VILLAGE CHARACTER STATEMENTS
HELLINGLY PARISH

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Introduction

What is a Village Character Statement and who is it for?

A Village Character Statement describes the qualities and characteristics of our village which are appreciated and valued by local people and visitors. In doing so it provides guidance for:

- the local planning authority
- the parish council
- developers and residents

People choose to live in villages for a wide range of reasons including the location and amenities, but most particularly the style and character. In doing so, they inevitably change and shape the village character themselves.

Although a Village Character Statement draws on the past in order to explain how it has shaped the present character of the village, the focus of a Village Character Statement is in looking forward to the future and the probable character of the village then.

Apart from Roebuck Park which arose from the redevelopment of the former East Sussex County Council Asylum, the main three settlements of Hellingly, Lower Horsebridge and Lower Dicker, have evolved over time.

The settlements are located in the rural setting of the Low Weald countryside which should be protected in that it forms the setting for the settlements. In recognition of this and to control development, the Local Planning Authority did not set down defined development boundaries.

However, it is recognised that the settlements, can accommodate a certain amount of development, at varying degrees and depending on the ability to accommodate change.

This set of Village Character Statements seek to define what makes each settlement special; what contributes to their character; what should be protected and preserved including designated heritage assets and their settings and what opportunities exist for enhancement, what needs to be improved and what kind of development would be appropriate – or inappropriate. Once adopted they will form part of the evidence base for the Hellingly Neighbourhood Plan.

What effect does a Village Character Statement have? The planning context:

The Localism Act 2011 and the National Planning Policy Framework (2012) changed the approach to planning and intended, through a local parish council or neighbourhood forum, to give communities more influence over what occurs in their
areas, what they think about development and what it should look like.

Provided a Neighbourhood Development Plan is aligned with the National Planning Policy Framework and the Local Plan has been the subject of public consultation and an independent assessment to ensure conformity, and then approved, it becomes part of the Local Development Framework.

Under section 38(6) of the Planning and Compulsory Purchase Act 2004, it must be taken into account in the assessment and determination of applications, unless material circumstances indicate otherwise.

Although Wealden District Council adopted the ‘Wealden Design Guide’ (2008) as a Supplementary Planning Document (SPD), this is a generic document that applies across the whole of the District. It identifies the key characteristics of the Low Weald and provides generic information on traditional materials and building types. It is not specific and was not intended to capture the identity of each settlement.

Planning in the Hellingly Parish is influenced by:

- Wealden Local Plan (1998) (saved policies)
- The Wealden Core Strategy (2012)

From a policy point of view, the Wealden Local Plan Draft Proposed Submission will be the subject of a statutory period of public consultation. It contains a number of draft policies arising from the responses to the ‘Issues and Options’ process. However, and as with the Wealden Design Guide, the majority of the draft Policies are District-wide. There is little design guidance for planners based on local character, unless the area has already been the subject of a Village Character Assessment, includes a conservation area where a Conservation Area Character Appraisal has been carried out or has been the subject of an Extensive Urban Assessment by Historic England, East Sussex County Council and the District Council.

Therefore, and to have real influence, these Village Character Statements would need to be approved as part of the statutory process for Neighbourhood Plans. This means the Neighbourhood Plan has to complement and not conflict with policies and guidelines set out in the Local Plan and the National Planning Policy Framework. It cannot change policies – there are other mechanisms for doing that – but it can elaborate on them and relate them to our own settlements and community.

Our Village Character Statements have been written in the context of the aforementioned policy documents. Of particular relevance is the longstanding protection of the countryside and not allowing development unless it meets specific requirements in terms of need and is compatible with its surroundings and context.

**Why is it important?**

Where development is considered acceptable and provided it respected the character
of the settlement, there would be less opposition to proposals. Our character statements help therefore to build a better understanding between our community, the local planners, designers and developers.

For local people, the planning process and rules are often complex and can take a significant amount of time and effort to review if we wish to question or challenge a particular development. A Village Character Statement helps us with this by taking our views and representing them in a document, which can be used by the planning department to evaluate applications.

To ensure that this document accurately reflects the views of the community, it was subject to the statutory period of consultation. It was also assessed to ensure that it was aligned with the Development Plan and National Planning Policy Framework 2012.

For planners: a Village Character Statement is important because:

- It is a single source of reference which represents the view of the whole Parish;
- It complements the existing planning system and can help strengthen the planner’s position when advising or negotiating on design and at appeal;
- It enables local people to make a positive contribution to the development debate, rather than having to rely on protest and a confrontational stance to make their views heard.

For designers and developers: A Village Character Statement describes what local people think is important and can, therefore, help reduce the amount of conflict over controversial proposals by giving clear guidelines about what will be acceptable to the community which can be followed in addition to Local Planning Policies in preparing development proposals.

As a Parish we hope that in preparing Village Design Statements that this will help the settlements in Hellingly develop in a positive manner, sustain and enhance their character for present and future generations and avoid the pitfalls of poorly conceived change.

Once adopted the Village Character Statements aim to make all residents and developers aware of the assets that are unique to the settlements in the Parish and encourage the community to take responsibility for ensuring that future changes and developments will preserve and enhance these assets.
Hellingly Village Character Assessment

Historical overview

The village of Hellingly is a small village to the east of the A267, to the north of Hailsham with the Bull River and Cuckmere River meandering through the landscape to the east and west. The village evolved around the construction of the Grade I listed building of St. Peter and St. Paul’s Church in 1190 which was built on the only remaining Celtic ‘ciric’ burial ground, which is a circular burial ground above ground, that survives undamaged in Sussex. It is however more oval than circular. Its presence has had a significant influence over the shape of the settlement, the pattern and grain of development. This indicates a pre-Conquest foundation for the church and settlement.

Benefactors of The House of Premonstratensian Canons and the Abbey of Otham saw the family of ‘Brade’ or ‘Helling’ who lived at ‘the Broad’ (now Broad Farmhouse, Grade II listed) on North Street, Hellingly. Because of the poor conditions in Outham, the de Brade family offered a site to the canons in Hellingly and the church was started in the early part of the 12th century. By the 13th century the original wall was built around the church but as the lands expanded to accommodate a church yard, its extended grounds became fenced in 1820 and that is the wall that stands today, apart from a repaired section carried out in 2009 (Greatorex, C, 2010).

The church has evolved overtime from its 12th century origins to the present structure, which includes the 12th century chancel and late 13th century north chapel, aisles with 14th and 15th century origins, including a north porch dating from 1476. However, earlier mapping including Morden’s Sussex Map of 1670 clearly shows a church with spire at ‘Hellingle’. This would coincide with a report of the church having been rebuilt in 1835, a date that accords with the stone tower that was designed by the surveyor Joseph Davey in 1835-6. The churchyard also contains examples of gravestones with inset terracotta plaques, produced by Jonathan Harmer of Heathfield in the early 19th century.

![Fig. 1: Morden’s 1670 Suthsexia Vernacule map extract.](image-url)
Sitting on raised ground, the church and churchyard sees roads running to the east and west sides beyond the containing wall. To the north side a row of cottages which are served only by a path known as Church Path, front the churchyard and sit on raised ground. The cottages provide a diversity in form and materials. This path provides a pedestrian connection between Church Lane and Mill Lane. This pattern can be seen in Thomas Budgens 1789 Map (Fig. 3).

To the south side of the walled churchyard, houses are built against or very close to the wall allowing views through to the wall itself and the tower. One of those is The Priest’s House which dates from the 14th century, formerly known as Yew Tree Cottage, built against the south east part of the churchyard wall.

The main through road, Station Road, runs east to west connecting to the south of the Church and its churchyard and those properties along its southern boundary. Church Lane runs to the west side and northwards through the countryside of the Low Weald to reconnect with the A267. Mill Lane runs to the east side, northwards and turns to continue in a north easterly direction toward the Cuckmere River. Historic map evidence confirms that Church Lane was present on essentially its current alignment by at least the earliest part of the 19th century.

Fig. 2: West front of the Church – 1785, watercolour by Samuel Hieronymus Grimm
(Source – British Library Board, MS 5671, f.39 (no.67))
Fig 3: 1789 Thomas Budgen’s map showing the Church with Hellingly Place (Horselungenes) to the south and “Broad” the home of the de Brade’s to the west.

Although there was limited growth at this time, the village did see the addition of properties to the north and south of the churchyard and a new Vicarage.

Fig 4: Hellingly Church, dated 1912 (Source: Unknown)
The 1870 Ordnance Survey map indicates the existence of a National School for boys and girls, Globe Farm and the Six Bells Boarding House. Gardens, farmlands and farm buildings intermingled with residential properties. By this time Survey (Fig. 5) the shape / extent of the cemetery and the internal layout of its paths are practicably indistinguishable from that found today.

1930’s mapping shows the presence of a terrace of 4 dwellings to the northern extremities of the village along Church Lane which are likely to have their origins at the end of the 19th century. The most notable phase of development occurred to the west side of Church Lane where properties were introduced during the 1960s and some further dwellings to either side of Mill Lane including a large chalet bungalow and two cottages.

The Hellingly Conservation Area was originally designated in 1977. The boundaries of the conservation area were extended and designated in March 2017 to include outlying farms, historic field patterns that have significance for the setting of the village but are also of archaeological interest. Very little development has occurred since the paired dwellings and garaging were built in the mid 1970s to the west side of Church Lane apart from some extensions to existing dwellings.

![Fig 5: 1870 OS Extract of the settlement and its surroundings](image)
Fig 6: 1930 OS extract showing a limited increase in development.

Fig 7: 1970 OS Map Extract showing infill development to the west side of Church Lane
Geology

The Weald is a geologically complex anticline, a dome of rocks folded after their deposition, with the oldest strata exposed at the centre in the High Weald as the top of the dome has been worn down by erosion. The Low Weald is dominated by the Lower Cretaceous Weald Clay formation which largely forms an elongated horseshoe around the older rocks of the High Weald and is encircled by the Greensand Ridge. It is predominantly low lying, dominated by heavy clay soils, with thin bands of calcareous limestone (the fossil-rich Paludina beds), and beds of sandstone deposited by a river and estuary system flowing from the north, west and south. Weald clay consists of clays, silts and localised sands and limestones, marking increased marine dominance within the Weald.

Hellingly is located within the Low Weald within close proximity edges of the High Weald to the north and the South Downs with its National Park to the south. The meandering River Cuckmere lies to the west and east and beyond to the former coastline of Pevensey Bay, now in International Ramsar Site of Special Scientific Interest.

In this location, the underlying bedrock geology of the area is the Weald Clay formation part of the Wealden Group overlaid with Tunbridge Wells Sands. The Weald Clay formation comprises bedded mudstones with intermittent siltstone, sandstones, limestones and clay ironstones. The bedrock is overlain in areas with river terrace deposits (sand and gravel) to the north and Alluvium to the east (clays, silts and sands) which create variable permeability and thus flood risk.

Topography

Hellingly Parish lies partly within Local Landscape Character Areas 5 (South Slopes of the High Weald) and 15 (Eastern Low Weald). Within the Low Weald the landscape is generally flat but where locations sit in close proximity to the High Weald landscape, its topography is more noticeably undulating.

The Church sits on the high ground of the Celtic Ciric or mound. Land levels continue to rise northwards toward the High Weald. The meandering course of the River Cuckmere has carved up the landscape to either side of the village along with drainage ditches creating field boundaries. Over time the continued use ancient routes and droveways saw these gradually deepened and widened adding to the carved landscape. Examples of sunken roads/routes can be seen around the Church. Fields are generally small and irregular, but follow the pattern of medieval banks or ditches. On slightly higher ground, the land is used for mixed farming and fruit growing.

As referred to in the Topic Paper on Landscape, sunken roads are a feature of this area and include Church Lane, Mill Lane and Vicarage Lane. Over the centuries ancient routes and droveways and continued use of unsurfaced tracks, particularly by vehicles with wooden wheels with iron rims, gradually widened and deepened them. Examples of sunken roads can be seen in Church Lane, Mill Lane and Vicarage Lane, Hellingly.

Within this landscape, isolated farmsteads often occupy ancient sites, some moated, such as Horselunges Manor located to the south east of Hellingly Village, which dates
from circa. 1500 which had a deer park in vicinity of the Manor, a pleasure park with emparkment shown from circa 1575 when the manor was in the ownership of Herbert Pelham in Saxton's map of 1575; Norden, 1595; Speed, 1610; Morden, 1695 and at Hellingly Place in 1825 (Greenwood).

Hellingly Today - Townscape Appraisal

The present-day Hellingly remains a relatively intact historic and compact village Ribbon development has been limited as the village is enclosed to the south, east and west by the Cuckmere River and is subject to flood risk. The absence of a defined development boundary, the presence of important listed buildings and being an archaeologically sensitive area also helped constrain new development.

Pattern and grain of development

The church and churchyard is on raised ground and is the focus of the village from which its structure and form is created. Its position and ciric has had a significant role to play in influencing the pattern and grain of development in the settlement.

To the north side of the church a row of cottages, some of which are on Church Path provide an intimate and attractive backdrop to the Church. The cottages provide a diversity in form and materials with a predominance of the Sussex vernacular of half plain clay tile walls above red brick to the ground floor or in some cases render.

![Fig 8: The row of cottages along Church Path](image)

This arrangement with the cottages facing onto the churchyard provides visual interest and richness in the pattern and grain of development. It also provides a unique intimate setting and adds to the historic feel and atmosphere of the village. These buildings
appear to vary in age with earlier timber-framed building faced with brick and tile hanging, to later 19th century buildings.

One dwelling has a brick elevation with burnt facings giving a grey appearance with contrasting darker brick banding, dressings, diaper work and two courses of brick dentils to the eaves. The side elevation in contrast is predominately of darker red brick with a grey band of bricks every fourth course.

Station Road provides the primary east-west link through the village and is to the south of the containing wall of the church.

A number of properties are built against or very close to the southern wall to the church yard. This provides a strong sense of enclosure and containment to the Church and is particularly noticeable on the approach to the village. Side gardens and spaces between buildings permit glimpses and views of the Church to be obtained. Its low boundary wall with capped piers do not interrupt the appreciation of the setting of this important Church.
To the south are Broadview and the Old Garages, these properties are set within large gardens with views to open countryside beyond.

Church Lane runs to the west side and northwards past the church. The southern properties of Pelham Cottage and Old Tiles are larger historic properties in the Sussex style with generous enclosed gardens. The cloisters is a grouping of residential properties formed from the historic school building, dated 1844 with its flint and brick elevations with attractive chimney stacks providing an interesting contrast. Ewelea and Ashcroft are two modern detached properties. They are set back from the road and are in the standard style and have a neutral impact on the village. A grouping of 4 terraced cottages at the northern end of Church Lane marks the northern end of the village with countryside beyond.
Mill Lane runs to the east side of the churchyard, northwards and turns to continue in a north-easterly direction toward the Cuckmere River. The curved front boundary to Little Gates draws views along to the Vicarage and into Mill Lane.

Although altered, the former Vicarage is a large imposing 18th century property which creates a strong gateway to the street. This impressive property has more formal proportions and stands over three floors under a mansard roof, with a five-bay frontage with a grey header course to the front elevation and contrasting red brick dressings to openings, strong and corners. The bay window to the front elevation is a later elevation. The south side elevation is covered with tile hanging including the lateral stack. Later additions are of grey and red bricks diaper work.

