

A scenic view of a paved path leading through a dense forest of tall pine trees towards a large building complex in the distance. The path is flanked by large, mature trees with thick trunks. The ground is covered in green grass and fallen leaves. In the background, a large, multi-story building with a dark roof and a smaller structure with a gabled roof are visible. The sky is bright and blue, with some clouds. The overall atmosphere is peaceful and natural.

THE HEATH HAYWARDS HEATH CONSERVATION AREA

Mid Sussex District Council

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THE HEATH CONSERVATION AREA APPRAISAL 2007

Executive Summary

The District Council has produced The Heath Conservation Area Appraisal in order to clearly identify what qualities make this area special and how these qualities can be preserved and enhanced.

Part 1 of the document identifies the elements that contribute to the special historic and architectural character of the conservation area and those features that detract from it. Part 2, the Management Proposals sets out a series of recommendations to preserve and enhance the area and also includes proposed changes to the boundary of the conservation area.

The document informs planning practice and policies for the area. It provides guidance for development control officers in assessing planning applications. It also provides the local community with a clear idea on what it is about the conservation area that should be cared for and what enhancements should be made.

The special qualities of The Heath Conservation Area can be summarised as follows:

The Heath Conservation Area in Haywards Heath, which includes parts of Heath Road, Sydney Road and Oathall Road, is centred on The Heath Recreation Ground. The Heath itself is the last remaining part of the original 'Hayward's Heath' and still retains its unique character as an area of woodland in the heart of the town. A number of features contribute to the special character of the conservation area, namely the large Victorian and Edwardian villas set in extensive gardens in Oathall Road and Heath Road, the trees and hedges around and in between buildings which contribute positively to the overall character and appearance of the area, the heath itself which is an area of mature woodland in the heart of the town, the cricket ground which is set in an impressive amphitheatre, and the Victorian dwellings on the south side of Sydney Road together with their secluded gardens which help to protect the setting of the recreation ground.

PART 1 THE HEATH CONSERVATION AREA APPRAISAL

1.0 Introduction

1.1 The Heath area of Haywards Heath was designated as a Conservation Area on the 21st March 1989.

1.2 In July 2006, Mid Sussex District Council initiated a Conservation Area Appraisal of the designated area. The appraisal provides the opportunity to review the boundary of the conservation area to ensure that it properly reflects the historic and architectural character of the area. It involves making a detailed assessment of the special character of the area so as to protect its essential qualities and to provide guidance for development control. An outcome of the appraisal is to prepare management proposals for preserving and enhancing the character of the area.

1.3 Character is defined as a distinct, recognisable and consistent pattern of elements that make each townscape different. Particular combinations and patterns of visual, historic and cultural elements influence character. It includes intangible aspects such as tranquillity and sense of place. Identifying, protecting and enhancing the historic and cultural elements that contribute to character are important in improving people's quality of life.

1.4 The analysis and assessment has therefore looked at the character of the area using a variety of documentary sources but without losing sight of the overall character of what makes the Heath the place it is today. Historical records were examined and the Haywards Heath Historic Character Assessment Report September 2005, prepared as part of the Sussex Extensive Urban Survey has provided valuable historical and archaeological background information for the document. A detailed field survey of the area was carried out from August 2006 to February 2007 involving taking notes, photographs and sketches to define what makes the place distinctive and special.

1.5 In March 2007, the Council held an exhibition and public meeting at Clair Hall to highlight the initial survey findings and to obtain the views of the community on what they regard as special about the conservation area. Views on boundary changes and ideas for enhancement were also sought through a questionnaire. Where appropriate the comments made by individuals have been included in the appraisal document. The responses have highlighted a number of issues that need to be addressed in the conservation area and the appraisal document attempts to identify measures to resolve these issues and improve the appearance of the conservation area.

1.6 Part 1 of the document forms the appraisal of the conservation area. It identifies the elements that contribute to the special historic and architectural character of the conservation area and those features that detract from it. Part 2, the Management Proposals, sets out a series of recommendations to preserve and enhance the area.

2.0 Planning Framework

2.1 A conservation area is defined as an area of "special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance". Conservation Areas were introduced through the Civic Amenities Act in 1967. They are designated by local authorities under the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990. Designation of a conservation area is in recognition that an area has a special character and identity that is worth preserving or enhancing. Section 71 of the Act places a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of conservation areas.

2.2 Government Advice relating to conservation areas is set out in Planning Policy Guidance Note 15 'Planning and the Historic Environment' which stresses the need for local

planning authorities to make an assessment of the special interest, character and appearance of all conservation areas in their district.

2.3 Regional guidance is set out in the draft South East Plan. This refers to the sustainable management of the historic environment through the planning system based on an understanding of its significance and vulnerability to change. Plans and strategies should include policies that support the conservation and where appropriate, the enhancement of the historic environment and the contribution it makes to local and regional distinctiveness and sense of place.

2.4 The Planning and Compulsory Purchase Act 2004 introduced major changes to the way the planning policy system operates. The Development Plan now consists of the Regional Spatial Strategy (The South East Plan) and the Local Development Framework. The Local Development Framework will be a 'portfolio' of various documents setting out the planning policies for the area. To supplement these policies and to provide further details Supplementary Planning Documents can be produced. Existing local planning policies will be saved until replaced by the new documents. The Conservation Area Appraisal for The Heath will include an assessment of the character of the area and recommendations for enhancement and will support the local plan policies by identifying clearly what it is about the character and appearance of the area that should be preserved or enhanced. It will be adopted as a material consideration for development control purposes.

2.5 The current local planning policies that relate to conservation areas are set out in the Mid Sussex Local Plan 2004. Policies in the Built Environment Chapter seek to protect the historic environment. Policy B12 specifically refers to special attention being given to the desirability of preserving or enhancing the character and appearance of the area. B13 prohibits the demolition of buildings unless there are exceptional circumstances. B14 refers to the importance of the street scene and the use of tradi-

tional materials and B15 refers to the protection of the setting of conservation areas.

