is some use of door hoods in the conservation area, such as Lavender Cottage (15 Waldron Road), Spring Cottage (3 Waldron Road), 6-10 High Street (Thomas Turner's House), and Yew Tree Cottage (20 South Street). Rosemount and the White House have flat porches supported on columns, whilst the large houses of Belmont, Gate House and Hesmonds have more ornate doorways and porches.

4.7.3 The use of non-traditional materials, such as PVCu, has begun to replace traditionally detailed domestic timber doors on some unlisted buildings within the conservation area. Modern door styles attempt to replicate traditional detailing, but normally without success, leading to chunky applied modern detailing, which together

with inappropriately detailed door furniture, can be particularly visually incongruous in relation to the historic built environment within which it is viewed.

4.8 Shopfronts

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

4.8.2 Shop fronts were introduced in the 18th century and the majority dating from the 18th and 19th century are designed on an individual basis, utilising a variety of architectural detailing and styles, with small paned windows. Later 19th century shop fronts have larger areas of plate glass as this material became more widely available, changing the scale in the design of shop fronts⁽⁴⁵⁾.

4.8.3 There are some remaining examples of earlier shopfronts within the village High Street, which are shown on the Visual Appraisal map in Appendix 1. Historic photos also show some earlier shop fronts that have been replaced when the buildings were converted to residential use within the village. Surviving historic shop fronts add individuality, variety and visual interest to the conservation area, as well as being of evidential value. Some of these are simple shop windows now in residential properties, such as the projecting shop window at north end of 5, 7 and 9 Waldron Road. The majority of surviving shop fronts are on the High Street, which was traditionally more commercial, and some are still in commercial use. Number 5 High Street contains a traditional shop front, which was previously a butcher's shop, comprising a large glazed window divided by a transom and mullion, a door adjacent with vent above, and a fascia board sign that extends above the shop front, terminated by console brackets. Number 9 High Street has a traditional projecting shop front with stall riser, glazing above with barley twist mullions and plain transom, central double door, and fascia board. Number 13 High Street has a traditionally designed projecting shop front. East Hoathly Post Office has a 19th century shop window with large glazed panes separated by two mullions, vents above, and a fascia board with bling box extending over.

4.8.4 Even where shop fronts have been altered by later additions, some historic elements may still remain. These make an important contribution to the character and appearance of the conservation area, both individually and collectively.

4.8.5 Use of non-traditional materials and designs can sometimes be used to replace traditional shop fronts to the detriment of the individual building and character of the conservation area, but conversely the replacement of unsympathetic designs in more recent years can be an opportunity for enhancement to shop fronts and signage when they are replaced. While aspirations to improve thermal insulation, security and utilize

45 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

standardized corporate signage and designs are understood, the replacement of well-designed traditional shop fronts can rarely be achieved satisfactorily without loss of character to the building and the conservation area. Existing shop fronts and signage can normally be retained, repaired or remade to a design appropriate to the period, scale and design of the property. Where inappropriate shop fronts and signage have been installed in the past, opportunities should be taken for their enhancement.

4.9 Garden Walls, Fences and Other Means of Enclosure

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

4.9.2 East Hoathly contains a mixture of boundary treatments, comprising hedges, some use of low brick walls, occasional use of picket fences, and individual examples of high brick walls associated with the large houses to the north of the village. There is very limited use of railings in combination with brick walls. There has been some limited use of close board fencing to replace traditional boundary treatments.

4.9.3 Generally speaking, the core of the village contains no front boundaries, or low brick walls in combination with hedges; the more historic cottages moving away from the core have hedges, or sometimes picket fences, especially the cottages on Waldron Road; and the 19th century development has brick walls, although some of these have been lost, especially on unlisted buildings, to create off-street parking. The very large houses to the north of the village have hedged boundaries, reflecting their rural setting, along with some high brick walls.

4.9.4 Hedges and low brick walls are the predominant boundary feature within the conservation area, often used in combination. Hedges are the dominant boundary treatment proceeding along Waldron Road where the character becomes more rural.

4.9.5 The brick walls in the conservation area are generally low and constructed of red brick. They are often surmounted by hedges, but there is an example of railings on top of a wall at the White House. There is a very high brick wall on the north side of Mill Lane enclosing part of the grounds of Hesmonds and another large brick wall forms the northern boundary of Gate House.

4.9.6 As already noted, there are examples of very large bricks in village. The garden wall that extends along the southern boundary of Sellens contains the exceptionally large bricks thought to have been produced in the late 18th century and first years of the 19th century in response to the brick tax.

4.9.7 The churchyard wall is the only stone wall within the village, constructed in the 19th century.

4.9.8 There is some limited use of simple white picket fencing in the village, mostly limited to Waldron Road. Examples include the fence extending in front of Lavender Cottage, Fern Cottage, and Rose Cottage, all on Waldron Road.