As one enters Mill Lane, a deflected view, strengthened by the churchyard wall, leads directly to the impressive Globe Place - a three storey clay tile hung property, with canted bay additions over two floors with wooden balconies above barn hips to the forward projections, flanking a central pedimented entrance.

The property is set behind a white picket fence with a sided access leading to a range of outbuildings to the rear.

As one leaves the village there is a grouping of four detached houses, two are historic cottages with later additions, two are more modern constructions with a darker red brick.

The extent of the settlement is very evident, particularly as it dissipates outside the nucleus of the settlement.

**Building types (scale, mass, form)**
The church tower is the central focus of the village and provides an important landmark as you approach the village from all directions. The predominant building height scale is two storey cottages within the village, two of the larger properties are 2.5-3 storey with 3 to 5 bays set within larger gardens. Most of the properties have flat frontages but some do have canted bays that are likely to have been later additions in the Victorian period.

Dwelling types are generally detached and semi-detached dwellinghouses. There are two terraces in the village including the organic and distinctive dwellings forming Church Path and a terrace of 4 dwellings to the northern end of Church Lane dating from the late 19th century.

No.1 Church Path was partly in use as a village shop. It was extended in 1902 and although the shop no longer exists, its shop ‘character’ is still evident. There are examples of utilitarian garaging that has been added serving dwellings. Some former farm buildings have been converted to garages. A limited number of former farm buildings have been converted to residential use.

**Juxtapositions of buildings to each other and spaces between**

Most of the properties have small front gardens or enclosures that add depth and interest to the street scene. The building line is varied in places and reflects the organic growth of the village over time. Although the majority of properties have a direct address to the street, some properties have dual frontages whilst a few see their gables face the street with the main elevation facing into the garden. An example includes Priory Grange.

The churchyard’s oval formation dictates the wider street pattern and adds to the sense of the village radiating out from it. Within this nucleated grouping, dwellings are generally set closer to the roadside providing a degree of containment and sense of intimacy. Away from the nucleus, spacing is increased and this affords views of the village’s rural setting within a sensitive Low Weald landscape.

For the most part, boundaries to the west side of Church Lane are soft and defined by hedgerows, whereas the northern boundary is defined by the individual buildings forming Church Path. Some buildings have low brick boundary walls with taller piers or as with Old Tiles, tile hanging has been added to the low boundary wall.

*Roofscape and skyline interest*
The variation in building heights and lines is carried through into the roofscape. The predominant roofing material is plain dark red clay tiling and steep pitched roofs. Typical roofs tend to have dual pitches with a central ridge, full hip or half hip ends, parallel ranges and catslides. Two buildings are noted as having mansard roofs, with robust stacks. Only Old Tiles Cottage has a slate roof and lower pitch.

Although there is a variety of roof forms including plain uninterrupted roofsapes, visual interest is provided where appropriately sized dormers and chimney stacks add to the skyline.

Even more modern mid 20th century buildings have sought to ensure that dormers do not dominate roofsapes, apart from two dwellings, mid 20th century that have incorporated chimney stacks.

**Materials**

A variety of building materials are evident, these include, red and grey brick, tile hanging, partial render, painted brickwork and flint elevations and plain clay tiles to roofs. Old Tiles is the only dwelling with a slate roof.

A number of the properties see a combination of grey bricks with contrasting dark red brick dressings, and diaper work that adds a subtle variety to the built form. The Church is built of rubble with stone dressings and clay plain tiled roofs.

**Natural Environment**

The essence of the village is defined by the dominant character of the Church and the churchyard, which is tightly contained within its walled ground. The ciric sits above road level with roads running close to its boundary.

The natural environment also contains development to an extent due to proximity of the Cuckmere River and its flood plains.

Within the village the churchyard and surrounding properties have an abundance of mature tree cover that includes oak, yew, sycamore, birch, beech, holly and sycamore. A number of properties have attractive perimeter hedges of yew and laurel; this adds a distinctive structural element to the property and influences the character of the village.

The open countryside is in a mix of arable and grazing land. Mature trees and hedgerows help define the field structure and network.

The river valleys have a rich and diverse range of flora and fauna that provides a diverse but delicate eco-system, and it is important that this is protected and valued.

**Views**
Because of its raised position on the river plain, views in, through and out of the village are important aspects of village character. The position and aspect of the church tower acts as a landmark and a focus for the settlement. There are long ranging views into the village from most approaches either on the road or public footpaths.

The long-distance views across the historic agricultural landscape to the village and the church tower are an important feature of the village. From Church Lane wide views are achievable across the fields and flood plain to the west to Broad Farm. To the east there are wide ranging views over the Low Weald landscape towards the Cuckoo Trail and properties in Vicarage Lane.

These are attractive views that form part of the historic setting of the village and the setting of numerous designated heritage assets and the conservation area.

Traffic and Movement

Station Road is the primary route through the village in an east-west direction. Traffic calming measures on Station Road include a 20mph speed limit which helps ensure traffic movement is managed.

Mill Lane and Church Lane are narrow single gauge roads with several passing bays. Car parking is provided in a range of off street locations including on drives, garages, parking courts and on street within informal bays. Garage blocks onto the road tend to have white metal doors that sometimes do not add the softness required to blend with the historic fabric.
Most people work outside the village and use the car for commuting, most car parking is off street except for some properties on Church Lane and Mill Lane. During Church services, cars park along Station Road causing congestion.

There is no bus route in the village centre, but buses are available on the edge of the village on the B2104 including the x51 Service to Sovereign Harbour/Roselands and Eastbourne and the x269 Service to Hailsham.

Cyclist movement is along the existing road network and the nearby Cuckoo Trail. As the streets are narrow, they do not have pavements. the churchyard and Church Path offer quiet spaces for pedestrians.

Heritage Assets

Hellingley village has a high concentration of designated heritage assets (Appendix He.1) with the Church of St Peter and St Paul’s occupying a central position on a Celtic ‘ciric’. This serves as a main focus of activity and is a strong landmark that can be seen in immediate and extended views.

As the village has no settlement boundary, and with the presence of designated listed buildings, their individual and cumulative settings, and being within the designated Hellingley Conservation Area, the special architectural and historic interest of the area has been generally safeguarded from inappropriate, harmful development and change. (Appendix He.2).

Being within the Conservation Area, as a designation, all unlisted buildings are protected from demolition and may also be regarded as non-designated heritage assets depending on the role that they play and their local interest. As such this would be a material consideration when determining the outcome of a planning application.

However not all buildings contribute positively to the Hellingley Conservation Area. They may be neutral or indeed, negative. Nevertheless, the statutory provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 would ensure that any changes or development requiring planning permission would be required to conserve the character and appearance of that area, with the NPPF requiring all development to make a positive contribution.

Local Lists compliment national designations in building a sense of place and history for localities and communities. Local listing highlights heritage assets that are of local interest in order to ensure that they are given due consideration when change is being proposed.

With reference to the criteria for Locally Listed Buildings set out in Appendix A, there are some positive buildings that warrant consideration for local listing. These are shown on the townscape appraisal maps for Hellingley.
Issues

Hellingly is an important settlement within the Low Weald. It has a high concentration of designated heritage assets and has recently seen a significant increase in the extent of the designated conservation area. It now includes important historical landscapes that stretch across pasture land and flood plains to Broad Farm to the west and the edges of the river to the south and east (see Appendix He.02). The landscape is also recognised for its archaeological sensitivity with field patterns and the village core remaining largely unchanged for centuries.

The sensitivity of the settlement and its landscape, with no settlement boundary and its heritage designations has generally protected the settlement. This is considered to be a positive position. Nevertheless there is evidence of change that is causing a degree of degradation in the quality of the village and its properties. This includes loss of historic elements such as traditional windows, doors, enclosures, the application of false shutters and the obtrusive siting of satellite dishes. Given the high preponderance for single dwellings, consideration should be given to the introduction of an Article 4 Direction to remove ‘permitted development’ rights.

Other pressures include the provision of additional homes within the village core and thus the potential harm to the setting of designated heritage assets. With this comes the potential for increased traffic and need for additional parking. Overall the spatial arrangement, pattern and grain of development may well be harmed by inappropriate infilling or new development on the periphery of the settlement.

Planning & Other Development - Recommendations:

Given the sensitivity and historic importance of the settlement of Hellingly including its character and appearance, it is considered that it has limited potential to accommodate additional development. However, and depending on the outcome of further detailed assessment, it may be possible to accommodate four to five small scaled, low key dwellings on the site of the existing tennis courts and swimming pool to the north of the detached dwelling, Hawthorns, to the north side of Mill Lane. Through good design, these could be arranged to resemble a farmyard grouping.

Therefore and having regard to the statutory duty set in the Planning (Listed Buildings and Conservation Areas) Act 1990 and environmental considerations, the focus should be on preserving the setting of designated heritage assets and to conserve and positively contribute to the character and appearance of the conservation area. Considerations for planning should take account of the following:

1. Support the preservation and enhancement of designated heritage assets and their settings.
2. Conserve and contribute to the character and appearance of the designated conservation area including key views into, through and out of the designated area.
3. Acknowledge buildings that make a positive contribution to the settlement and its character and appearance through designation as locally listed buildings.
4. Protect the historic development pattern of the settlement and avoid unnecessary and inappropriate incursions that detract from this pattern.

5. Resist unwarranted and unjustified development that erodes the rural character of the setting of the settlement.

6. Where extensions or ancillary buildings are proposed they should be subordinate to the host building and respect the historic setting of designated assets.

7. Proposed extensions should respect traditional and locally distinctive materials including their usage such as plain clay tile for roofing materials and tile hanging, high quality facing materials such as brick and tile hanging. Brickwork should match the bind and pointing of the host building.

8. Where additional car parking or garages are proposed they should be unobtrusive. Garage doors should be wooden or painted a softer pallet colour to help blend with the historic built fabric.

9. Seek to ensure the retention of field patterns along with hedgerows and trees along boundaries.

**Specific Design Criteria**

- Standard designs should be avoided
- Roofs of extensions and ancillary buildings should match the pitch of the host buildings
- Front dormers and roof extensions should be resisted
- Extensions to existing dwellings should be subordinate to the host building. Overly large extensions will be resisted.
- Where brickwork is proposed, it should match the colour, tone, texture, perpends, bond and pointing of the host building
- The loss of traditional timber doors and canopies/hood and windows will be resisted.
- The removal of chimney stacks will be resisted.
Appendices
Appendix He 01. Designated Heritage Assets & Positive Buildings

Hellingly

Broad Farmhouse, North Street

**Listing Date:** 13 October 1952  
**Grade:** II*

**Broad Farmhouse TQ 51 SE 12/639 13.10.52 II***

2. This fine house was the original home of the Calverley family and was built by J Calverley in 1753. Two storeys and attic. Five windows. Two gabled dormers. The 3 centre window bays project with a pediment over containing a circular rusticated window in the tympanum. Faced with grey headers, with red brick quoins to the central projection and both sides of the wings. Painted stringcourse. Wooden modillion eaves cornice. Hipped tiled roof. Windows in moulded wooden surrounds with glazing bars intact. The central first floor window has a cornice over on console brackets, the date 1753 and the initials J C Doorway with fluted Doric pilasters, flanked by side lights and edged with red brick quoins with triglyph frieze over the whole, curved pediment above the doorway and door of 6 fielded panels. The sides of the house are faced with red brick. At the back are little one storey balancing wings projecting north and south.

**Listing NGR:** TQ5769412502

**Church Path – 1, 2 and 3**

**Listing Date:** 30 August 1966  
**Last Amended:** 12 August 1981  
**Grade:** II Group Value

Nos 1, 2 and 3 (formerly listed under TQ 5812 33/600 Church Street) 30.8.66 II GV

2. Nos 1 and 2 are now jointly occupied, but Nos 2 and 3 were originally one building. No 1 dated from 1902 and was then the village shop. Two storeys. Two windows. Red brick. Tiled roof. Sash windows. Higher elevation than the remainder. Nos 2 and 3 C17 or earlier. Two storeys. Four windows. Ground floor red brick, above tile-hung. Hipped tiled roof. Casement windows.

**Listing NGR:** TQ5807812347

**Devey’s Cottage, Hellingly**

**Listing Date:** 12 August 1981  
**Grade:** II

**Listing Text**

HELLINGLY VILLAGE 1. 5208 Devey's Cottage TQ 5812 33/609 II GV

Listing NGR: TQ5808112256

**Globe Place, Hellingly**

**Listing Date:** 12 August 1981  
**Grade:** II

**Listing Text**  
HELLINGLY VILLAGE 1. 5208 Globe Place TQ 5812 33/612 II  
C18, since altered. Two storeys and attic. Three windows. Tile-hung in front, sides red brick. Two half-hipped gables containing attic windows. Doorway with pilasters and pediment. Modern windows and 2 modern bays.

Listing NGR: TQ5813912352

**Horselunges Manor, Hellingly Station Road**

**Listing Date:** 13 October 1952  
**Grade:** I

**Listing Text**  
HELLINGLY STATION ROAD 1. 5208 Horselunges Manor TQ 5812 33/630 13.10.52 I  
This moated timber-framed house was built at the end of the C15 by John Devenish, who died in 1477, or by his son Sir John Devenish, who died before 1518. It was restored in 1925 by Mr W H Godfrey for the present owner Mr R P Rowe*. It is one of the finest timber-framed buildings in the County, ranking with Great Dixter, Northiam, and St Mary's, Bramber. What remains is only part of one side of a larger, perhaps quadrangular, house, of which the original hall has disappeared and may have been pulled down as soon as the early C16, when alterations were made to the existing building.

The main front faces east and is close-studded with plaster infilling. Two storeys, 5 windows. The first floor oversails on a heavy moulded bressummer and brackets with miniature shafts beneath these which divide the front into bays. Hipped tiled roof with pentice on the west side. The ground floor window to the right of the main doorway alone is not restored and was probably inserted about the beginning of the C16. There is evidence that the other ground floor windows were similar, and they have been restored to match the old window, making 4 bays on stone bases with 2 tiers of 8 lights each having wooden mullions and transoms, moulded wooden cornices over joining their heads to the overhang above, and stained glass of heraldic design which has been copied from the original windows that have survived elsewhere, though removed. None of these windows open. To the north is a smaller modern window. Wide 4-centred doorway with carved spandrels and smaller ditto to the north. At the north end is a blocked carriage archway, presumably once the gate-house, with similar spandrels. This now contains a modern window. On the first floor are 5 restored oriel windows of 8 lights each projecting on brackets, and restored gables over. One flush modern window of 6 lights. The south wall is tile-hung. At the north end the house has been joined by a small modern passage to the C18 stables of red brick on ground floor and tile-hanging above. The Great Parlour has a magnificent open-timbered ceiling with moulded beams and a wide restored fireplace moved from the centre of the room where it had been inserted with a partition in the early C16. The Great Chamber above has an open roof with tie-beams and arched braces, also a fine original door. The staircase was probably inserted in the early C16 and is built round a solid newel containing cupboards. It is screened from the entrance lobby by a partition.
with borrowed lights having wooden mullions, diamond-shaped leaded lights and old green
glass. The south-west of the house is a 4-centred stone archway set in the red brick
garden wall. The moat is complete. The double doors giving entrance to the garden on the
west side of the moat and opposite the main door of the house are old and nail-studded.
They are set in a brick surround and wall. Article in the Sussex Archaeological Collections,
Vol 66 p 1, and in Country Life of the 5 January, 1935.