3.0 Location and Physical Setting

3.1 The Heath Conservation Area lies at the heart of Haywards Heath and is bounded by Heath Road to the south and Sydney Road to the north. Its eastern boundary roughly follows the rear gardens of dwellings lining Oathall Road and its western boundary follows the edge of the woodland that comprises the Heath. (See Map 1)

3.2 A Landscape Character Assessment for Mid Sussex was completed in November 2005. This identifies distinct landscape character areas across the District. Haywards Heath is located in the High Weald Fringes Landscape Character Area. This is a long band of country running east to west comprising part of the densely wooded southern flanks of the High Weald.

3.3 The geology of the area comprises a complex succession of sandstones, silty sandstones and mudstones (commonly clays) of the Hastings Beds (Lower Cretaceous). The Heath Conservation Area lies on the silty sandstones of the Upper Tunbridge Wells Sand Formation. In terms of topography, Haywards Heath is situated on a minor east-west ridge partially separated from the bulk of the High Weald Area of Outstanding Natural Beauty to the north by the valley of the upper part of the River Ouse. The southern part of the conservation area lies near the highest point of the town and St Wilfrid's Church and then slopes fairly steeply down to the north towards the valley of Scrase Stream, a minor tributary of the River Ouse. Fine views are afforded from the higher parts of the conservation area towards the High Weald.

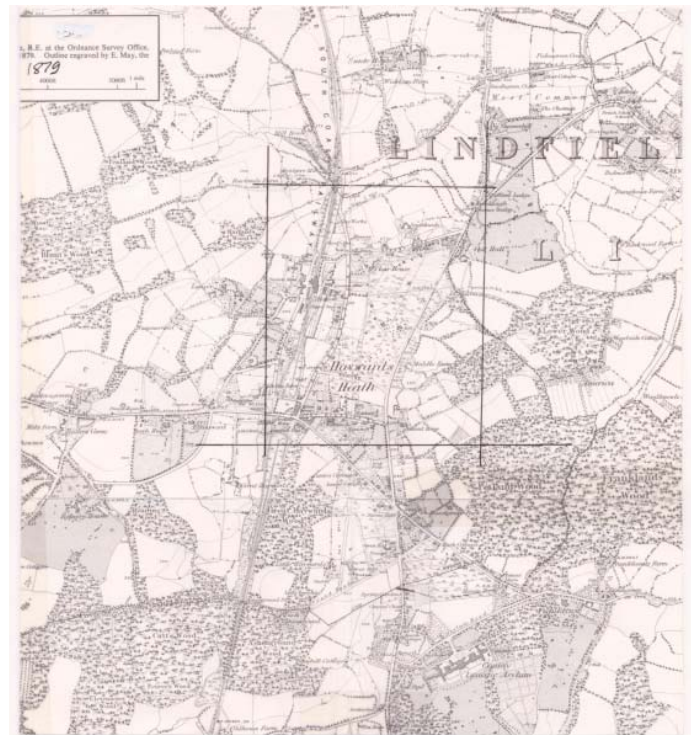
4.0 General Character and Plan Form

4.1 The Conservation Area lies east of the centre of the town and is dominated by the

largest open area in Haywards Heath derived from the pre-urban heath. Large late-Victorian/Edwardian villas along Heath Road and Oathall Road flank this open space and smaller Victorian semi-detached properties along Sydney Road, each with their own large gardens backing onto the Heath. The Heath Conservation Area also contains houses built in 1920's and 30's by Harold Turner a local architect who became well known particularly after his successful Gidea Park project in Essex. He is best remembered for his distinctive style of properties built in the Sussex vernacular using high quality materials and with great attention to detail. Late 20th century housing infiltrated into the area after WWII, built, prior to the declaration of the conservation area, on the site of demolished Victorian dwellings, or in their extensive gardens. None of the houses of this latter period are architecturally significant and some do not enhance the conservation area.

5.0 Historical Development

5.1 The name Haywards Heath has long described the heath on which the core of the town was built. One of the earliest references to the area that would become Haywards Heath is the word Hayworth (known from the 13th century), evidently recording origins as a Wealden enclosure. The Domesday Book mentions certain enclosures called 'haies' or hays. By the end of the 16th century, there were two manors in existence called Heyworth and Trubwick. In 1594 the manors came together under one lord and from this time up to the 19th century this area comprised a number of scattered farms and other holdings around the heath. The enclosure of the Hayworth part of the heath dates from the 17th century. Ten enclosures are recorded between 1642 and 1730. The only recorded military confrontation on the heath was in 1642 when Sir Henry Ford, the Sheriff of Sussex confronted a small force of Parliamentary cavalry at Haywards Heath, only to be routed and to retreat to Hurstpierpoint or Ditchling.



1879

5.2 The opening of the London to Brighton railway in 1841 established the town. The railway was intended to serve the existing nearby places of Cuckfield and Lindfield who felt that it should be routed through the then heathland that lay between the two communities. Although the railway was an important prerequisite for the development of the town, early building around the station was modest. An important stimulus to the growth of the town was the building of the mental hospital for the county on a site 1.7km south of the station. The asylum later called St Francis Hospital was built in 1859 and designed by H E Kendall in the Italianate style that was popular at this time. The railway and the asylum would become the largest employer in the area and in 1862 the town was officially recognised.

5.3 Towards the end of the 1800's further commercial and residential properties were built ranging from large detached houses to new rows of terraced houses. The railway underpinned the residential development in the town, attracting commuters and those leisured classes simply requiring good access to Brighton and London. Pre-1874 dwellings developed in

piecemeal fashion along Sydney Road. Street names are often clues to previous usage of land or persons connected with that particular location. In relation to The Heath Conservation Area, the name Sydney Road came from a man named Sydney (it is not known whether this was his first or surname) collecting money for the upkeep of a track that was used as a short cut between Lindfield and Haywards Heath Station.