4.9.9 Whilst most gates and fences in the village are of simple design, Belmont has a wooden gate of Chinese Chippendale pattern on the Graywood Road entrance.

4.9.10 The majority of properties have retained an historic method of defining the boundary. There has been some use of close board fencing to replace traditional boundary treatments and some boundaries have been lost to create off-street parking. The use of close board fencing can be an alien feature, detracting from the historic character of the area, and further incursion of this feature should be discouraged. Similarly, the loss of front boundaries and gardens to create off-street parking can also be an alien feature, detracting from the historic character of the area, and may not be appropriate in conservation areas.

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5 Trees, Open Spaces and Views

5.1 Introduction

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

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

5.2 Key Characteristics

Key Characteristics

- Trees form an important backdrop to the conservation area.
- There are prominent tree specimens within the churchyard; extending along Waldron Road and Graywood Road; in Moat Wood bordering South Street; marking plot boundaries; as well as within gardens, especially larger established gardens o.
- Trees outside the conservation area mark some field boundaries and surround the recreation ground, and there is an area of woodland to the south west at Moat Wood and another to the west and north west of the village.
- Important open spaces include the churchyard within the conservation area and the recreation ground bordering the conservation area. There is also public access to Moat Wood adjoining the conservation area.
- Views through the character area are generally to the church and along the roads extending through the village, along the road back to the village core, and across the fields adjoining the conservation area to the west.
- Views across the wider countryside are also important, with views in and out of the conservation area providing a strong sense of place and affording strong inter-visibility with historic buildings in the historic core. There are views across surrounding fields and to area of woodland beyond, as well as views southwards towards the South Downs.

5.3 Trees and Hedgerows

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

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

5.3.3 Trees are important both within the character area and in the wider setting and these reinforce the rural character of the village. There are some important tree specimens within the character area and particularly noteworthy specimens include those within the churchyard; trees extending along Waldron Road and Graywood Road; those in Moat Wood bordering South Street; trees marking plot boundaries, field boundaries and the boundary of the recreation ground where they border the conservation area, as well as those within gardens, especially larger established gardens of Belmont, Gate House, Hesmonds, and Barchester-Lydfords care home.

5.3.4 Trees outside the conservation area mark some field boundaries and surround the recreation ground, and there is an area of woodland to the south west at Moat Wood and another to the west and north west of the village.

5.3.5 Hedgerows are an important boundary feature throughout the conservation area, being a dominant garden boundary treatment, and help to reinforce the rural location of East Hoathly. Hedgerows can often be fundamental in understanding the development of the landscape, being remnant boundary features which have remained after later development has taken place.

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

5.4 Open Spaces

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

5.4.2 Within the conservation area, the churchyard is publicly accessible open space, as well as being the historic village burial ground. The principal open space in the village is the recreation ground to the south of London Road, which sits adjacent to the conservation area. There is also public access to Moat Wood adjoining the conservation area.

5.4.3 The open landscape makes an important contribution to the traditional open setting of the conservation area. The rural location of the village within the gently sloping agricultural landscape of the Low Weald and in close proximity to the South Downs means that there is open fields and woodland surrounding the conservation area.

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

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

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

5.5.3 Views through the conservation area are generally to the church and along the roads extending through the village. From the northern part of the conservation area there are views along the road back to the village core, across the fields to the west, and views to the large houses set back to the eastern side of the road, which are often glimpsed through trees.

5.5.4 Views across the wider countryside are also important, with views in and out of the conservation area providing a strong sense of place and affording strong inter-visibility with historic buildings in the historic core. From Waldron Road the fields to the west allow views in and out of the conservation area and to the large area of woodland beyond and from South Road there are views across the fields adjacent to the conservation area to the west and views southwards towards the South Downs.

5 Trees, Open Spaces and Views

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6 Considerations for change in conservation areas

6.1 Introduction

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

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

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

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

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

6.2 Guiding principles for changes in conservation areas

Guiding principles for changes in conservation areas

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

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

Key issues impacting on the character and appearance of the East Hoathly 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.
- Wirescape.
- Parking.
- Road signage and highways works.

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6 Considerations for change in conservation areas

Appendix 1: Maps

1.1 Designated Conservation Area



1.2 Character Areas



1.3 Visual Appraisal

Map to follow.

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1.4 Views

Map to follow.

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Appendix 2: Glossary of Terms

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Fenestration: The arrangement of windows in a building.

Flemish Bond: The use of bricks laid in an alternating header and stretcher pattern to create a chequerboard pattern. The headers are often a heavier fired, darker brick, which are vitrified (glazed).

Galleting: Slivers of stone or splinters of flint, spalls or small pebbles inserted into the mortar joints of a rubble or flint wall to fill the gaps between stones and leave less mortar exposed.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Oriel window:

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

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

Promontory: An elevated geological outcrop.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Window 'light':

The glazed part of a window

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Appendix 3: References

LEGISLATION

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

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