Listing NGR: TQ5821512010

*This refers to ownership at the time of listing. The statutory entry cannot be changed at the local level.
Applications can be made to Historic England to review an entry.

K6 Telephone Kiosk Opposite Church of St Peter and St Paul, Hellingly

Listing Date: 10 September 1987
Grade: II

Listing Text
This list entry was subject to a Minor Amendment on 01/07/2014

TQ 5812-5912
33/637

HELLENGELY K6 Telephone Kiosk opposite Church of St Peter and St Paul GV II

Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various
contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels
and margin glazing to windows and door.

Listing NGR: TQ5805612318

Littlelegates, Hellingly

Listing Date: 12 August 1981
Grade: II

Listing Text
HELLENGELY VILLAGE Littlelegates TQ 5812 33/610 II GV

Vertical glazing bars intact.

Listing NGR: TQ5810012252

Old Tiles, Hellingly

Listing Date: 30 August 1966
Grade: II

Listing Text
HELLINGLY VILLAGE Old Tiles TQ 5812 33/605 30.8.66 II


Listing NGR: TQ5806212393

**Priors Cottage, Church Path**

**Listing Date:** 30 August 1966  
**Grade:** II

Listing Text  
HELLINGLY CHURCH PATH No 6 (Priors Cottage) TQ 5812 33/602 30.8.66 II GV

This consists of an C18 cottage and a portion which was originally the back portion of No 7 adjoining, which together form an angle of 45 degrees. Two storeys. One window to each portion. Tile-hung, ground floor of east portion painted brick. Tiled roof. Casement windows.

Listing NGR: TQ5811412346

**Priors Grange, Church Path**

**Listing Date:** 30 August 1966  
**Grade:** II

Listing Text  
HELLINGLY CHURCH PATH No 7 (Priors Grange) TQ 5812 33/603 30.8.66 II GV

This backs onto the churchyard but faces the road. C17 or earlier. Two storeys. Four windows. Tile-hung. Hipped tiled roof. Casement windows.

Listing NGR: TQ5812212340

**Rosemary Cottage, Church Path**

**Listing Date:** 30 August 1966  
**Last Amended:** 12 August 1981  
**Grade:** II

Listing Text  
HELLINGLY CHURCH PATH No 4 and No 5 (Rosemary Cottage) (formerly listed as Two Cottages in Church Path) TQ 5812 33/601 30.8.66 II GV

Two C18 cottages. Two storeys. Two windows each. Tiled roofs. Casement windows. No 2 red brick on ground floor and tile-hung above. No 5 grey headers with red brick dressings, quoins, flush stringcourse and modillion eaves cornice.

Listing NGR: TQ5810212348
School House, Flint Cottage and Cloisters, Hellingly

**Listing Date:** 12 August 1981  
**Grade:** II

**Listing Text**

HELLINGLY VILLAGE School House, Flint Cottage and Cloisters TQ 5812 33/606 II

One building originally the village school and schoolmaster's house. Dated 1844, but altered later. Faced with flints with red brick dressings and quoins. Tiled roof. Casement windows. Four windows. The school was originally of one storey but now has 2 modern gabled dormers. Gabled porch containing the date. The schoolmaster's home at the north end is of 2 storeys with gable.

**Listing NGR:** TQ5804512367

Sunnyholme, Hellingly

**Listing Date:** 12 August 1981  
**Grade:** II

**Listing Text**

HELLINGLY HELLINGLY VILLAGE 1. 5208 Sunnyholme TQ 5812 33/607 II

C18. Two storeys. Two windows, Tile-hung, Two bays on both floors with vertical glazing bars intact. One window-bay added at west end, ground floor faced with roughcast.

**Listing NGR:** TQ5804712297

The Mill Building at the Old Water Mill, Mill Lane

**Listing Date:** 13 October 1952  
**Grade:** II*

**Listing Text**

HELLINGLY MILL LANE TQ 58 12 33/631 The Mill building at The Old Water Mill 13.10.52 II

The grade shall be amended to read II*

HELLINGLY MILL LANE The Mill building at TQ 5812 33/631 The Old Water Mill 13.10.52 II*

Restored C17 or earlier timber-framed building with the timbering exposed with plaster infilling on west front but otherwise refaced with weather-boarding. Half-hipped tiled roof. Casement windows. Two storeys. Three windows.

**Listing NGR:** TQ5849612522

The Mill House at the Old Water Mill, Mill Lane
Listing Date: 12 August 1981  
Grade: II  

Listing Text  
HELLINGLY MILL LANE The Mill House at The Old Water Mill TQ 5812 33/632 II  


Listing NGR: TQ5851012536

The Parish Church of St Peter and St Paul  
Listing Date: 30 August 1966  
Grade: I  

Listing Text  
HELLINGLY VILLAGE The Parish Church of St Peter and St Paul TQ 5812 33/604 30.8.66 I  


Listing NGR: TQ5808212300

The Priest House, Hellingly  
Listing Date: 30 August 1966  
Grade: II  

Listing Text  
This list entry was subject to a Minor Amendment on 20/09/2011  

HELLINGLY VILLAGE The Priest House (Formerly listed as Yew Tree Cottage) 30.8.66 II  

L-shaped C17 or earlier timber-framed building refronted with tile-hanging and some red brick. Steeply-pitched hipped tiled roof with pentice to south-east wing. Casement windows with small square panes. Doorway with flat hood on brackets. Two storeys, Three windows.  

Listing NGR: TQ5806312272

The Vicarage, Hellingly  
Listing Date: 13 October 1952  
Grade: II  

Listing Text  
HELLINGLY VILLAGE The Vicarage TQ 5812 33/611 13.10.52 II GV  

C18. Two storeys and attic. Five windows. Five dormers with curved heads. Grey headers
with red brick dressings, quoins and flush stringcourse. Mansarded tiled roof. Glazing bars intact. Bay at north end of ground floor. Doorway with side lights, flat hood on brackets and door of 6 fielded panels. Tile-hung chimney breast on south wall.

Listing NGR: TQ5812912256

Positive Buildings

The following buildings have been identified as being ‘positive’ buildings and having attributes that would potentially suggest that they could be recognised for Local Listing.

**Church Lane**  
Firs Cottage  
Pollards Cottage  
St. Martin’s Cottage

**Mill Lane**  
Globe Cottage  
Mill Cottage
Appendix He 02. Heritage Asset Mapping
Appendix He 04. Conservation Area (Extended)
Appendix He 05. Flood Risk Plan (Environment Agency)
Lower Dicker Village Character Assessment

Historic Overview

History

Lower Dicker is a dispersed linear settlement straddling the A22 from the Boship Hotel close to the Boship roundabout, at the junction with the A267 and the Golden Cross hamlet to the west. Exceptions to the linear form occurs along roads that run perpendicular to the A22 including Coldharbour Lane, Camberlot Road to the south side and Hackhurst Lane which leads to an industrial estate to the north.

There is no reference to ‘Dicker’ in the Doomsday Book of 1086. However, the name ‘Dicker’ derives from the Middle English word *diche* meaning ditch and thus Dicker means digger or one who lives by the ditch.

Historic mapping shows that the area was generally low lying and was largely covered by woodlands and a forest during the Middle Ages. Above Michelham Priory to the north and west was the great forest of Dicker. The former Vert Wood is recorded on Speede’s Map of 1610 (Sussex County Record Society Collection Ref PM118) and Morden’s coloured Sussex Map of 1695. Dyke Wood is also recorded to the west of Hailsham (*Haylfham*).

![Fig 16: Extract from Morden’s coloured map of Sussex dated 1695](image)

This was reduced in size due to pressures to provide fuel for iron furnaces and further depleted with timber being the main building in the local area. However, income from the production of ‘cords of wood’ fell during 1547-9 and the woods at Dicker were one of the many sufferers. The Dicker lands fell under the Manor of Laughton and were referred to as common land. Much of the common land was enclosed at this time.

The presence of buildings scattered around the periphery of the common are noted. There were few farms on the common land, most likely due to the poor quality of the land being considered waste land and therefore suitable for exploitation when demand arose.
Yeakell and Gardner’s map of 1778 identifies Dicker Common and clearly shows the small irregular incursions around the edges of the Common with contained brickyards within. By this time the forests were reduced in their coverage with pockets of woodland surviving and some larger areas such as Downland Wood. The old road to Lewes crossed the Common and today is Coldharbour Road. The road to Uckfield was formed under the 1754 Turnpike Act and has become today’s A22. It is distinctly straight in its path through the Common.

Fig 17: Extract from Gardner and Yeakell’s map of 1778

Budgen’s map of 1789 reveals an increase in development toward the eastern end of the Common as more enclosures and brickyards sprang up.

Fig 18: 1789 Thomas Budgen’s map of ‘Dicker Common’.
There is no specific date as to when bricks and tiles were first made on the Dicker. The Boship was built with a timber frame in 1652. There were early examples of both brick and tiles used on buildings in the surrounding area including Roman tiles in Arlington. There was a medieval tile-kiln at Michelham Priory; Herstmonceux castle built of brick in circa. 1440. Laughton Place was built of brick in 1534. There was a brick oast in Ripe circa.1571. In the 18th century, fireplaces and chimney stacks were built in more humble houses (Beswick. M. 'Brick and Tilemaking on the Dicker in East Sussex', Sussex Industrial History, 1983).

Forest clearance released the value of the Weald clay and soon the area saw an emergence in brickworks and potteries. When a site was required for a kiln or for clay extraction, the brickmaker had to obtain a license from the Manor of Laughton and the lease was converted to a grant which was entered into the Manor Court Books. Occasionally encroachments were made when clay was extracted without permission.

One of the earliest brickmakers on the Dicker is recorded as being Nicholas Willard who was recorded as renting land near Boship Green in 1703, was noted for supplying bricks and tiles to the churchwardens of Chiddingly in 1672. Willard is also referred to in connection with an encroachment on the waste common land near Starnash on the East Dicker.

As the demand for bricks and tiles increased, brickmaking and pottery activities increased and the value of Weald clay increased, particularly during the second half of the 18th century. The clays were very versatile with different materials found in close proximity that were suitable for producing facing bricks, standards bricks, roof and hanging tiles, terracotta and earthen ware pottery.

Grants from the Manor of Laughton were only issued to two persons - William Funnell in 1756 and again in 1773, and Richard Guy in 1766. Three more grants of parcels of land were made to brickmakers in 1765 and included William Wenham who was granted 'a messuage, tenement, brick-kyln, lime-kyln, garden, orchard and 11/2 acres of waste on the East side of the Dicker near Boarship'.

Approximately 15 brickyards were granted between the Boship and Golden Cross. Although the brickyards were numerous, they were all fairly small-scale operations. William Funnell senior had two brick-kilns but the other brickmakers, when the kiln was specifically mentioned, had one only, although some, for example Wenham, Wood and William Funnell junior had a lime-kiln as well.

Pottery manufacture appears to have been confined to the East side of the Dicker. The new grant made to Thomas Wood in 1767 was of "one brick-kyln and one lime-kyln with the yard thereto belonging on the East side of the Dicker near Stern Ash . . . . Also the liberty of taking water out of the pond there to make his bricks and ware."

An ornate piece of pottery recorded as coming from the Dicker potteries in 1774 – one shared by Thomas Wood and William Cuckney. But in 1774 William Cuckney built his own 'Crockhouse' and was recorded as the owner of a 'crock kiln' and a 'brick kiln' according to 1779 sales particulars in the Sussex Weekly Express.

Two families were the dominant brick makers in the Dicker – the Guys and the Goldsmiths.
The Guys of Chiddingly became the main brickmakers in the late 18th century and early 19th century through a number of acquisitions by individual members of the family. In 1802 Richard Guy’s will bequeathed to two of his sons, Jesse and David, “equally to be divided between them, my moiety or hale part of all the stock of bricks and tiles which at the time of my death shall be in or belonging to my business of a brickmaker wherein I am now engaged in partnership with my son Walter.”

The business activities of the Guy family members, jointly as Guy & Co. and severely prevailed through to the last years of the 18th century, holding a monopoly on the west side of the Dicker. Some members of the family were also recorded as being farmers and therefore were able to sustain themselves through periods of decline.

The Goldsmiths interest is recorded in 1790 and the turn of the century, the four brothers - Benjamin, James, George and Robert Goldsmith were each running their own brickyard on the East Dicker. The Manor Court Books for the period from 1793 to 1806 indicates that George Goldsmith, received two separate grants of unenclosed land and acquired two holdings of already enclosed land on the Dicker. Mortgages were made to acquire the holdings and by 1810 he was having to sell some land. James Goldsmith was also in a similar position. Robert is recorded as having to sell his land due to defaulting on his mortgage and by 1811 he had returned to farming.

At the end of the Napoleonic Wars, only two brickmakers were left in business on the East side of the Dicker - George and Benjamin Goldsmith. By 1857 the Goldsmiths no longer had yards in the Dicker.

In the 19th century Lower Dicker was referred to as the ‘lower end of the Diccar’ in Hellingly Parish. In 1843 Uriah Clark (Beswick, 1983) took over the Goldsmith brickyard near Boship Green and turned it into the Dicker Pottery which he ran until his death in 1904.

Fig 19: Uriah Clark shaping a bowl at Dicker Pottery
(Source – www.sussexpostcards.info)
As the name implies, pottery was Uriah Clark’s main concern but he also continued to make bricks and tiles as can be seen from his entry in Kelly’s Directory for 1874, which reads:

"Uriah Clark, potter, maker of red and white-chimney pots, socket pipes and junctions; slate crest and roll and fancy ridge tiles, plain and paving bricks; all kinds of pottery made to order; coal and coke merchant etc., Dicker Pottery Works."

However, records indicate that his main concern became more varied. In 1862 and 1867 the trade directory lists Uriah as a grocer, draper and potter, in 1878 as a potter and maker of red and white chimney pots, socket pipes and junctions, slate, cress, roll and fancy ridge-tiles, plain and paving bricks, coal and coke merchant, and a wholesale glass, china and earthenware dealer. In 1887, 1895 and 1899 he is listed as a potter (ESRO AMS4439).

![Fig 20: 1878 OS Map Extract with inset of the Potteries close to the Boship.](image-url)
The shift in emphasis on the East Dicker from brickmaking to pottery manufacture during the 19th Century can be gauged from the census returns for Hellingly which recorded an increase in persons employed in the industry (Beswick. M.1983).

Two more brickyards briefly made their appearance in the late 19th Century, one in Chiddingly and one in Hellingly, but the final decline of brickmaking in the area had already set in with the coming of the railways to Sussex.

Lower Dicker was renowned for its Dickerware Pots and bricks made from local clay and in 1925, a study of three fields covering 12 acres to the rear of the Pottery revealed the Weald Clay beds in this area contain a more diversified clay than other geological formations used for pottering and brick making (Beswick. M,1983). Clays were found in relatively small areas. The three fields that adjoined the Dicker Pottery were recorded with the first adjacent to the pottery having dark red clean plastic clay – suitable for the highest class of red wares including pottery, facing bricks, roofing, floor tiles and terracotta. In the second field, the clay was similar but with a rougher texture more suitable for rougher common bricks and the lower field a greenish-grey clay which burns to a buff quality which was used for salt-glazed stoneware pipes. The results of this report indicated that there was enough clay for 100 million bricks or equivalent. Although referring to three fields covering approximately 12 acres, it is considered that the geological strata is typical of the Dicker as a whole. But even this report was not sufficient to encourage the brickyards to remain.