1912

5.4 Another key developments that underpinned the economic expansion of Haywards Heath was the establishment of a market. The corn market was supplemented in 1868 by a fortnightly cattle market next to the Station Inn, transferring to the nearby purpose built Market Place in 1883. By 1900 this was one of the most important cattle markets in the South of England. Sainsbury's supermarket now occupies the site of the former cattle market.

5.5 The wooded part of the Heath Recreation Ground at the centre of the conservation area (also known as Clair Park) is part of the original heath land. The land to the north, which

became home to Haywards Heath Cricket Club, was created from part of the extensive grounds of a private house called St Clair House, now demolished. The terraces surrounding the cricket ground were completed in 1897 as part of the town's celebrations commemorating Queen Victoria's Diamond Jubilee.

6.0 Archaeology

6.1 Haywards Heath has been the subject of little archaeological and historical interest however there is evidence of Romano-British and especially prehistoric occupation. There have been some prehistoric finds in the conservation area including a polished flint axe and prehistoric flints indicating a flint working site and bronze working slag. The surviving pre-1862 houses confirm the existence of a medieval and post-medieval pattern of Wealden settlement of dispersed farmsteads for instance Rook Cottage (formerly Middle Farm) at 26c Oathall Road and Oat Hall at 70 Oathall Road are of this period.

7.0 Building Materials and Distinctive Local Features

7.1 Local stock bricks, red brick quoins, plain clay tiles, natural slate, white, grey or cream render.

7.2 Asymmetrical and symmetrical plans, distinctive timber porches, timber sash windows and tall brick chimneys

7.4 The 19th century saw the dominance of locally available brick. The dark red colour of much of the brickwork is due to the high levels of iron within the local Wealden clay. Bricks are found in a variety of bonds, particularly Flemish bond. There is also some evidence of English bond and stretcher bond

7.5 Some of the buildings are also finished in render or painted brickwork predominantly white or cream in colour. Wealdon clay tiles are used for tile hanging and roofs. Clay finials and ridge tiles are a common feature.

7.6 Slate is commonly used as roofing material for Victorian and Edwardian houses. The main sources of slate were Cornwall, South Wales and Cumberland.



7.7 A wide variety of traditional details are employed including gabled, hipped, double-hipped and half-hipped roofs, fretted barge boards, brick quoins, string courses, oriel windows, corner towers, gauged brick arches, dentil courses, modillion cornices, gabled and hipped dormers, timber sash windows, timber brackets, ornate porches, panelled and plank doors. Other details such as door furniture, W20 window sections in 1930s houses, chimney stacks and cast iron handrails and railings add authenticity to the conservation area. Distinctive brick walling occurs along the rear and sides of boundaries.





7.8 A distinctive feature of the conservation area is the semi-detached villas and larger detached villas with extensive grounds. Some are Italianate in design with low-pitched roofs and wide eaves, distinctive bay windows, stuccoed walls and large gardens. The villas highlight social differentiations in the town. The large villas of the town were concentrated on higher land near the church with easy access to the railway line.

8.0 Paving Surfaces

8.1 In all instances the main vehicular carriageway is black tarmac. Pedestrian surfaces are generally tarmac. Private driveways and parking spaces have a variety of surface treatment including gravel and brick/block paviors.

9.0 Street Furniture

9.1 Street furniture in the conservation area is limited to robust timber seats and waste bins within timber enclosures. They are not of significant architectural interest.

10.0 Open Spaces and Trees

10.1 Central to the character of The Heath Conservation Area is the open space and the abundance of trees of the Recreation Ground or Clair Park as it is also known, right in the heart of the conservation area. This area is the last remaining vestige of the original heath of Haywards Heath. The dominant species of tree is the Scots Pine with its typical orange trunk at high level - a species that thrives on the sandy soil. Corsican Pine, Beech and Oak abound and a Horse Chestnut. Other species that are present are Sycamore, Lime, Sweet Chestnut, Silver Birch, Copper Beech and Birch. There is a specimen Tulip Tree, one London Plane, a Liquid Amber Tree, and other species such as Hazel, Wellingtonia and Purple Maple. There is a line of Poplar trees alongside the northern boundary of the cricket pitch. The 'understorey' is mainly Holly, Laurel, Rhododendron and Red Current with thick growth of Blackberries,



Nettles, Ferns, Docks and Hawthorn. In spring there is a profusion of daffodils, crocuses and snowdrops on the Heath. Trees within a conservation area may not be felled without prior notice having been given to MSDC (six weeks). Anecdotal evidence suggests that Victorian residents brought back specimens from abroad and planted them in this area. The area could benefit from improved management to encourage heathland species and wildlife and to improve public access.



10.2 Large, generally established, gardens are a defining feature of the conservation area with a wide variety of trees and bushes and well maintained flowerbeds.

10.3 The character of the Heath is also established by the presence of that most English of attributes – a town cricket pitch with a splendid playing surface and a remarkable amphitheatre

for spectators. There has been a cricket pavilion on the Heath since the first decade of the 20th century.



11.0 Traffic Management and Parking

11.1 There are a limited number of public car parking spaces within the Heath Conservation Area. There is on-street car parking in Oathall Road, Heath Road and Sydney Road.

12.0 Street Lighting

12.1 Street lighting on Oathall Road and Sydney Road consists of 10 metre high standard concrete lighting poles. In Heath Road they are seven metres high. Lighting on the Heath itself is confined to a single line of five metre high timber lighting poles – some of the lighting has suffered from vandalism.