The Dicker Pottery and the brickyard at Upper Dicker merged with the neighbouring Boship Green Pottery owned by William Bridges with the business becoming known as ‘Uriah Clark and Nephew Limited’. It survived into the 20th Century, specialising to some extent in paving bricks, which fulfilled a demand in the developing coastal resorts but, as was noted earlier, the attempt to modernise and expand in the 1920's came to nothing. By the time road transport took over from the railways, the Dicker brickworks had ceased production.

In 1941 some of the buildings at the Pottery were requisitioned by the War Department for use by the Royal Artillery Regiment and were released in June 1946 (ESRO AMS4439). At this time it was producing notable art-ware sold to the tourist trade. It was taken over by Wightman and Parish, local ironmongers in Lewes who employed persons to run the business as ‘Dicker Potteries Ltd’ but it never gained prominence and was forced to abandon its traditional black glaze, due to its lead content and use a substitute and by 1956 it closed (Graces Guide to British Industrial History). After this it became a Plastics Moulding Factory which has been vacant for some time now.

Apart from the Boship, the earliest form of housing in Lower Dicker was erected by squatters in the form of single storey cottages that had encroached on common land. Some of those earlier dwellings still exist but have been the subject of change and alteration.
Dwellings from the mid to late 19th century appeared displaying the brickmaker’s wares including quality facing bricks with vitrified headers laid in a Flemish Bond, diamond patterned diaper work and decorative banding in contrasting bricks, clay tile hanging including bands of fish scale tiles and terracotta crested ridge tiles. Some of the earlier houses may well have been built by the brickwork owners.
This area was generally occupied by Non-conformists with the Calvinist movement becoming popular. Several meetings are understood to have taken place in the Dicker area from the late 18th century, in barns, houses and above an ironmonger's shop near the brickworks. The chapel at Lower Dicker is 'strict Baptist', the Zoar Chapel, which is unusually "large and impressive" for the denomination. It was erected in 1837, enlarged in 1874 and again in the 20th century. Mr Hickman of Brooklands, Lower Horsebridge was recorded as the pastor of the Zoar Chapel. He was also an employee at the Dicker Potteries for 53 years.

Over the subsequent decades of the 20th century, including during the interwar period, 1960's and 70's, a number of new dwellings were constructed including infilling on former brickwork sites, former farms and spaces in between. In the early part of the 21st century a small residential scheme, Court Lodge Close and Orange Grange were constructed to the west side of Coldharbour Lane.

The most significant development of the late 20th century was the Service Station, Travel Lodge and Café on the north west side of the Boship Roundabout.
Geology

The Low Weald is dominated by the Lower Cretaceous Weald Clay formation which largely forms an elongated horseshoe around the older rocks of the High Weald and is encircled by the Greensand Ridge. It is predominantly low lying, dominated by heavy clay soils, with thin bands of calcareous limestone (the fossil-rich Paludina beds), and beds of sandstone deposited by a river and estuary system flowing from the north, west and south. Weald clay consists of clays, silts and localised sands and limestones, marking increased marine dominance within the Weald.

Lower Dicker is in the Low Weald and an area renowned for its Weald Clay. It lies on the band of Weald clay that stretches from Hailsham to Burgess Hill and widens toward the west. This impervious clay does not make for good draining and in turn does not make for good farming land and was therefore considered to be waste ground or common ground. The Weald Clay beds in this area are noted as containing a more diversified clay than other geological formations.

However and as previously explained, the clays in the Dickers and Dicker Common contain a more diversified clay than other geological formations used for pottering and brick making. It was found in small pockets and this resulted in the pattern of enclosed brickyards within the common and on the periphery.

Topography

The Low Weald is relatively flat with slight rounded undulations with contours gently rising to no more than 100 metres above sea level. The lands generally fall toward tributaries that feed into the Cuckmere River which meanders to the east of the Boship Roundabout. Land to the north of the A22 drains into the tributary that feeds into the Cuckmere River. To the south, multiple watercourses are less defined.

Due to the presence of poorer quality soils, the area was predominantly forested but human activity over the centuries has resulted in the survival of pockets of woodlands with farming more inclined to be pasture and grazing rather than arable farming. A number of the fields now put to pasture are uneven and pitted due to the past extractions of clay.

Woodland areas still survive to the north of Hackhurst Lane at Dicker Wood and to the north of Caldicots Farm at Caldicott’s Wood, to the south of the Lower Dicker Garden Centre and west of Camberlot Road.

A significant amount of historic field boundaries have survived over the centuries and are defined by indigenous hedgerows interspersed with trees. Fields on either side of the A22 are generally rectangular in shape reflecting the later planned subdivision and enclosure that occurred during the 19th century. Some fields have been conjoined to create larger grazing areas. The road is and remains a strong feature in the landscape due to its straightness and acts as a spine running through this linear settlement.
Townscape Appraisal

**Pattern and grain of development**

Historic mapping clearly demonstrated the influences on the spatial character of Lower Dicker as a settlement including deforestation; the Turnpike Act 1754 with the formation of the A22; the quality of the land and its enclosure as common land as well as location of brick and tile kilns; associated encroachment and licensed brickyards and clay extractions granted by the Manor of Laughton.

It is clear that the geology of Lower Dicker, ownerships, the evolution of industries and pattern of farming has shaped the pattern of development. A sketch map at Appendix LD-02 locates the former brickworks within Lower Dicker.

Lower Dicker represents a form of ribbon development straddling both sides of the A22. Remnants of the former Dicker common still remains as green fields between clusters of buildings.

Since the mid to late 20th century there is clear evidence of further development including infill housing, garden centres and other business uses. This has resulted in the clusters extending and intensifying the sporadic linear development of the settlement.

The clusters occur between the Boship and the Zoar Chapel, to the south side of the A22; at the junction with Coldharbour Lane and at Hackhurst Lane which leads to an industrial estate. Some older farms remain including Knights Farm and Caldicott’s Farm with former brickfields reverting to agricultural use.

As the clusters of built form give way to views of open spaces and stretches of road bordered by agricultural fields with boundaries defined by hedgerows and mature trees, the sense of a more rural context prevails. This pattern of development results in views of the agricultural lands to positively contribute to the character and identity of Lower Dicker. It is however, under threat with increasing pressures for development.

Also the road is a dominant feature, sequential views and a sense of continuation is provided from the approach from the Boship roundabout travelling in a westerly direction. The curvature of the road sees buildings to one side aligned with the road and on the other, set an angle. Visual interest is created by the patterned brickwork to a number of dwellings, the multi gabled brick building with decorative finials and its late 19th century shopfront; the Zoar Chapel which is a distinctive dominant building with its rendered gabled elevation visible from the road, and the Boship Hotel with its gabled brick frontage concealing a timber framed building.

**Building types (scale, mass, form)**

The buildings within Lower Dicker range from the Boship Hotel, the former farmhouse to Boship Farm which dates from 1652 to the more recent residential and commercial developments of the 21st century.

The grade II listed Boship Hotel sits well back from the roadside within its own substantial
grounds. It has seen a number of alterations and extensions over time including changes to its grounds. The building of the Hailsham bypass has had a significant impact on its grounds and setting. Nevertheless it retains the appearance of a 17th century building with its brick façade concealing a timber framed structure beneath. Unfortunately more recent chattels and paraphernalia are not overly complimentary to the setting of the heritage asset.

![Image of The Boship Hotel, listed Grade II](image1)

**Fig 26: The Boship Hotel, listed Grade II**

The only other listed building in Lower Dicker is Fair Place, Mansers Lane which dates from the 18th century. It too is built of brick which has been painted over. It is of a simple appearance with its central entrance flanked by multi-paned sash windows.

Despite the presence of industrial buildings with large plan forms, two storey dwellings remain the predominant building type. They are arranged as detached, semi-detached or short terraces with decorated brickwork, traditional pitched roofs and chimney stacks at each end gable. These tend to date from the mid to late 19th century but there are Edwardian dwellings also present including Laurel Hurst with its canted bays with central entrance and continuous porch over, with tile hanging above with decorative bands.

Some buildings present a gabled elevation to the street such as the Dyson Service Centre with its triple parallel ranges with valleys offsetting the larger plan form of the building.

![Image of Laurel Hurst](image2)

**Fig 27: Laurel Hurst**
A number of buildings, despite having been converted to business or residential uses, still reveal their former agricultural origins. This includes the A22 Pet-Store with its single storey buildings with its paired ranges and the courtyard grouping with its U-shaped plan form further to the west where the entrance to the courtyard has been filled in.

The Zoar Chapel is not listed but is considered to be an important local building. It sits back from the road within its own walled grounds with a graveyard to the front. A high brick wall, curving to the central gate directs a path to the central entrance. It has been extended in phases and contains Upvc windows but it is a positive and important building in Lower Dicker.

**Juxtapositions of buildings to each other and spaces between**

Apart from some key buildings that were purposefully set back from the road, most buildings directly face or address the road. The alignment at the eastern end of Lower Dicker is staggered to the south side of the A22 but the majority of dwellings are aligned with the road and provided with small front gardens with brick walls and piers marking paths to the front doors. Where that front enclosure has been removed, the separation between public and semi-public space is eroded and degrades the quality of the
streetscene. The contrast is particularly notable when the front of dwellings is dominated by hard surfaces and parked cars.

Further to the east, more buildings, including dwelling houses tend to be entered straight from the back edge of the pavement. Their containment, perhaps to the side, has often been removed to make way for within plot parking. Some dwellings retain picket type fencing which does not appear to be traditional or original.

Figs 30 and 31. The loss of the containing and defined front gardens changes the relationship between the dwelling and the street.

With semi-detached dwellings there is a reasonable spacing between dwellings allowing views between and through to a green backdrop, open fields or in some locations, along private roads, tracks serving dwellings or farms set further back from the road.

Away from the cluster groupings, the spacings are greater and more noticeable. Views are often afforded of the countryside beyond.
Modern or more recent dwellings fail to retain that sense of openness and views through. Or in the case of large single span buildings, their relationship with the natural landscape is often strained and creates visual discord. This is also due to the desire of commercial buildings to have a higher degree of visibility, signage and car parking.

**Roofscape and skyline interest**

As the buildings are generally of two storeys, there is little variation in scale and roof heights. A number of buildings have evolved over time and have been extended with extensions that have subservient extensions and ranges.

Traditional tiled roofs of between 42 and 45 degrees, tend to have decorative finials, ridge tiles and chimney stacks that add interest to the roofscape and the skyline. This is a regular occurrence with earlier dwellings – detached, semi-detached and short terraces.

Dwellings from the postwar period to modern times provide less attractive roofscape. Commercial buildings tend to have a confusion architectural form and language that in some cases creates visual discord.

Dormers do exist to a number of properties and span the late 20th to the late 21st century. Where designed as part of the original dwelling, they are balanced and proportionate. However, where dormers are later additions, they tend to be overly large and discordant.

**Materials**

Given the history of Lower Dicker, it is not surprising that the predominant building materials include brick and tiles, most likely from local brickyards and the Common itself. Bricks vary from high quality red facing bricks to lower quality bricks used to side or rear elevations. A number of buildings display the wares of the brickyards and the skill of the bricklayer with contrasting bands, diaper work and dog toothing, vitrified headers and a prevalence for a Flemish bond. Roofs tend to be covered with plain clay tiles with decorative ridge tiles and finials.

Toward the end of the 20th century the use of plain clay tile hanging – plain, scalloped and shaped in bands, was used above the ground floor and in some cases, the full elevation. Some brick elevations have been painted over rendered.

Windows and doors would have been timber but overtime Upvc has seen a rapid loss of traditional features and materials.

**Natural Environment**

It is evident that the natural environment and landscape character of the Low Weald had played an important part in the shaping of Lower Dicker. The countryside still prevails and thus the settlements unique character of clusters of development with sporadic linear incursions on each side of the A22 remain. Fields, open spaces and agricultural land has an important part to play, not only in providing visual interest and greening the environment but also preventing the consolidation of the current built form.
This role is reinforced by the fact that the settlement itself has no defined development boundary at present and any new development requires a robust justification. However the proposed development zone for industrial and commercial development to the north side of the A22 presents a threat to remaining green space and lands and thus the positive characteristics of Lower Dicker in its rural environs.

**Traffic and Movement**

The A22 is part of the primary network (Wealden, 1998) linking London and Eastbourne and more locally provides a cross country link with Hailsham, Uckfield and Lewes. Formed under the 1754 Turnpike Act, it is distinctly straight and has a speed limit of 40mph passing through the undefined settlement of Lower Dicker.

This road carries a high volume of traffic and even more so in holiday season. The road has been widened in sections over time and a greater number of new accesses have been created as the number of dwellings and commercial premises has increased. However, it remains a concern as there have been a number of traffic accidents along the Lower Dicker stretch between Golden Cross and the Boship roundabout which becomes heavily congested. Turning off the A22 into Coldharbour Lane is often difficult during peak times when travelling from west to east. Hackhurst lane passes between residential properties and is of a narrow width with no pavements and cars parked generally on one side. It also serves the existing Hackhurst Lane Industrial Estate resulting in heavy traffic particularly at peak times.

Residents and business premises have a strong desire to park within their own grounds off road. This has resulted in vehicles parking along or in front of buildings and in some cases, straddling the pavement. Car parking also tends to occur along side roads running perpendicular to the A22 such as along Coldharbour Lane and Hackhurst Lane.

Due to the limited availability of services, the residential population travels to nearby settlements for daily and weekly needs including shopping, banking, attending schools and medical services. There are three bus stops on each side of the Lower Dicker stretch of the A22. Three bus services run between 15 mins to an hour during the day, 30 minutes at peak evening time with the last service at 7.25pm. However this provision does not dissuade residents from using private cars for daily journeys.

The A22 does not have a continuous pavement to both sides of the road. It is more defined to the south side of the road but to the north side it is often very limited in width, overgrown and only suitable for one person to walk along. Beyond Hackhurst Lane there is no path to the south side of the A22. Despite refuge points being provided, it is not pedestrian friendly. Therefore, increases in traffic generation remain a concern particularly if housing numbers rise and should land to the north side be allocated for a greater amount of employment floor space as promoted by the Local Planning Authority.

Cyclist movement is along the existing road network but as the A22 is heavily trafficked, it is not an attractive route to cycle along.
Views

Views along the A22 are dominated by the long stretch of the road itself which has long lengths of verges, trees and hedgerows which give way to built form, including residential, commercial and industrial buildings.

The nature of the Low Weald landscape, the pattern and grain of development with large gaps between, provide the settlement with a rural setting, often with views achievable of open space and agricultural fields through and over boundary trees and hedgerows. Gaps and accesses between buildings allow views through to fields behind.

To the rear of the Zoar Chapel views over the graveyard extend beyond to the fields and low rolling landscape of the Low Weald beyond the built form.

Heritage Assets

There are two listed buildings in Lower Dicker. The most noted is the Boship Hotel, a timber famed, brick faced building dating from 1652. The re-fronting with brick is understood to have occurred in the early 19th century. Fair Place is a detached 18th century dwelling located along Mansers Lane. It is constructed of brick which has been painted and has a large mono-pitched addition to one side. The statutory List entries are included at Appendix LD-01.
However, there are a number of buildings in the Lower Dicker settlement that would potentially meet a number of the criterion for consideration as locally listed buildings (see Appendix A). This would afford those buildings a degree of protection under the National Planning Framework.

At this moment in time, where buildings are considered to display positive attributes, such as the Zoar Chapel and the late 19th century red brick houses with decorative work and some buildings with tile hanging, can be considered as non-designated heritage assets.

The Zoar Chapel may well have been a candidate for consideration as a statutory listed building but the extent of alterations including the presence of Upvc windows may reduce its potential. It is nevertheless an important building for its appearance, historical associations and communal value.

**Issues**

Although the historical value and evolution of Lower Dicker has been understood with Wealden District Council acknowledging that it ‘has a distinctive character derived from its historic land uses’, it was not selected as a candidate for conservation area designation in the 2005.

The local distinctiveness of the settlement is clearly derived and influenced by the historic landscape and pattern of uses. However, overtime infill developments, modern housing schemes and large industrial-type portal framed buildings have started to erode its distinctiveness and threaten its unique character and appearance, despite it being a settlement with no development boundary where countryside policies of restraint prevail.

Although there is concern for the rural environs and local amenities, the main focus arising with emerging Wealden Local Plan (14th March 2017) in respect of Lower Dicker is to improve the A22 corridor to accommodate and cope with increased traffic generation that would potentially arise from the proposed A22 Employment Sector which proposes an allocation for 38,600 sqm. of floorspace. The ‘Sector’ is shown to extend to the north of the A22, between Nash Street and the Service Station and Travelodge to the west side of the A267. This proposed designation needs to given careful consideration as wholesale development could have a negative impact on the distinctiveness of the settlement, eroding the rural and agricultural lands that to the setting of the distinctive character of the settlement.

**Planning & Other Development - Recommendations:**

Due to the issues affecting Lower Dicker and the pressures for development, there are considered to be limited opportunities for new development. For all development proposals consideration should be given to the following:

1. Support the preservation and enhancement of designated heritage assets and their settings
2. Acknowledge buildings that make a positive contribution to the settlement and its character and appearance through designation as locally listed buildings. This includes the Zoar Chapel.

3. Protect the historic development pattern of clusters of built form and the important gaps between and views of the countryside between and beyond.

4. Support the use of designated areas of land for amenity purposes.

5. Resist unwarranted and unjustified development that erodes the sense of openness and rural character of the setting of the settlement.

6. Promote the provision of local services and shops to meet the basic requirements of the population.

7. Improve the A22 for pedestrians and cyclists through effective traffic management schemes.

8. Where new development is considered to be acceptable, seek to ensure that it respects the prevailing scale, mass, form, footprint, materials and appearance of positive and locally distinct buildings in the settlement.

9. Promote the use of locally distinctive materials including brick, tile hanging and plain tiled roofs.

10. Proposals for contemporary and modern buildings, where acceptable in principle, will not be resisted where they respect the prevailing settlement pattern and grain, are of a high quality and make a positive contribution to the identity of Lower Dicker.

11. Seek to ensure the retention of field patterns along with hedgerows and trees along boundaries.


Specific Design Criteria

- New dwellings should not be more than two storeys in height.
- Standard designs should be avoided.
- Roofs should be pitched to no less than 35°- 45°.
- Front dormers and roof extensions should be resisted.
- Extensions to existing dwellings should be subordinate to the host building.
- Gaps between buildings should be retained and not encroached upon or reduced.
Appendices

Appendix LD 01 Designated Heritage Assets & Positive Buildings

Lower Dicker

Boship Farm Hotel

Listing Date: 30 August 1966
Last Amended: 12 August 1981
Grade: II

HELLINGLY LOWER DICKER Boship Farm Hotel (formerly listed as TQ 51 SE 12/621 30.8.66 Boship Farm House) II


Listing NGR: TQ5705411085

The Fair Place

Listing Date: 12 August 1981
Grade: II

Listing Text
HELLINGLY LOWER DICKER The Fair Place II


Listing NGR: TQ5626511320

Positive Buildings

The following buildings have been identified as being ‘positive’ buildings and having attributes that would potentially suggest that they could be recognised for Local Listing.

A22 Lower Dicker South side

Albion Cottages, Nos 1 & 2
Box Tree Cottages, Nos 1 & 2
Chapel Cottage
Chapel House
Hawthorn Cottage
Jubilee Cottage
Lower Dicker, Nos 7 – 12 (consec) (east)
Lower Dicker, Nos 1 – 5 (consec) (west)
Thompsons Cottage
Whitehouse Cottages, Nos 1 – 3 (consec)
Zoar Strict Baptist Chapel
Zoar Villa

North Side
Anyers
Beaulieu Cottage
Boship Cottages, Nos 1 – 4 (consec)
Dyson Cottage
Hackhurst Lane, No.1
Laurel Hurst
Providence
The Croft Nos.1 - 7 (consec terrace)
The Firs
Toronto Cottage
Verdun House
Vienna
Yew Tree Cottages, Nos. 1 & 2
Appendix LD 03. Key Views and Landmarks
5. Brickworks on the West side of Hackhurst Lane on the boundary between Chiddingly and Hellingly: A 20th Century brickworks now being redeveloped as an industrial estate.

6. Brickyard on the North side of the turnpike road in Hellingly. Leased by the Wenham family from at least 1708. The will of Edward Wenham, brickmaker, made in 1758, mentions his stock of bricks and tiles. The site contained a pond. By 1842 the only record of its former use is the name "Kiln Plot" on the Hellingly Tithe Award.

7. Boship Pottery on the North side of the turnpike in Hellingly. Though never a brickyard, the Boship Pottery is included in this survey as tiles formed an important part of its output. In 1821 William Miller of Hellingly, potter, bought a small plot North of the turnpike. In 1842 the pottery is listed as "Tile Yard" with Edward Miller as owner and occupier.

8. The "Old Brickyard" at Boship Green in Hellingly. This site appears to have been the starting point for George Goldsmith's operations and its use as a brickyard may go much further back than that. It is marked as "Old Brickyard" on the Tithe Award of 1842 and the house adjacent to it was occupied by Goldsmith's son John, who was listed in Kelly's Directory for 1855 as a brickmaker. The pond still exists within lands owned by the Boship Hotel.

8a. George Goldsmith's grant of land on the Dicker.
9. Dicker Pottery on the South side of the turnpike road in Hellingly. In 1842 the site is listed as a brickyard, owned by George Goldsmith but occupied by John Morris. Uriah Clark took it over in 1845. On the OS map of 1875 the sites of the Dicker and Boship Potteries are transposed but the mistake is rectified in 1898 and by 1910 the Dicker Pottery alone survived.

10. Brickfield on the South side of the turnpike road in Hellingly. This appeared briefly at the end of the 19th Century.

11. Brickyard on the South side of the turnpike road in Hellingly. In 1800 a new grant was made to Robert Goldsmith of Hellingly, brickmaker, of "one acre on the Dicker adjacent to lands of Hellingly parish on the South East, to the Dicker on the East and West and to the Lewes to Horsebridge turnpike on the North." This was followed in 1806 by a further grant of one acre to the West of the above. The brick-kiln, though still mentioned in the Manor Court Book, had clearly not been in use for some time.

12. Brickyard on the East Dicker in Hellingly. In 1798 James Goldsmith of Hellingly, brickmaker, was granted an acre with a cottage on the Dicker. Another acre of land was added in 1801 and in 1806 a further acre "with the brick-kiln and other buildings thereon." By 1875 the brickyard had gone and the site had been returned to agricultural use.

13. Price's Farm on the East Dicker in Hellingly. Richard Price is first referred to as a brickmaker in 1800 when he was granted one acre on the Dicker adjoining his other copyhold land. The earliest grant of part of this copyhold was to William Cuckney, a brickmaker, in 1775. The adjacent holding, called Warren House, had been granted to Thomas Wood, also a brickmaker. Therefore, although no brick-kiln is specifically mentioned, the site was in use for brickmaking over a period of time. When Richard Price died in 1838, the property passed to his wife and daughters and no further mention is made of brickmaking.

14. The "Old Pottery" on the East side of the Dicker in Hellingly. In 1765 William Cuckney was granted 11/2 acres of waste. A mortgage of 1775 mentions a "Crockhouse lately erected" with the pottery subsidiary to the brickmaking business. Cuckney sold the property in 1787. By 1842 the site had become a brickyard once more, with Stephen Goldsmith as tenant. Goldsmith moved back into his father's old yard in 1850 and this was probably when this site was returned to agricultural use.

15. Brickyard and former pottery at Upper Dicker. This site was in use over a very long period. A brick in the chimney of nearby Starnash farmhouse is dated 1697. The first documentary evidence for the brickyard itself is the grant of the site to Thomas Wood in 1767. After bankruptcy in 1776 the new owners, Thomas and James Peckham continued to run the business, being on record as supplying tiles to the Pelham estate at Bishopstone between 1780 and 1789. The property was acquired by Benjamin Goldsmith in 1799 and he was succeeded by his son Stephen in 1827. In 1840 the yard was sold to Samuel Gravett, a brickmaker who had his own business in Eastbourne. George Goldsmith, is listed as owner and occupier in 1842 but was a leasee. On Gravett's death in 1850 Stephen Goldsmith bought the property back and he was still described as brickmaker in a mortgage of 1862. By 1871, however, he had retired and James Goldsmith was listed in the census returns as brick and tilemaker. The brickyard was sold on Stephen's death in 1876. James Goldsmith was still the brickmaker in 1887 but by the 1890's Harry Page was running the yard. His name still appeared in Kelly's Directory for 1927.
Lower Horsebridge Village Character Assessment

Historic Overview

History

There is no reference to ‘Horsebridge’ or ‘Little Horsebridge’ in the Doomsday Book of 1086. Horsebridge is a derivative of ‘Herstbridge’. How Horsebridge became two small settlements as both lie along the same route, is not known. However, both lie within the Manor of Michelham and were referred to as ‘wastelands’. The lands were once covered by woodland and forests during the Middle Ages. As with Lower Dicker, the forests were depleted due to timber being required for building and provided fuel for iron furnaces.

Although brickworks were not recorded in Lower Horsebridge, there were a number of forges in the area including The Forge at Upper Horsebridge and Cripps Corner, Lower Horsebridge. Fragments of Horsebridge Woods survive to the east of the River Cuckmere but this is significantly smaller than it was in the Middle Ages. Other pockets of woodland survive in sporadic patches.

Therefore along with using wood for furnaces and charcoal as well as for building materials this would have resulted in de-forestation. Certainly enclosures were taking place which resulted in a field pattern that has survived in part today.

Lower Horsebridge is located approximately 2.7km from Hailsham. It is to the east of the Boship Roundabout and straddles both sides of the A271, a historic route that connected with the A22 and ran between Battle and Uckfield crossing past the north of Hailsham. Although Upper Horsebridge is further to the east, it is a separate settlement.
The route of this road appears on Yeakell and Gardner’s map of 1778 - 1783 and although it may have been in existence from medieval times, it was formalised under the 1754 Turnpike Act, enacted in 1766. A Toll House was placed on the A271 close to the junction with North Street and its presence is noted on Thomas Budgen’s 1789 map which suggests that the current toll house is much later. ‘Horce Br’ is noted on the Yeakell & Gardner map. Brook House appears on both maps and was occupied by George Keen, a farm bailiff (1881 Census).

Alterations were agreed in 1932 when a new link was approved to connect to an east – west bypass road connecting the A22 to North Street which was referred to as New North Street and a new link at Hailsham (Sussex Agricultural Express, 1932). Later changes included an improved bypass to Hailsham and the Boship Roundabout that took place pre 1950. The A271 became a through road with a junction formed with North Street, the B2104. This road retains its sinuous winding character between the Boship Roundabout and Horsebridge today.

The River Cuckmere meanders through the landscape of the Low Weald to the south and east of Lower Horsebridge. The tributary to the east and a drain to the south east is crossed by the A271 and the River Cuckmere being crossed at ‘Mill Bridge’ continuing on its meanderings to a mill referred to as Horsebridge Mill. The present-day Mill, built circa 1902, is currently unoccupied but does not lie within the settlement of Lower Horsebridge.
The King’s Head is noted on Yeakell & Gardner map of 1789 and therefore, despite its appearance, it conceals a much older rear and at one time was a coaching inn with stables for a large number of horses (ESRO, AMS5681/76), being at the junction of two turnpike roads. It was a copyhold property of the Manor of Berwick until it was enfranchised in 1889 and past to Alexander Saxby Hurst and Charles Saxby Hurst (ESRO, AMS5681/76/1). After the Saxby Hurst’s it was occupied by a number of families.

The Inn was the meeting place of the Manor Courts and the Turnpike Trustees and also auction sales of local farms and properties were held there. A nearby cattle fair was held each year on May 9th and September 29th. It is recorded that the Hon. John Byng (later Lord Torrington) stayed overnight in 1788 and noted that supper was eaten in a room 36 feet by 21 feet (Hailsham in Old Postcards). In 1881 the Kings Head was occupied by the Mead family and the cottage by the Russell family.

The 1842 Tithe Map notes the village the ‘Village of Horsebridge’. At this time the road was widened out at the east and west. The Kings Head was a more substantial building with a rear courtyard arrangement and a range of buildings extending to the south east in a curved form. The Toll House was positioned in the road controlling the junction. It was recorded that Lower Horsebridge had two Turnpike roads, one known as the Horsebridge and Horeham Trust and the other the Broyle Gate and Battle Trust which were established in 1754 but ceased operating in 1872. According to the 1851 Census, the Toll Gate House was occupied by Nathan Taylor, a toll collector.

The apportionment records a number of shops in the village, two public houses - the White Hart Inn with stables and the Kings Head Inn with yard, garden and cottage. At that time, Ann Chapman was recorded as a significant land and property owner who lived in the village and ran a local shop.

By1874 development remained limited to a small cluster at the junction of North Street and the A271 including the Post Office, Toll House, and the Kings Head Inn. In 1851 the Post Office was occupied by Henry Bennett, a letter carrier and his family, plus a servant. Olive House which abuts the Post Office appears to have been a ladies school occupied by Martha Kenwood, Principle; 4 Governesses and 13 scholars from London, Reigate, Brighton, Bexhill, Eastbourne, Hastings and Paris aged between 7 and 14.

To the west, development was predominantly to the north side and included the White Hart Inn, and another grouping leading up to the Bridle Path that runs to the north west serving an outlying farm. This Bridle Way was a historic route that led to the north and across to Lower Dicker before being bisected by the link created in the interwar period.

Where farms existed, they were predominantly pastoral as opposed to arable as the lands beyond the build form were only really suitable for grazing due to the fact that they were liable to flooding. Ditches were formed to drain the heavy Weald Clay adding to the riparian network.

Development was slow but saw an increase with the arrival of the railway as an extension of the Tunbridge Wells and Eastbourne Line in the 1890’s. By the turn of the
century, a small terrace of three dwellings are noted to the west and on the south side of the road.

The Hellingly Mortuary, Chapel and Cemetery were laid out further to the north of the settlement and on the east side of North Street. A number of later Victorian and early Edwardian dwellings were added to the south-east side of the A271 on former pasture land.