13.0 Townscape Analysis Overview

13.1 The conservation area has four distinct character areas. These are:

- **Character Area 1: Oathall Road**

Oathall Road descends steadily as it runs north from its junction with Heath Road for approximately 1km to the Sydney Road roundabout. On both sides the road is lined with grand Victorian and Edwardian villas, built between 1875 and 1912, interspersed with 1930s houses designed by Harold Turner who worked in and

around Haywards Heath in the 1920s and 30s, and other late-20th century houses. Many of the villas have been extended, often unsympathetically, but in most cases the core of the original house has survived. The houses are generally sited in large gardens that on the west side back onto the Heath. A few of the larger houses now have an institutional use as care homes, veterinary surgeries, or offices. Oathall Road has the appearance of a 'linear green corridor' and both sides of the road are lined with trees and bushes, the latter predominantly laurel and holly. Towards the northern end the trees arch over the road in summer and autumn and although heavily trafficked, Oathall Road has an almost rural ambiance.

There are two Grade II Listed buildings on the east side of Oathall Road, namely Rook Cottage (early 16th century) and Oat Hall which dates from 1840. Tree lined roads such as Farlington Close and Oathall Avenue descend to the east and vistas open out to views of the High Weald.



- **Character Area 2: Heath Road**

Heath Road marks the southern boundary of the conservation area and is the highest elevation at 85 metres AMSL. The road runs east/west and links Oathall Road to The Broadway. The boundary of the conservation area follows the rear of the pavement on the north side of the road. The part of Heath Road that lies within the conservation area contains five large Victorian/Edwardian villas that with one exception have been converted to institutional use. The road appears wider than Oathall Road and has a more urban character



- **Character Area 3: Sydney Road**

Sydney Road marks the northern boundary of the conservation area. It is a busy secondary road (B2028) that links the town to Lindfield and East Grinstead. The road slopes gently down as it runs east from Commercial Square to the junction with Oathall Road.



Sydney Road was a country lane until around 1841 when the railway arrived in Haywards Heath but by the time of the 1874 survey the south side of the road was lined by semi-detached houses. The earliest surviving house is Heath Cottage (No.50) circa 1844. The conservation area includes all the Victorian or Edwardian semi-detached houses on the south side of Sydney Road. Some houses have been well maintained and have a restrained dignity; others are in a slightly down-at-heel state not befitting their conservation status. There are extensions to the rear and side of several houses. With few exceptions the more recent extensions

are of poor quality and they do not enhance the conservation area. Some houses have suffered from insensitive alterations, with the use of unsympathetic concrete tiles to replace slate roofs, and the replacement of timber sliding sash windows with UPVC casement windows. Nevertheless the south side of Sydney Road retains an intrinsic charm and there is a wealth of beautiful details if one looks beyond the superficial and the banal additions.



The majority of the houses have a clear boundary with the public domain marked by a hedge, a stone or rendered wall, or a white picket fence. Some have a five bar gate which alludes to their former location on the edge of the countryside. Gardens are neat and with one or two exceptions have not suffered from the trend towards replacement with concrete or gravel to accommodate car parking.

- **Character Area 4: The Heath and the Recreation Ground.**



The Heath was enclosed in 1862. Heavily wooded it has some steep paths and narrow tree-lined tracks. The summit of the Heath is at the southern extremity. A quiet sanctuary in the urban environment it enjoys distant views of the High Weald. There are glimpses of large houses that conjure up memories of Victorian society ("The rich man in his castle the poor man at the gate") and images of stockbrokers commuting from Haywards Heath Station to the City. Narrow ginnels (twittens) connect the Heath to Sydney Road. At the heart of the area is the cricket ground that sits within a grassy amphitheatre. The Heath does however suffer from sporadic vandalism and graffiti and reputedly it can be unsafe at night.



14.0 Detailed Character Appraisal

14.1 Character Area 1 - Oathall Road

Oathall Road - West Side

14.1.1 No 9 Oathall Road (Norton Lees) is a substantial asymmetrical two storey Victorian / Edwardian villa, with basement and attics, now divided into three apartments that was recorded on the 1897 map of Haywards Heath. It is hidden behind a high hedge but from the gateway a striking timber porch is visible approached by a gravel drive. The house has tall brick chim-

neys, sash windows, a stained glass window above the entrance, clay stringcourses and timber brackets. The rear extension is not of architectural interest.



14.1.2 No 11 Oathall Road (Wellington House) is a two-storey Victorian (pre-1897) villa with attics. It is currently divided into three dwellings. Wellington East, Wellington West and Wellington South comprise the original building and have authentic bargeboards, a beautiful front entrance porch and sash windows. Wellington West has a flat roof extension that is not of special architectural interest. The gateposts of Wellington House remain but the original gate has been removed. In the front garden of the house is a huge tree that is appropriately of the Wellingtonia species. It is protected by a Tree Preservation Order (TPO).



14.1.3 No.13 Oathall Road (Adelaide House) is a large two-storey Victorian (pre-1897) villa with attics. It has an asymmetrical red brick façade

with two tall brick chimneys, a distinctive timber porch and decorative bargeboards. The building has been converted for use as The Adelaide Residential Care Home. The rear extension is not of special architectural interest. A coach house at the west end of the garden has been converted for use by care home staff. The garden has been eroded by the provision of parking space and access roads.

14.1.4 No. 15 Oathall Road (Farm Gate) is a distinguished asymmetrical Victorian (pre-1897) villa. Two-and-a-half-storeys high and with two tall brick chimneystacks it has a distinctive cogged stringcourse. The building has a clay-tiled roof and is painted grey and white.



14.1.5 No.17 Oathall Road (Lingworth) is a grand Late Victorian / Edwardian (1897-1912) two-storey villa with attics. The original building has a symmetrical plan but the central porch has been replaced with an extension that detracts from the appearance of the building. At the rear of the house is an enclosed swimming pool (1983) and a hard tennis court. The tennis court lighting poles erected in 1982 are intrusive. On the western boundary of the garden is a modest Edwardian coach house that has some original internal features.