An entry in the Sussex Agricultural Express dated August 1927, refers to;

“The busiest stretch of road in the district is probably that between the Horsebridge Mill and the Kings Head Hotel, Hellingly, which takes all the traffic from the Tunbridge Wells, London, Lewes and Brighton roads en route to Eastbourne, Bexhill and Hastings. Owing to its narrow and winding character, this piece of road has to be negotiated with some care and special caution is necessary at the present time, as the Hailsham Water Company are extending their mains to supply ten houses that the Hailsham Rural District Council are building at Lower Horsebridge …. “

These ten dwellings are known as Brooklands Terrace and are arranged as pairs of semi-detached dwellings set well back from the north side of the road and having long back gardens. There was no development beyond the nucleus forming by the Post Office, adjacent terrace, the Toll House and Kings Head until the arrival of Rothwebis Nursery and infill housing to the north side of the A271 and a Telephone Exchange was between the two groupings. This increase is clearly shown on the 1930 OS extract.
Fig 38: 1930 OS extract showing a noticeable increase in development.

The increase in development and through traffic resulted in further improvements to the road to remove a dangerous double bend near Brook House. This resulted in the widening of a culvert of a tributary of the River Cuckmere (Sussex Agricultural Express, 1936).

During the post war era infill and up to the 1970s, development took place intensifying the amount of building form consolidating the pre-existing ribbon development and expansion to the north to include a village hall and nursery cottages and to the east to include a garage and an electricity substation opposite.

Fig 39: 1970 OS Extract showing an increase in infilling and development stretching further northwards along North Street.
The parish car park and recreation ground are noted to the south side of the A271 (origins) and remain to this day providing a much needed amenity area for the settlement.

In the early part of the 21st century, 14 houses were constructed to the west side of North Street which introduced a development pattern that did not follow the prevailing pattern of development within the settlement. It extends the village northwards into the rural hinterland.

Similarly two further residential developments were approved in 2015 which would extend the settlement to the south east intensifying existing development to the north and east sides of the A271

Further developments are also in the pipeline which would see further development to the south of The Kings Head and on the opposite side of the road to the rear of a detached dwelling, Cobwebs.

Nevertheless and at this present moment in time, the evolution of the settlement is clearly identifiable and its form can be read.

**Geology**

The Low Weald is dominated by the Lower Cretaceous Weald Clay formation which largely forms an elongated horseshoe around the older rocks of the High Weald and is encircled by the Greensand Ridge. It is predominantly low lying, dominated by heavy clay soils, with thin bands of calcareous limestone (the fossil-rich Paludina beds), and beds of sandstone deposited by a river and estuary system flowing from the north, west and south. Weald clay consists of clays, silts and localised sands and limestones, marking increased marine dominance within the Weald.

Descending the Downs and crossing the Low Weald, where Lower Horsebridge is located the geology is predominantly of the Weald Clay Formation but also inter-bedded siltstones, mudstones and sandstones of the older Tunbridge Wells Sand Formation.

In this part of the Low Weald the Cuckmere River meanders to the south west and south of the settlement before meandering northwards toward Hellingly. As a result, the lands include bands of alluvium, sand and gravel river terrace deposits of the Cuckmere and are predominantly used for grazing and meadowland.

Horsebridge Wood was located to the south eastern bank of the Cuckmere River but this has largely been cleared leaving remnant pockets as lands were drawing and succumbed to development.

**Topography**

In this part of the Low Weald the land remains relatively flat with soft undulations gently rising to no more than 100 metres above sea level. The lands fall toward the meandering River Cuckmere and tributaries which has resulted in lands being liable to flooding.
Due to the nature of the alluvial soils, and the flat lands carved and bisected by tributaries and drainage channels, it is liable to flooding. The lands have generally been farms for pasture and grazing. Some nurseries arose over time due to the presence of pockets of rich mineral soils.

Because of the natural constraints, the field pattern has survived relatively well to both sides of the A271.

**Townscape Appraisal**

*Pattern and grain of development*

Lower Horsebridge has evolved over time to its present form which is a combination of a nucleated settlement with linear development. Originally there were two distinct groupings at either end of the A271 that passed through the settlement with sporadic linear development predominantly to its north side. Over time the settlement saw additional development extending northwards along North Street and to the south west along both sides of the A271. The southern section of the A271 in the centre of the settlement remains largely undeveloped and is used primarily for recreation.

Brook House is the first dwelling encountered on the approach from the west. It is an early Victorian dwelling with a recessed central entrance bay and two front projecting wings, with its vitrified headers and Flemish bond brickwork to the ground floor and tile hanging above and decorated eaves boards. It is probable that this dwelling replaced an older one for a dwelling appears on this site in Morden’s 1670 map.

![Fig 40: Rural setting on the approach from the west](image)

Both approaches lead one through a sequence of views from one end of the village to the other with long views across fields being of note along both east and west approaches which form the rural setting and context of the village. From the east the pattern of development is irregular with the large span and form of the Horsebridge...
Veterinary Practice dominating this approach. There is no defined building line along this section of the A271 as properties tend to be individual and a variety of postwar 20th century styles set within plots of varied sizes.

The core of the settlement from this approach is marked by the tile hung gable end of an irregular terraced property of two storeys with a painted front façade named The White House. This curved terrace is formed by 3 two storey cottages, 2 of which have painted brick facades and a blocked entrance or possible shopfront the property being called ‘Old Sweet Shop Cottage’. In contrast and sitting at an angle with its gable addressing the corner of North Street, is Olive House, a grade II building dating from the early 19th century, which is a two taller two storey building being part rendered and part tile hung.

The former Post Office is located in the adjacent red bricked building to the rear. The arrangement of these buildings follows the curvature of the road but unusually, they sit at a lower level to the road.

Fig 41: A group of properties addressing the road and following its alignment.

This approach opens up as the road widens at its junction with North Street and the building arrangement creates an informal ‘square’ with The Kings Head Inn dominating the southern side of the road. The Old Toll House and former Spa Stores, a grade II listed 17th century timber framed building define the northern part of this space.

Fig 42: The Kings Head Inn before renovation works in 2017.
Although dating from various periods, the arrangement of the built form creates a sense of containment to the ‘space’.

On the stretch between the Wheelwrights Cottage and the White Hart Inn, there are a number of interwar and postwar building types of varying scales and heights with a staggered building line. Unifying elements include red facing bricks with brown tiled roofs of which only two are roofed with plain clay tiling. The reason for setting these building back from the edge of the road is not known but the benefit today is that these dwellings are not prominent in the streetscene.

The White Hart Inn sits close to the edge of the pavement and benefits from a commanding position looking over the fields of the Low Weald to the south. Beyond is Croft Cottage, a grade II listed timber framed building of two storeys, with its extended side elevation facing the road.

As with the eastern end of the settlement, the alignment of the A271 and the Public Bridle Road to the north west is framed by Bushbridge House, a grade II 18th century building, Burleigh Cottage, which along with Rose Cottage was formerly two cottages. The variation in the pattern of development and building styles creates visual interest in the streetscene.

![Fig 43: A group of properties following the alignment of the A271 as it sweeps to the right.](image)

The pairs of semi-detached Edwardian properties with short front gardens, located to the south east side of the A271, provide a tighter urban grain with a regularity in the gaps between the pairs and their gables. Although of a tight grain, the 1920’s paired semis of Brooklands Terrace, to the opposite side of the road are placed much closer together but the full hips provide a greater sense of spaciousness. The fact that they are set back from the road with good sized front gardens assists in reducing their impact on the streetscene.
Fig 44: The 1920's paired semis sit in contrast to the Edwardian dwellings to the opposite side of the road.

**Building types (scale, mass, form)**

Lower Horsebridge contains a variation of building types along the route of the A271. These vary from 17th century timber framed buildings to interwar and postwar developments and 20th century residential buildings including 2 inns, a number of shops, a Toll House, outlying farm houses and farm buildings as well as residential properties, nurseries and commercial properties.

Fig 45: The Spa Stores dating from circa. 17th century with its exposed timber box framing to one side.
Despite evidence of older buildings concealed behind brick and rendered facades, there are only 7 listed buildings in this settlement. For instance both the Kings Head and White Hart Inns appear on earlier mapping, suggesting earlier origins.

Buildings are predominantly of two storeys under a variety of roof forms including pitched and full hipped. Buildings from the early 20th century tend to have canopies extending across ground floors with gabled dormers either breaking the eaves or placed within the roofscape.

The Kings Head Inn is a more substantial building in terms of floor to ceiling heights and with its flat roofed, two storey addition to the front, is a prominent form in the streetscene.

In contrast, the Toll House is a small single storey with a full hipped slated roof with a later extension. Its neighbour to the west has an asymmetrical roof that has been extended to the front to a lower eaves level and a flat roofed dormer introduced.

The majority of properties have their principal elevations facing the road with one or two presenting side gabled elevations or dual front and side elevations, particularly when occupying a corner position.

Within the earlier parts of the settlement, gardens were generally contained and short, running parallel to the road. This was largely due to the fact that lands to the north side of the A271 were better drained and required for agriculture.

There is a notable change however, between those properties located to the western end of the A271 where late Victorian, early Edwardian and 1920’s interwar properties are provided with long back gardens.

Due to the spatial arrangement of the buildings to one another, the ability to extend to the side has been limited and therefore any extensions have therefore been to the rear.

**Juxtapositions of buildings to each other and spaces between**

A key feature of Lower Horsebridge is its rural setting and context. This is very pronounced on the approach to the settlement and within its core where the southern side of the A271 is largely devoid of built form and permits long views over the recreation ground and Low Weald landscape.

Apart from the nucleated groups at each end of the core, the pattern of development to the north side is loose, enabling views of the trees and the countryside beyond to the north to be seen. The tighter groupings on the western approach with the Edwardian paired semis have small gardens devoid of planting but regular gaps between allowing glimpses of greenery and fields beyond. The spacing of the 1920’s dwelling, albeit with hipped roofs, do not provide sufficient spacing for the rural setting to be appreciated. However, where gardens remain intact and defined by hedgerows and trees, this provides a degree of compensation. Where front enclosures have been removed, the separation between public and semi-public space is eroded and degrades the quality of the streetscene. The contrast is particularly notable when the front of dwellings is dominated by hard surfaces and parked cars.
At certain points, the regular pattern of buildings and spaces between break is broken where a two-storey extended interwar house sits between single-storey interwar bungalows. Nevertheless, in some locations dwellings are set well-back from the road and a sylvan setting prevails.

Despite a number of buildings sit in close proximity or forming the back edge of the pavement, this hard edge is offset by views over or through gardens to the countryside beyond. In contrast, the postwar infilling to the centre of the northern stretch of the A271, facing the recreation ground, when viewed in isolation, does not compliment the rural character of the village being typically suburban in character.

Apart from the recreation ground, the only ‘space’ is that in front of the Spa Store and the side of the Toll House. It is cluttered with posts, a telecoms unit, a telegraph pole and a street light. Historically, this is an important space, being the point where the two toll roads met and are both gated. It provides a formal nucleus to this end of the settlement but is reduced effectively to a wide grass verge.

From the northern progressive approach to the settlement, the rural setting also prevails. This has been intruded upon in more recent times with the Field Close development, being typically urban, of two-storey dwellings lacking in spatial quality and sense of place. It is a development that could be in any place. For a small rural settlement, the pattern of development and the juxtaposition of buildings is out of character.

**Roofscape and skyline interest**

Within the settlement there are some variations in building style, heights and roof forms. A number of buildings have evolved over time and have been altered with extensions and the introduction of garages. In addition a more recent development has been introduced, Field Close, to the west side of North Street.
Although there are some single storey buildings, apart from the Toll House and interwar bungalows, the majority of the buildings are of two storeys. There is a reasonable variation in roof types including dual pitched, barn hipped, full hipped including added catslide extensions. Some roofs see dropped dormers breaking the eaves or sitting within the roof plane.

Traditional roofs tend to be between 42 to 45 degrees, occasionally 47 degrees and tend to be covered with plain clay tiles. The Toll House is the only one that is covered with slate. Chimneystacks still survive and include end stacks as well as central stacks. It is noticeable where these have been removed or not provided to buildings and perhaps, as in some cases, metal flues protrude from a roof.

Skyline interest is seen in various locations including the Edwardian dwellings to the south and the 1920’s dwellings, where roof heights drop to a lower scale and form; where views of buildings converge, for example with Bushbridge House, Burleigh Cottage, and Rose Cottage and the arrangement with the Kings Head, Toll House, former Spa Store, Post Office, Olive House and the terraced arrangement to the White House.

Interest is also achieved where the eaves line is broken by gables over first floor windows with heavy barge boards and also where the ridge of a rear range sits above the main elevation.

Dwellings from the postwar period to modern times provide less attractive roofscapes particularly where dominated by large dormers.

Skyline interest is also complimented and provided by the strong presence of trees and overall, the rural setting which is ever present.

**Materials**

Given the proximity to Lower Dicker and its brickyards, it is not surprising that brick and tiles are predominant materials in Lower Horsebridge. Notwithstanding this, there is a variation in materials, including 17th century box timber framing to the Spa Store with rendered infill panels facing North Street and its rendered façade to the A271. Where other timber framed buildings are noted, they have been rendered over or faced with brick. Some buildings have full brick elevations with the Flemish bond being the most prevalent amongst 19th and early 20th century buildings. The Post Office has been constructed in a Flemish header-stretcher bond with tight mortar joints. The Kings Head has sections of Flemish bond brick work with vitrified headers. Unfortunately later additions have failed to respect this bond.

Edwardian buildings display a variation of the Flemish bond with 1 header to 3 stretchers or a full stretcher bond. Stretcher bond prevails with interwar and postwar buildings. A few buildings have incorporated contrasting darker brick around openings and corner quoining. One pair of semis had a paler brick in a stretcher bond with angle bays rising over two-storey faced with a darker red brick and capped with projecting gabled roofs above with tile hanging and decorative terracotta finials. This pair has a terracotta tile plaque with the date 1913.
Buildings also see a mix of materials including ground floor bricked or rendered, first floor with tile hanging or roughcast render. Some brick faced buildings have been rendered over or painted.

As stated previously, roofing materials tend to be plain clay tiling with one building, the Toll House being slated. More modern concrete tiles appears on postwar buildings including the early 21st century Field Close buildings.

The settlement has seen a noticeable loss of traditional features including windows and doors and replacement with modern joinery with inappropriate style for the period of the building, and more commonly, off-the-shelf doors and various forms and styles of Upvc windows. Where traditional windows survive, albeit in need of attention and repair, they contribute positively to the historic character and appearance of the building and settlement.

The Post Office retains its late 19th century shopfront with mutli-paned fanlights. Its postbox is retained in the brick façade but Upvc windows exist above. The former Spa Store which has one elevation displaying its timber frame retains its bays to each side of the central entrance which evidence its past use as a shop. It retains a number of its multi-paned sashes but sees some later windows. The Kings Head, although not listed, is considered to be an important building. As part of past and recent works, it contains two styles of Upvc windows. Modern Upvc lattice leaded lights are present on at least two buildings that are of historic value. Unfortunately statutorily listed buildings have also seen traditional windows replaced with Upvc.

Generally, ground floor canopies and entrance porches to the Edwardian and early 20th century buildings have largely been retained in their original form. Where altered and closed in, the visual impact is noticeable.
**Natural Environment**

The presence of the natural environment is very evident and can be seen as a significant influence on the shape of the settlement. The influences are seen in the route of the A271 which meanders across the Low Weald pastoral landscape. Constraints such as the Cuckmere River, its tributaries and drainage channels carved up the landscape leaving areas that are liable to flooding with meadow lands providing flood plains.

Because of the importance of the natural landscape and its role, the settlement of Lower Horsebridge is seen as a distinct settlement, separate from the northern reaches of Hailsham. This is recognised by Wealden’ emerging Local Plan (2017). The Cuckmere River provides a natural barrier to the northwestern spread of Hailsham. In addition, the surrounding rural environment has sought to constrain the growth of the settlement so that it remains distinct and contained.

In recognition of this sensitive rural environment, the development boundary identified in the 1998 Wealden Local Plan is proposed to be removed under the emerging Local Plan (2017).

However, indicated allocations for development such as land to the east side of North Street for approximately 110 houses will alter the balance of the settlement and its contained form. This designation does not represent an organic evolution of the settlement and will reduce the role that the natural landscape plays in that area.

**Traffic and Movement**

Despite the Hailsham bypass, the A271 is heavily trafficked and bisects the village. It is a main access for routes travelling from east to west and vice versa to the north of Hailsham. As the A271 meanders through the settlement, restrictions in traffic flow are experienced at the Boship roundabout and the junction with North Street, particularly at peak times. Further development proposals within the settlement and also in other settlements such as Lower Dicker and North Hailsham will have an impact on traffic generation through the village and increased congestion.

Although there is a car park in the settlement, this tends to be in association with the use of the recreation ground. Private car parking tends to occur in plot but there are locations where safe and limited car parking occurs on street such as North Street and the layby to the west of the White Hart Inn. Nevertheless, where this occurs, it can interrupt traffic flows and in some cases, pedestrian movement as cars are parked indiscriminately either straddling the pavement or wholly on the pavement.

There are a number of bus services that stop in Lower Horsebridge with bus stops located close to the Kings Head running approximately every 30 - 50 minutes with the last service being at 7.22pm. One bus service runs once a day in either direction. This is considered to be quite poor for a settlement that is close to Hailsham and a popular route. With limited services available in the settlement, journeys tend to be by car and will increase with growing population numbers and new homes.
There is cyclist movement along the existing road network but this tends to be limited due to the nature of the A271 and the level of traffic using it. Cyclists tend to use quieter more rural routes as a result.

**Views**

Views along the A271 are dominated on the approach to the settlement by the rural surroundings. Particular stretches of the A271 are dominated by the long stretches of verges, trees and hedgerows but give way to built form at either end and from the north.

In the centre of the settlement, the advantage of little development to the south side of the A271 ensures that its rural setting is ever present and that presence is strong. Therefore, the prevailing character of the Low Weald as a natural landscape and a settlement in a rural settlement is particularly important.

The presence of agricultural lands is also experienced on the approach from the north and from the Public Bridle Road beyond Burleigh Cottage. Unfortunately, Field Close detracts from those views due to its arrangement and form.

**Heritage Assets**

There are seven listed buildings in Lower Horsebridge which are listed at Appendix LH 01. These include Brook House on the outskirts of the settlement; Bushbridge House, a grade II 18\textsuperscript{th} century; The Spa Stores dating from the 17\textsuperscript{th} century or earlier; the Toll House, Olive House and Croft House.

As the settlement is not designated as a conservation area and no designations have been forthcoming from the Local Authority, the remainder of the buildings in the settlement are not protected. Nevertheless, there are a number of buildings in the settlement that occupy key locations, read as landmarks, create interesting townscape groups and possibly have earlier origins than their appearance reveals. This includes the Kings Head, the Post office with its attractive shopfront and brick façade, the group of cottages adjacent to Olive House, Rose Cottage and Burleigh Cottage, the Edwardian semi-detached pairs to the western end of the settlement. It is considered that these buildings warrant consideration for local listing (see the criteria at Appendix A) and therefore would be provided with a degree of protection under the National Planning Framework.

The Kings Head may well have had potential for listing but the extent of alterations and Upvc may have reduced its potential for consideration. Nevertheless it is an important building for its appearance, historical associations and communal value. Likewise the terrace to the opposite side of the road, with its historic origins, may be worthy of consideration for listing for Group Value as well as the Post Office.
Issues

Although the historical value and evolution of Lower Horsebridge has been considered, it has been underestimated. The 1998 Wealden Local Plan refers to its as ‘consisting primarily of inter-War and post-War frontage development along the A271.’ It is considered that this impression has influenced the present position and the fact that it has not been considered for any heritage designations despite its historical evolution and the presence of some important listed buildings and non-listed buildings.

Its form is typical of settlements in the Low Weald that have been influenced by the natural landscape and riparian system. This has resulted in the settlement being contained and confined by the countryside around it and the important views available across the low-lying landscape.

It is therefore clear that the local distinctiveness of the settlement has been derived from its historic landscape and pattern of uses, primarily pastoral farming. In modern times, the role of recreation has replaced some agricultural uses and as a designation, is an important factor in ensuring the character of the settlement is respected.

Despite it being a settlement with no development boundary where countryside policies of restraint prevail, it is, under threat from pressures for development, in particular housing including infill and new designations such as land to the east of North Street. A major scheme such as this will erode its distinctiveness and threaten its unique character and appearance.

There are locations where low key housing development has been proposed such as adjacent to the Kings Head which may be capable of being accommodated without tilting the balance unlike more prominent or large sites.

Planning & Other Development - Recommendations:

In terms of development and change, consideration should be given to the following:

1. Support the preservation and enhancement of designated heritage assets and their settings
2. Acknowledge buildings that make a positive contribution to the settlement and its character and appearance through designation as locally listed buildings.
3. Protect the historic development pattern including important views of the countryside between and beyond
4. Support the use of designated areas of land for amenity purposes
5. Resist unwarranted and unjustified development that erodes the sense of openness and rural character of the setting of the settlement
6. Improve public spaces including existing car parks
7. Promote the retention and provision of local services and shops to meet the basic requirements of the population
8. Effectively manage traffic movement and improve provision for cyclists
9. Where new development is considered to be acceptable, seek to ensure that it respects the prevailing scale, mass, form, footprint, materials and appearance of positive and locally distinct buildings in the settlement

10. Promote the use of locally distinctive materials including brick, tile hanging and plain tiled roofs

11. Promote the retention of traditional windows, doors, porches and canopies, and shopfronts where they exist

12. Seek to ensure the retention of field patterns along with hedgerows and trees along boundaries.

Specific Design Criteria

- New dwellings should not be more than two-storeys in height
- Standard designs should be avoided
- Roofs should be pitched to no less than 40° - 45°
- Front dormers and roof extensions should be resisted
- Extensions to existing dwelling should be subordinate to the host building
- Gaps between buildings should be retained and not encroached upon or reduced
- Traditional features, elements and proportions should be respected
Appendices

Appendix LH 01. Designated Heritage Assets

Lower Horsebridge

Brook House

**Listing Date:** 12 August 1981  
**Grade:** II

HELLINGLY HORSEBRIDGE Brook House TQ 51 SE 12/613 II

1830 circa. Half-H-shaped. Two storeys. Three windows. Ground floor red brick and grey headers, above tile-hung. Tiled roof. Casement windows. The wings have gables with scalloped bargeboards. The ground floor of the centre portion has been filled in later to form a porch.

Listing NGR: TQ5730411369

Busbridge House

**Listing Date:** 12 August 1981  
**Grade:** II

HELLINGLY HORSEBRIDGE Busbridge House TQ 51 SE 12/614 II  

Listing NGR: TQ5756711494

Croft Cottage

**Listing Date:** 12 August 1981  
**Grade:** II

Listing Text  
HELLINGLY HORSEBRIDGE Croft Cottage TQ 51 SE 12/615 II  

Listing NGR: TQ5760011490

Milepost at Horse Bridge on the north side of the A271

**Listing Date:** 28 March 2012  
**Grade:** II
Summary
Milepost, circa 1754 for the Union Point to Hailsham Turnpike Trust.

Description
MATERIALS: wood with attached cast iron front.

DESCRIPTION: gabled wooden post 100 cm high, 30 cm wide and 15 cm deep with attached gabled cast iron plate depicting the buckle of the Pelham family at the top, the figure 54 below it, representing the number of miles between the mile post and St Mary-le-Bow Church, London followed sequentially by a stylised bow and five stylised bells. The background is painted white and all relief elements are painted black.

History
This is one of a series of mileposts erected by the Union Point to Hailsham Turnpike Trust circa 1754 between Hailsham and East Grinstead which shows the distance to St Mary-le-Bow Church in London. It is shown on the 1875 Ordnance Survey map in the same position. These mile posts are known as 'rebus' or puzzle mile posts because of their visual reference to Bow Church, all having the relief of a bow with a string of bells dangling from it. This example has the figure 54 above the bow, the distance in mileage to Bow church, and above that is a relief of a buckle representing the Pelham family, prominent local landowners. The buckle represents the king’s belt buckle, given to Sir John Pelham as a badge of honour following the Battle of Poitiers in 1356 when he and Sir Roger de la Warr captured John II King of France. Only the mile posts between 44 and 54 miles have this buckle.

Reasons for Listing
The cast iron milepost at Horse Bridge is designated at Grade II for the following principal reasons:
* Design value: an unusually elaborate and visual design with bow and bells showing the distance from the church of St Mary-le-Bow in London;
* Early Date: an early example of a cast iron mile post; most survivals being C19 in date;
* Degree of survival: survives intact;
* Authenticity: shown in the same position on the 1875 Ordnance Survey map;
* Group value: one of a series of almost identical mile posts built for this turnpike trust, other examples of which have been listed elsewhere.

Olive House
Listing Date: 12 August 1981
Grade: II
Listing Text
HELLINGLY HORSEBRIDGE Olive House TQ 51 SE 12/618 II GV
Listing NGR: TQ5776611483

Tollhouse Antique Centre
Listing Date: 12 August 1981
Grade: II

Listing NGR: TQ5772111490

The Spa Stores

Listing Date: 12 August 1981
Grade: II

C17 or earlier timber-framed building with plaster infilling. Ground floor of the east front and the whole of the south front refaced in brick, now painted. Tiled roof. Glazing bars intact on first floor only. Modern shop windows below.

Listing NGR: TQ5774811506

Positive Buildings

The following buildings have been identified as being ‘positive’ buildings and having attributes that would potentially suggest that they could be recognised for Local Listing.

Along the A22
Brooklands
Camboys
Farley House
Glengora
Hope Cottage
Kings Head PH
Oak Cottage
Old Sweet Shop
Olive House
Rose Cottage
Rouusdon
St. Davids
Shenstone
Walden
Waverley
White Hart PH
White House
Winton
Appendix LH 03. Key Views & Landmarks
Appendix LH 04. Flood Risk Map (Environment Agency)
Roebuck Park Village Character Assessment

Historic Overview

History

In 1897 400 acres of land were sold by the Earl of Chichester to Sussex Council, to be turned into Hellingly Asylum, the East Sussex County Mental Hospital.

Originally known as the East Sussex County Asylum, Hellingly Hospital lies on the hills of East Sussex just outside Hailsham. The complex was built on 400 acres of land that was formally the Park Farm near Hellingly Village.

Hellingly Hospital was to be one of the most advanced Asylum designs of its time and was designed by the prominent architect George Thomas Hine, Consultant Architect to the Lunacy Commissioners. Planning for the building began in 1898 and GT Hine designed the hospital in his trade mark compact arrow form, with the male wards to the west of the site. An Acute Hospital, known as Park House, was built on the site and designed to hold approximately 15% of the total patient population. A number of villas and a separate isolation hospital were also constructed on the grounds. The buildings opened on July 20th, 1903, accommodating just under 2000 patients at its peak.

Fig 48: Postcard of Hellingly Hospital Buildings.

Hellingly was a unique hospital in terms of its design and purpose, it had an electrified railway to supply the construction materials for the hospital and once built delivered coal for the boilers and to also offer a passenger service. The railway connected with the Cuckoo line at Hellingly railway station some 2km along a standard gauge privately operated line. In 1932 the line ceased to serve as a passenger line, with the platform at the hospital being converted into a coal bay. The passenger wagon was moved into the grounds and converted into the cricket pavilion. The line was considered for ambulance
trains during WW2 in order to serve the Canadian Military who had taken over the Park House acute hospital. However the line was never used for this function.

The Hospital Railway line finally closed in 1959 and the hospital converted from coal to oil fuel. The Cuckoo Line closed shortly after the Hospital Railway. Hellingly station closed to passengers on 14 June 1965, and the line closed for goods traffic on 26 April 1968. The Cuckoo Line trackbed was converted to the Cuckoo Trail long-distance footpath in 1990, much of the route of the Hospital Railway is also now a footpath. Traces of the railway can still be seen, including a cast iron pole that supported the overhead wire, the remains of the engine shed (burnt down in 2004), and a short section of track.

The hospital was closed in 1994 and was unused until 2010, work then started to clear the site and develop a large proportion of the land for housing with approximately 400 homes. The villas and a small section of the main building were to be retained and converted to residential, this did not take place. A new secure mental health facility was rebuilt on the north-east edge of the village, which operates today. The chapel building was also retained and remains unused.

![Fig 49: Hellingly Hospital Layout c1932](image)

The area identified on the approved masterplan as the Village centre has not been built out yet. This was to act as a focus for the new village and connect the residential uses with the retained hospital buildings. If the development is not to become a dormant suburban village it is important that the village centre comes forward.

The original parkland that formed the grounds to the hospital complex was laid out in 1903 by well-known Kew Gardens landscape architect William Golding. The grounds fell into a poor state of repair after the closure of the hospital, however much of the structure remained and were largely restored as part of the Roebuck Park estate development.
To the north of the retained hospital buildings and The Drive is an area of ancient woodland that provides an attractive backdrop to the village and is an important landscape feature in the village and wider area.

**Geology**

The Low Weald is dominated by the Lower Cretaceous Weald Clay formation which largely forms an elongated horseshoe around the older rocks of the High Weald and is encircled by the Greensand Ridge. It is predominantly low lying, dominated by heavy clay soils, with thin bands of calcareous limestone (the fossil-rich Paludina beds), and beds of sandstone deposited by a river and estuary system flowing from the north, west and south. Weald clay consists of clays, silts and localised sands and limestones, marking increased marine dominance within the Weald.

**Topography**

Roebuck Park Village is located on a soft undulation gently rising from Hellingly and the River Cuckmere valley. The village as a result is not in an area identified as liable to flood risk, refer to Appendix RO 02.

The ancient woodlands of Sandrock and Park Wood frame the village to the north and east. The parklands are located in a valley that falls away to surrounding farms for pasture and grazing. The parkland layout and setting is an attractive and important structural element, the balancing pond sits within the bowl of the parklands.

**Townscape Appraisal**

The historic focus of the Roebuck Park Village was the hospital buildings and the landscaped grounds, the landscape structure remains and a number of the original hospital buildings provide reference to this period in the villages evolution. A number of historic farm buildings to the south including Park Farm on New Road also formed part of the wider hospital estate, these buildings remain on the edge of the open countryside.

The new development along The Drive at Roebuck Park covers an area of some 25.5 ha of which 13.75 ha is community parkland that includes play areas, allotments, a sports pavilion and cricket green. The built development is contained within two areas, each area has a distinctive style of architecture and layout, the park remains the central focus of the development. The larger detached properties in the north of The Drive are set back from the road within a mature landscape setting.

*Pattern and grain of development*

The site of the former hospital buildings (Upper Roebuck) has been redeveloped utilizing a design with the distinctive ziggurat ward block formation, the southern ward block and administrative block from the hospital have been retained and converted to residential use. The properties on the southern fringe of the development have elevated and commanding views of the parkland.
The new residential buildings have sought to adopt typical Victorian and some of the hospitals vernacular including more generous floor to ceiling heights, roof pitch, materials and external detailing.