14.1.6 No.19 Oathall Road is two-storey semi-detached Late Victorian / Edwardian (1897-1912) villa that shares a party wall with No.21. It has tall brick chimneys and segmental arches above the windows. There is semi-circular brick arch above the entrance door. The house has a

large well-maintained rear garden.

14.1.7 No 21 Oathall Road (North House) is a large red brick semi-detached Late Victorian / Edwardian (1897-1910) house. Two and a half storeys with pitched clay tiled roof it has a semi-circular brick arch above the entrance.

14.1.8 No 23 Oathall Road (Farm Cottage) is a mid-20th century two-storey house with pitched clay-tiled roof and a central porch.

14.1.9 No 25 Oathall Road (Wing House) is a symmetrical two-storey villa with high-pitched roof and two chimneystacks. Features include diamond-leaded windows, dark stock bricks, and a central porch.

14.1.10 No 27 Oathall Road (Stanners) is a modest symmetrical detached house with a high-pitched roof. The house has a detached garage with a pitched roof. No.29 (Dittany) is a mid-20th century house built in the rear garden of No's 23-27 Oathall Road.

14.1.11 No.31 Oathall Road is a mid-20th century two-storey brick-built house employing stock bricks and pitched tiled roof.

14.1.12 No. 33 Oathall Road is a one-and-a-half-storey mid-20th century house using stock bricks and a pantile roof. No 35 Oathall Road (Little Merrowes) is built in what were formerly the rear gardens of No 31 and no.33.

14.1.13 No. 37 Oathall Road (Pelham) is a symmetrical late-20th century house built with stock bricks. It has a high-pitched roof with clay tiles.

14.1.14 No 39 is a modest late-20th century detached house with stock bricks and pantile roof. No 41 Oathall Road is a mid-20th century house located at the rear of No.39.

14.1.15 No. 43 Oathall Road is a mid-20th century house built in the rear gardens of Nos.45 and 47 Oathall Road. No.45 Oathall Road (Cherrybrook) is a late 20th century detached house. The walls are white painted brickwork

and windows and doors yellow painted joinery.

14.1.16 No. 47 Oathall Road (Wychwood) is a modest mid-20th century detached house built with stock bricks and clay tiles.

14.1.17 No. 49 Oathall Road (Little Thurlow) is an unspoilt Late Victorian / Edwardian (1897-1912) villa to the north of the entrance to the park. The original porch, windows and chimneys appear to be intact. A large oak tree dominates the front garden. A half-timbered gable faces the park entrance.

14.1.18 No. 51 Oathall Road (Braemar) is a double fronted Late Victorian / Edwardian (1897-1912) villa. It has an elegant porch with a brick arch and clay voussoir. The house has sash windows, brick quoins, and well-preserved tiled lobby.



14.1.19 No. 53 Oathall Road (Maplehurst) is an Late Victorian / Edwardian House (1897 - 1912) that has been much altered and frequently extended. It is now The Maplehurst Residential Nursing Home. Many original features have been altered. No 55 Oathall Road occupies what was formerly the rear garden of No 53.

14.1.20 No. 57 Oathall Road (Ashleigh) a late-20th century house occupies what was previously the rear garden of no.59. No. 59 Oathall Road (Richmond House) is a symmetrical 20th century villa with a neo-classical porch.

14.1.21 No. 61 Oathall Road (Sutton Tye) is 12-unit apartment block designed in 2005 in the

Arts and Crafts style.



14.1.22. No. 63 Oathall Road (Heathside) is one of a pair of fine Late Victorian / Edwardian (1897-1912) semi-detached house with a long narrow garden at the rear that extends to the boundary of The Heath. No 65 Oathall Road (Heath House) is the other half of the semi-detached house. It is painted white which is out of keeping with the other half of the semi-detached property. The 'log cabin' garage to the north of No.65 permitted in 2002 is incongruous in the conservation area. There are views to the west to the High Weald. Two mature trees in the front garden of No 65 are protected by a Tree Preservation Order (TPO).

14.1.23 No. 67 and No 69 Oathall Road are a pair of mock-Tudor semi detached house with semi-circular brick-arched porches and small triangular oriel windows above their entrances. The form of the houses has been compromised by the addition of large dormers facing south and north.

14.1.24 No's.71A Oathall Road is a mid-20th century detached house. The white painted double garage door is not in keeping with the conservation area character. No 71 Oathall Road (Cobbers) is sited at the rear of the site and accessed via a drive at the side of No 71A. There is Tree Preservation Order on a tree on

the northern boundary of No. 71.

14.1.25 No. 73 Oathall Road is a pleasantly proportioned brick-built villa with red brick quoins and clay roof tiles. The house has a brick paved forecourt. The proportion and detail of the later garage block lacks the refinement of the main house.

14.1.26 No 75 Oathall Road (Oathall Lodge) dates from the 1930s and anecdotal evidence suggests that Harold Turner designed the house. The house has a splendid inglenook fireplace that has all the hallmarks of Turners work and the original butler's bell. An extension has been added to the south with a roof garden. The house is approached along a gravel drive through a tunnel of trees. The garden has numerous trees and although located at the busy corner of Oathall Road and Sydney Road it is a secluded and relatively quiet.

Oathall Road (East side)

14.1.27 No. 26c Oathall Road is a vestige of Haywards Heath prior to the railway boom years. Known as Rook Cottage (formerly Middle Farm) it is a Grade II listed timber-framed building dating from the early 16th century. It is now sandwiched between a Victorian residence (No.26) and a late 20th century property (26d). The latter and two other late 20th century houses (No. 26a and No.26b) are not of significant architectural interest.

14.1.28 No 28 and No.28a are late 20th century houses.

14.1.29 30 Oathall Road is a magnificent late-Victorian/early-Edwardian (1897-1912) villa with a splendid corner tower topped by a wind vane. Now used as a Veterinary Surgery the forecourt has been given over to a car park. It has a splendid timber entrance porch. There are stone voussoirs projecting bays and gabled corners.



14.1.30 32 Oathall Road, at the junction of Farlington Close is a large well-proportioned late Victorian/Edwardian (1897-1912) house set back from the road and surrounded by trees. It has a splendid carved timber porch. It was converted to three apartments in 1960. A letterbox by the gate is inscribed GVIR.

14.1.31 Farlington Lodge at the junction of Oathall Road is a modest gatehouse that once marked the entrance to Farlington House, a Victorian residence, now demolished.



14.1.35 No. 50 Oathall Road is a one-and-a-half storey house. It has a steeply pitched clay tiled roof and a tall chimney.

14.1.36 No. 52 Oathall Road (Tingatel) is a two-storey house with Sussex vernacular features.

14.1.37 No. 54 Oathall Road is a two-storey brick built house with Sussex vernacular features.

14.1.38 No. 56 Oathall Road is a somewhat unusual 1930s house designed by Harold Turner in that has a roof with one gable and one hip, not often seen in Turner's repertoire. It also has a rear bay window and at the side, the original delivery hatch to keep bread and milk cool. Typically the architect employed local stock bricks and windows with diamond leaded lights.

14.1.32 No's 23 and 24 Farlington Close back onto Oathall Road. Neither is of special architectural significance. Similarly No's 34 and 36 Oathall Road are not of architectural significance

14.1.33 No.40 Oathall Road is a late-Victorian / Edwardian (1897 -1912) villa that was formerly within the campus of St. Paul's Roman Catholic College. The school relocated to Burgess Hill and planning permission was given in 2006 for 80 residences on the site. No. 40 will be converted to apartments.



14.1.39 No. 58 Oathall Road is yet another house designed by Harold Turner. It has typical idiosyncratic details such as the two windows alongside the chimney on the south gable and the elegant bay window on the southern end of the west facing front elevation.



14.1.34 No. 1 Oathall Avenue (Sandy House) is a Harold Turner designed house dating from the 1930s with white painted brickwork and a steep clay-tiled double-pitched roof. A tall double-height stairwell window on the west elevation and a brick-on-edge cornice distinguish this house from its neighbours.

14.1.40 No. 60 Oathall Road (Wyndham) is a particularly fine 1930s detached house designed by Harold Turner in the 'Sussex Vernacular' style, with a touch of Arts and Crafts and bracket and jetty details that are possibly derived from Voysey and Lutyens. Anecdotal

evidence suggests it was a 'marriage' house i.e. given as a wedding present. It is handsome well-proportioned house with two stained-glass windows that are typical of Turner's work; the internal timber staircase is also typical of the architects work. Turner's garages were all 'designed for the dimensions of a 1930s Austin Seven' and consequently are too narrow for most modern cars. Overcoming this problem places pressure on Turner houses. The house has a stout wooden gate.

14.1.41 No. 62 Oathall Road (Threave) is another Harold Turner House dating from the 1930s. It is one of his classical double fronted designs similar to those at Mill Hill Close in Haywards Heath. The substitution of an up-and-over garage door detracts from the original design but the house retains other distinctive Turner features.

14.1.42 No. 64 Oathall Road (Dormer Cottage) is a Harold Turner House that has been sensitively extended to the north with the addition of a garage. It has three gabled dormers with diamond leaded lights.

14.1.43 No.66 Oathall Road is late 20th century house. The three dormers permitted in 2004 are over dominant.

14.1.44 No. 68 (Oathall Cottage) is a residence now converted to offices.

14.1.44 No. 70 Oathall House (formerly Oat Hall from which the road takes its name) is a Grade II Listed building dating from circa 1840 (In *The Buildings of England*, Pevsner puts it at 1830). Currently in use as offices, Pevsner describes it as a "three-bay villa with a handsome Greek Doric porch". It was converted to offices in 1973.



14.2 Character Area 2 - Heath Road

14.2.1 The conservation area includes Arbour Court, a typical late 20th century development of four blocks of 28 apartments. The flat-roofed buildings are of negligible architectural merit and are not in character with the conservation area. However the buildings are set in lawned grounds with an open aspect and fine specimen trees. This open aspect allows views up Heath Road and down Oathall Road.

14.2.2 Elizabeth House at No.13 Heath Road is a two-storey late-Victorian villa built prior to 1897 with a symmetrical façade and a later single storey addition on the eastern flank. There are two tall brick chimneystacks. The building has a façade of local stock bricks with a simple red brick cornice incorporating 12 timber brackets painted white. There are red brick quoins and a red brick stringcourse aligned with the sill of the first floor windows. The first floor has three sash windows with gauged brick arches over while the ground floor has two splayed bay windows arranged on either side of a brick entrance portico. The entrance door case is well proportioned with stained and leaded glass in the upper panels of the door and in the side-lights. The details of brickwork, doors and windows on the adjoining single storey extension are sympathetic to the main house although the extension is not of the same quality. There are number of tall mature trees in the large rear garden which are important for the setting for the building. The front garden has been substantially paved for use as a car park although two trees have been retained on the western boundary. In the rear garden are a number of

mature trees that are protected. In 2006 permission was granted to convert the main house to two apartments and build an extension of four apartments at the rear.