Fig 50: The Layout Plan and Character Areas for the current built scheme.

A site had been identified for a primary school just off The Drive, this remains unbuilt at present.

The Lower Roebuck area of the development draws on a more traditional Sussex architectural vernacular utilising finishes such as tile hanging, red brick and clay tile roofs. The streets have been predominantly orientated on an east-west alignment, providing a physical and visual connection with The Drive and the parklands. The street pattern includes shorter cross streets and a slight bend in the road on Malthouse Way, Goldring Avenue and Chichester Road.

The chapel building is an attractive Arts and Crafts style structure with a brick interior and nave arcades, some of the original floor tile mosaic detailing remains evident. The Chapel building remains unused and is boarded up to prevent further vandalism, but remains in a poor state of repair. An alternative use is needed to help safeguard the building from further deterioration.
Fig 51: The Chapel Building

Building types (scale, mass, form)

In Upper Roebuck the buildings range from 3/4 storey perimeter blocks of flats that provide a more formal street frontage and add a sense of scale to the development within the central spine of Reid Crescent. The streets facing the parklands have larger floor plan detached and semi-detached properties of three and 2.5 storey properties. The internal streets of the development have a range of three and two storey townhouses arranged in street blocks, some have gable or Dutch gable elevations that adds variety and a degree of interest to the street scene.

In Lower Roebuck the buildings facing the parklands are typically of three and 2.5 storey properties, some have gable detail to the elevations and provide a reference to the hospital buildings and increase the perception of height. The internal streets of the development have a range of three and two storey townhouses arranged in street blocks. Many of the two storey properties have dormer windows that add variety and interest to the roof form. Taller three/four storey apartment buildings are located on a number of the street corners to assist in articulating movement into the side streets.
Figs 53 & 54: A variation in building type including detached and semi-detached dwellings displaying variation in facing materials.

Juxtapositions of buildings to each other and spaces between

Generally the new development layout is based on perimeter block forms with a mix and variety of housing types from blocks of flats, larger detached properties with town houses in the mix. Most of the properties have small front gardens or enclosures that add depth and interest to the street scene. The building line is also varied along some of the streets, this is more successful on the longer streets, on the shorter streets the orientation of the building can be a little confused and presentation of side gardens and parking courts to the streets loses the sense of legibility in places.

Roofscape and skyline interest

The variation in building heights and lines is carried through into the roofscape with a mix of clay and tile being used together with steeply pitched roofs, chimneys and dormer windows and decorative raised parapets.

The mix across both development areas certainly adds to the interest of the development, perhaps it may have been a little more constrained in parts to allow a stronger defining character to emerge.

Fig 55: Paired raised parapetted gables add visual interest to the skyline, albeit overly repetitive
**Materials**

Larger scale buildings and blocks of flats have been used as key corner buildings and landmarks, gable frontages have been utilized to reflect the historic hospital buildings and add a sense of importance to some facades.

The buildings fronting onto the parklands have larger gardens to the front and a less formal building line to present a softer edge to the landscape core.

A variety of building materials are evident, these include, red brick, tile hung elements on facades, rendered elevations and in some instances flint stone finishes. Some of the properties have stone effect dressings on the windows and courses to demark floors, this reflects the elevation details on the retained hospital buildings.

**Natural Environment**

The essence of the village is defined by its position on the ridge of the hill surrounded by ancient woodland that then falls away down the valley within the retained landscaped parklands to the south. The parklands are the focus of the new development, as well as providing an attractive natural setting the park has been landscaped into character zones to provide a range of functions, habitat value and visual appearance.

Paths throughout the parkland connect the village with the Park Farm and New Road hamlet to the south. A children’s play area, multi sports pitch and cricket ground and pavilion are located at the centre of the parkland. This is an important amenity and community facility. The cricket pitch has been designed to double up as playing fields for the designated school site which remains unbuilt.

*Figs 56 & 57: Both active and passive recreation are provided for within the development.*
Fig 58: The former Sheepwash Sluice.

To the south adjacent to the walkways from Park Farm, wild woods, meadows and a pond (formally known as Sheepwash Sluice) provide a series of more informal spaces. The pond as well as providing a sustainable drainage solution includes reed beds and edge planting that is a valuable habitat.

The new development is quite dense in its layout and pattern with no incidental amenity space, parking courts are located within the development that does provide some openness but weakens the perimeter block form in places.

Figs 59 & 60: Formal and informal paths creating connections to the south.

The northern edge of the village is defined by The Drive, north of this is the ancient Sandrock woodland provides a blanket of tree cover that reinforces the unique quality of the setting and provides a clear line between the built and natural environments. The parklands have a number of fine mature trees; the majority are broad leaved deciduous trees with some evergreen species evident as well. Amongst the species in the parkland are oak, chestnut, beech, silver birch, sycamore, oak, hornbeam, field maple, holly and yew.
Views

Because of its position, views in, through and out for the village are important aspects of village character. The village built form is virtually surrounded by mature woodland and fields, views to and through the parklands to the south offer a sense of the rural context of the village. There are some longer range views to the south towards the South Downs ridge that are important.

The principle road in the Village is The Drive, this frames the new development to the south one side and the larger detached houses and Sandrock woodland to the north. The sense is of quite an enclosed and dense building footprint in the village, longer views into the parkland area are not evident.

Figs 59 & 60: Views are afforded across the Low Weald to the South Downs from various locations.

When walking to Roebuck Park from Park Farm, the lane passes through the open countryside and the Hailsham House Nursing home onto the footpath and into the Parklands by the pond. Beyond the pond are glimpsed views of the built fabric of the housing development. As you walk through the woodland the cricket ground opens up the views towards the former hospital site.

Traffic and Movement

There is one main route into the Village from Park Road along The Drive, this is the primary street that also accommodates the bus route and cyclists. Traffic calming measures on The Drive including the 20mph speed limit help ensure the traffic movement is managed. Most people work outside the village and use the car for commuting, it is quite a car dominated environment with on street and parking court parking evident.

The frequent bus routes x1 to Hellingly and x51 to Roselands and Eastbourne. Cyclists movement is along The Drive and cycle parking is provided within the allocated parking cores. The new streets provide a good range of pavements for pedestrians and the extensive walks in the parklands encourages people to walk through this space.

Car parking is provided in a range of off street locations including on drives, garages, parking courts and in allocated on street spaces. There is a sense that sometimes the car can be a little dominant as a presence in the village and the car parking arrangements may not always be as adequate as perhaps the residents require.
Heritage Assets

There are a number of listed buildings in Roebuck Park Village and immediate setting, these include: Park Farmhouse, Barn at Park Farm and Granary and Oasthouse Park Farm. Details are provided in Appendix RP 01 below.

A number of the original hospital buildings are unlisted and should be considered for inclusion on the local list as they provide an important reference to the area’s past and are of architectural interest. The former Hospital Chapel is of particular architectural and historic interest, an alternative use needs to be promoted and a possible listing considered to prevent any further deterioration.

![Fig 61 – Grade II listed oasthouse, Helingly](image)

Issues

The landscape structure of the parklands and surrounding farms is a very sensitive and important character feature of this area. The relatively recent development of the Roebuck Park Village has created an attractive parkland development; all be it one that is quite dense and urban in its rural context. The main issues that could impact on the future evolution of the village can be summarised as:

1. Loss of parkland habitats and structural elements due to poor maintenance or further encroachment from development.
2. Loss of farmlands to the south and west of the village and general erosion of open fields. This would result in the merging of traditional settlement boundaries and the loss of the village’s identity.
3. Loss of historic hospital buildings.
4. Non development of the proposed village shops and primary school. The school is not to be built in this location but elsewhere. This would potentially mean the development would remain a large housing estate and the opportunity for it to evolve
into a distinctive village with its own sense of community and identity would be weakened.

5. The inappropriate alteration or extension to the built form of the new set pieces of development within the settlement may damage the overall character, balance and feel of the development.

Planning & Other Development - Recommendations:

1. Support the retention of the parkland setting of Roebuck Park seeking to ensure that no development encroaches into the space.
2. Support the provision of local facilities, preferably within or adjacent to the retained former hospital building to serve the development given its distance from local services.
3. Respect and retain important views of, within and from the development
   a. Views over parklands toward the South Downs National Park and the open countryside.
   b. Views to the historic woodland to the north
   c. Views towards the hospital buildings including the church
   d. Views from the south towards the parklands and village.
4. Seek to ensure that development does not result in the inappropriate, unjustified and unwarranted development in the countryside, and prevents the coalescence of North Hailsham with Park Farm and the Roebuck Park development.
5. Where new development is justified, it should respect the open rural character of the landscape to the south, south east and south west of the village.
6. The designated heritage assets and non-designated heritage assets including those relating to the former Hellingly Hospital and Park Farm should be preserved and protected, including their setting, commensurate with their significance.
7. Where new development is considered acceptable, it should seek to provide a suitable and appropriate level of car parking ensuring that garages, car parking courts and spaces are unobtrusive. Blocks of garages should be avoided in any additional housing development.
8. Where new development is considered acceptable in principle, the pattern of development should reinforce the positive elements of locally distinctive patterns of development, styles and materials including a mixture of large and small properties organized in a legible manner.
9. Where new development is considered acceptable in principle, the development concept should produce a legible and permeable development.
10. A high-quality form of development with a clear pattern and grain including plot ratios that ensure the provision of suitable amount and arrangement of private amenity space should be provided irrespective of the extent of public amenity space available within the parkland.
11. Resist unwarranted and unjustified development that erodes the sense of openness and rural character of the setting of the settlement.

Specific Design Criteria
The scale, design and materials of any refurbishment, redevelopment or new housing should reflect the positive characteristics of the local environment including, scale, form, mass, detailing and materials and should be:

- No higher than two storeys, two storeys with ‘true’ attics and in limited key locations three storeys in height;
- Standard designs should be avoided,
- Roofs should be pitched to no less than 42°- 45°
- Grouping of designs to help reinforce the local identity.
Appendices

Appendix RP 01. Designated Heritage Assets

Roebuck Park

Barn at Park Farm

Listing Date: 9 August 2011
Grade; II

Summary: A timber-framed former threshing barn, probably of mid-C18 date

Description:
Threshing barn, probably of mid-C18 date.

MATERIALS: timber-framed, the south-west and north-west outer aisle walls replaced in later brickwork. Tiled roof.

PLAN: five bays, aisled on the south-west and north-east sides.

EXTERIOR: the south-west and north-west outer aisle walls have been replaced in later brickwork. The steeply-pitched hipped roof is tiled and has a hipped central cart entrance on the south-west side with weather boarded cheeks and wooden double doors with large hinges. The north-east side retains the lower central entrance.

INTERIOR: jowled aisle posts with knees, angled queen struts, staggered purlins and rafters without a ridge-piece. The aisle posts are joined by midrails which have studs, and the central lower entrance in the north-east side also has a midrail and is close-studded above. The end walls have higher midrails with a central post reaching up to the midrail and above it diagonal tension braces to the corners. Three of the four diagonal supports either side of the central threshing floor survive. The outer aisle walls are close-studded with diagonal braces.

History
This is a former threshing barn. The barn is shown on the 1875 First Edition Ordnance Survey map as part of Park Farm and its footprint has not changed since.

Reasons for Listing
This former threshing barn, probably of mid-C18 date, is designated at Grade II for the following principal reasons:
* Intactness: retaining a substantially intact timber frame of good scantling including aisles on all sides, a staggered purlin roof and hipped cart entrance
* Specialist functional interest: three of the four diagonal supports on each side of the threshing floor survive, a fairly rare survival
* Group value: Park Farmhouse to the north is listed Grade II
Granary and Oasthouse, Hellingly Hospital to North West of Park Farmhouse

Listing Date: 18 September 1980
Grade: II

Listing Text
HELLINGLY
HELLINGLY 1. 5208 Granary and Oasthouse, Hellingly Hospital to north-west of Park Farmhouse TQ 51 SE 12/637A 18.9.80 II

C19. Circular oasthouse of red brick and grey headers with conical tiled roof. Granary of 2 storeys, ground floor red brick, above faced with weather-boarding. Tiled roof with pentice to north half of west front. The north-east elevation has exposed oak framing with brick infill panels and could date from the C17. Internally there is an old wooden mullioned window.

Listing NGR: TQ5946411868

Park Farmhouse

Listing Date: 12 August 1981
Last Amended: 26 January 1982
Grade: II

Listing Text
HELLINGLY

Park Farmhouse and 12/637 No 38 Hellingly Hospital the address shall be amended to read

NEW ROAD
Park Farmhouse and no 38

HELLINGLY Park Farmhouse and No 38 Hellingly Hospital TQ 51 SE 12/637 II


Listing NGR: TQ594761179

Positive Buildings

The following buildings have been identified as being ‘positive’ buildings and having attributes that would potentially suggest that they could be recognised for Local Listing.

Hospital Chapel
Southview
The Firs
The Lodge
Woodside
Appendix RP 02. Heritage Asset Mapping
Appendix RP 03. Key Views & Landmarks
Appendix RP 04. Flood Risk Map (Environment Agency)
Main Appendices

Appendix A – Criteria for identifying Locally Listed Buildings

The National Planning Policy Framework (NPPF) provides the overriding definition of what is a 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.’

By using the generic expression of ‘heritage asset’, the NPPF also allowed for the other buildings of local interest to be considered as ‘Locally Listed Buildings’ or non-designated heritage assets. A ‘Heritage Asset’ is therefore defined as:

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

Heritage assets embrace all manner of features but not all potential heritage assets are of a quality to be worthy of designation and protection at the national level. However, there are likely to be historic features within the district/parish that have local heritage value, and are worthy of consideration in making planning decisions. The following criteria will assist in identifying and selecting such assets. Potential candidates are not required to meet all of the criteria. Some may be considered worthy of local listing for their Aesthetic Interest, Historical Association, Landmark Status as well as Social and Communal Value. Others may be due to Rarity and Group Value.

Age: The age of an asset may be an important criterion taking account of distinctive local characteristics or building traditions.

Rarity Appropriate for all assets as judged against local characteristics

Aesthetic Interest: The intrinsic design of an asset relating to local styles, materials or any other distinctive local characteristics.

Group Value: Grouping of assets with a clear visual design or historic relationship.

Archaeological Interest: The local heritage asset may provide evidence about past human activity in the locality, which may be archaeological, in the form of buried remains, in the structure of a building, or in a manmade landscape. 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.

Archival Interest: The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record.

Historical Association: The significance of a local heritage of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures.

Designed Landscape Interest: The interest attached to locally important historic designed landscapes, parks and gardens, which may relate to their
design or social history. This may complement a local green space designation for green areas of particular importance to local communities for their current use.

Landmark Status: An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be signalled out as a landmark within the local scene.

Social and Communal Value: Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence, sometimes residing in intangible aspects of heritage, contributing to the ‘collective memory’ of a place.
Sources of Information

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www.countyasylums.co.uk/hellingly-hospital-years/
www.gracesguide.co.uk/Dicker_Pottery
www.studiopottery.com/
www.sussex-opc.org
www.sussexpostcards.info
www.sussex.villagenet.co.uk
www.theweald.org - census

Other sources

East Sussex Records Office, The Keep, Falmer