14.2.3 No.11 Heath Road is a dignified three-storey late-Victorian/Edwardian villa built in 1905. It is currently used as a Physiotherapy Centre with a residential apartment over. The façade is asymmetrical with a three-storey gable to the west and a two-storey gable to the east joined by a recessed centre section with a brick portico and a central projecting balcony with iron balustrade. Both gables have brick courses accentuating the eaves. The façade is a lively interplay of eight different window configurations, which nevertheless form a balanced composition. The off-centre entrance is beneath a wide four-centred brick arched portico with a circular window alongside the entrance door. A late 20th century square headed dormer window is not in character with the earlier parts of the building. The house has four brick chimneystacks.



14.2.5 Between No.9 and No.7 Heath Road is the southern entrance to the Heath. Hedges, close-boarded fences and pine trees and silver birch that arch over the pathway flank the pedestrian path. The path descends steeply to the cricket field and thence to Clair Hall, Perry-mount Road and the railway station.



14.2.4 No. 9 Heath Road is a mirror image of No.11. They were possibly built as a pair. The house has been carefully restored. Wrought iron railings front the house.

14.2.6 No.7 Heath Road, known as Heathcote House is a two storey asymmetrical late-Victorian/Edwardian villa built between 1897 and 1912 and currently used as a dental surgery. The building has a projecting gable to the west with a decorative bargeboard of a trefoil pattern and a half hipped roof to the east, flanking a central pitched section with an off-centre door. There are seven windows of assorted design in the façade. All have fanlights with an orthogonal pattern of mullions and transoms. There are two projecting square window bays at ground floor level. Windows at first floor have shallow brick arched lintels. The eastern façade of the building, facing the entrance to the park has a triangular oriel window at first floor. The building has four tall brick chimneystacks. The forecourt has been paved for use as a car park.



14.2.7 In the rear gardens of Nos. 11 and 13 Heath Road and the rear garden of No.9 Oathall Road are two blocks of late 20th century apartments, in total 25 apartments, known collectively as Gladepoint, which are of similar footprint to the Victorian villas in the conservation area. They are not of architectural significance but are largely hidden from view by the sloping terrain, substantial trees and properties along Heath Road. However, they are very dominant when viewed from the gardens in Heath Road and took the place of mature gardens and orchards and sloped down to the park at the rear. They are also prominent when viewed from the Recreation Ground.

14.3 Character Area 3 - Sydney Road

14.3.1 Nos 26 (Little Hill) and 28 Sydney Road are a modest pair of mid-20th century semi-detached houses. Windows are UPVC and the roof has concrete tiles.

14.3.2 Nos 30 and No.32 Sydney Road (Furze Villa) are a magnificent pair of semi-detached red brick houses built at the end of the 19th century. They appear on the 1897 map of Haywards Heath and are distinguished by particularly fine fretted timber bargeboards typical of the Victorian/Edwardian era. Both houses have gables facing the road and decorative yellow clay motifs above the double height splayed windows and arched entrance porches. There are four tall brick chimneystacks and the houses are set back from the road, fronted by thick hedgerows and in the case of No.30 by a low

wall. The two houses are seen against a backcloth of tall trees on the Heath that rises to the south. The negative aspects are that No 32 has UPVC windows and both houses have somewhat mundane garages. The natural slate roof has been replaced, in the case of No. 30 with concrete tiles and in the case of No. 32 with what appears to be metal shingles.



14.3.3 Nos 34 (Gorse Cottage)/36 (Fern Cottage) Sydney Road are a handsome pair of semi-detached brick houses built prior to 1897 in Wealdon stock bricks with red quoins. The houses are set back from the road behind hedgerows and No. 36 has a timber five-bar gate. Both houses have intricate fretted timber bargeboards and four tall chimneys. Both have a splayed window at ground floor and a single window above but whereas No. 34 has retained the original timber sliding-sash windows, the windows of No. 36 have been replaced by UPVC. The central brick entrance porch is a delightful feature of both houses with a double dentil course above the entrance door. The front garden of No. 36 has been given over to a car park.

14.3.4 Nos 38/40 (May Cottage) Sydney Road are a pair of well-proportioned Victorian semi-detached brick houses that is almost exactly the same as Nos 34/36 and built prior to 1897. The houses are built in local stock bricks with red quoins and both houses have a brick entrance porch with a double dentil course above the entrance door. The decorative timber bargeboards are exactly the same as those on the

neighbouring house. Set back from the road No. 38 has a white picket fence and No 40 has a tall hedge. Windows in both houses have unfortunately been changed to UPVC.

14.3.5 Nos 42/44 Sydney Road are a pair of Victorian semi-detached houses with a pedimented façade and flat roofed side extensions built prior to 1874. Both houses are cream rendered with slate roofs and have double-height splayed windows. No. 40 is split into two apartments and the original windows have been replaced with UPVC while No. 42 has retained the original timber cross sash windows. No 42 has a two-storey gabled side extension with a room over a garage that extends to the boundary of the plot.

14.3.6 No's 46/48 are a pair of semi-detached Victorian house built prior to 1874 and set back from the road behind a hedgerow. No 46 has a pitched slate roof facing the highway whereas No. 48 has been changed to concrete tiles. The front façade is built in red brick employing Flemish Bond whereas the side and rear walls are local stock bricks. Common to both houses are the square brick window heads above gauged brick arches, and impressive double dentil courses above the central entrance porch. Both houses have two 12-pane sliding sash windows at first floor with a 16-pane sliding sash window at ground floor. The brick entrance drive to No.46 is laid in a fan-pattern.

on the south side of Sydney Road built circa 1844 some three years after the railway station opened at Haywards Heath. The original owner is said to have carried on business as a carrier of goods and a cart shed with stables at the rear flanks the house. The double fronted house was built on land owned by the Sergison Estate. The modest detached brick built house has a slate roof and six-pane timber sash windows with narrow vertical mullions. Unusual corner windows enhance the house design. An attractive timber porch with a clay tiled roof was added to the house in the late 19th century and can be glimpsed through an arch in the very tall hedge that fronts the property. The well maintained rear garden slopes up to the edge of The Heath and an unusual surviving feature is an outside 'loo'. Immediately to the east of the house is a narrow twitten climbing to the corner of The Heath.



14.3.8 Nos 52 and 54 Sydney Road are a pair of semi-detached Victorian dwellings built between 1841 and 1874. The gabled façade of the two houses faces towards the highway and is painted white render. Windows are timber sliding cross sash with two-storey splayed bays. At No 52 the front garden wall has been removed, the forecourt concreted over and a "temporary" plastic garage erected which is alien to the character of the street. Both houses have concrete roof tiles.

14.3.7 Anecdotal evidence suggests that No 50 (Heath Cottage) is the oldest surviving house



14.3.9 Nos 56 and 58 Sydney Road are similar to Nos 52/54, a pair of semi-detached Victorian dwellings built between 1841 and 1874. The houses are set back from the road behind a hedgerow. No. 56 has a five bar gate with a gravel drive. The gabled façade of the two houses faces towards the highway and is painted white render. Windows are timber sliding cross sash with two-storey splayed bays. No.56 has the original slate roof while No.58 has been reroofed in concrete tiles. The window heads have a simple decorative curvature.

14.3.10 Nos 60 and 62 Sydney Road are a pair of semi-detached Victorian dwellings built between 1841 and 1874 probably by the same builder as 52/54 and 56/58. The gabled façade of the two houses faces towards the highway and is painted white render with two splayed two-storey window bays. No. 62 has a side offshoot with a garage and first floor over. No. 61 has an external iron stair to the first floor on the western façade. The cross sash windows have a curved head detail. Immediately in front of No.60 is a telephone pole with a large number of unsightly connections.

14.3.11 Nos 64/66 Sydney Road are a pair of large two-storey semi-detached Victorian villas built between 1841 and 1874. Now amalgamated they are known as Birchwood Grove Nursing Care Home. The building sits back from the road with a white rendered low wall along the front boundary. The original central doors with flat headed porch have been sealed and the building is now entered from a porch on the east gable. The roof is slate and the facades

has a slightly dowdy appearance with wheelie bins parked on the west side of the building that are highly visible from the entrance. To the west of the entrance is a letterbox with the initials E.I.R.

14.3.12 Nos 68/70 Sydney Road are a pair of two-storey, semi-detached Victorian dwellings with a shared central chimney stack built after the arrival of the railway in 1841 and prior to the 1874 Ordnance Survey. The houses are built in stock bricks employing Flemish bond. The original slate roof has been resurfaced using concrete tiles. The houses are set back from the road behind a grey rendered boundary wall.

14.3.13 Nos. 72/74 Sydney Road are a pair of brick built two-storey semi-detached Victorian dwellings with a shared central chimney stack built between 1841 and 1874. Both houses have a single cross sash window at first floor level and a splayed bay window at ground floor level. No. 74 has a side extension and a wide porch. No. 72 has a small side porch and a brick paved forecourt. The roof of No.74 has the original slate finish. The roof of No. 72 has been resurfaced in concrete tiles that detract from the appearance of the building. Both houses have wooded rear gardens and sit back from the road behind a low boundary wall.



14.4 Character Area 4 - The Heath and the Recreation Ground

14.4.1 At the heart of the conservation area is the cricket pitch. The Haywards Heath Cricket Club was founded in 1897 and runs three Saturday teams that compete in the Sussex Cricket League. The grass amphitheatre on the eastern side permits spectators to gain an elevated view of the game. It is arguably one of the best amateur cricket grounds in the county. A cricket pavilion has stood on the present site since 12th September 1900. The present timber pavilion and score box are in need of renovation but the character should be retained.

14.4.2 The character of the conservation area is heavily influenced by the extensive wooded area described in detail in para 10.1.



14.4.3 A children's playground is located in the centre of the conservation area and it is unobtrusive except for the metal fence that is intended to exclude dogs.



14.4.4 There is abundant wildlife including grey squirrels, nocturnal urban foxes and numerous species of birds.

14.4.5 The rear of buildings on the east side of Perrymount Road are visible and are generally unattractive. The roof of Clair Hall is decaying and drab. It is an unremarkable view and the Heath deserves better architecture. The red gutters and window frames of Sussex House are intrusive. Some new garden fences along the back of houses in Oathall Road do not enhance the Heath.

PART 2 THE HEATH CONSERVATION AREA MANAGEMENT PROPOSALS

15.0 Introduction to Management Proposals

15.1 The designation of a conservation area should not be an end in itself as Section 71(1) of the Planning and Listed Buildings and Conservation Areas) Act requires that the District Council periodically reviews its conservation areas and publishes proposals for their preservation and enhancement.

15.2 Part 1 of this document has assessed the character of The Heath Conservation Area and through this process has identified those features which make the conservation area special and also notes the features which detract from the area.

5.3 Part 2 of this document, the Management Proposals sets out a number of measures to preserve and enhance the special character of the conservation area. These have been identified from the appraisal and consultation with the community and are a series of recommendations for future action. They include proposed boundary changes, problems and opportunities, ideas for enhancement and development opportunities. This part of the document also includes a section on monitoring and review.

16.0 Proposed Boundary Changes

16.1 Two changes are proposed to the conservation area boundary, following a careful review of the existing boundaries and consultation with residents and interested organisations.

- It is proposed that the conservation area be extended to include some of the older properties on the north western side of Sydney Road. The conservation area would include St Richard's Church which is Grade II listed and nos 19, 21 and 23 Sydney Road. These buildings are some of the oldest in Sydney Road and indeed in Haywards Heath and have some fine architectural details. They appear on the 1879 R.E. Ordnance Survey map of the town engraved by E May. This inclusion would protect the setting of the church.

- It is proposed that No.16 Sydney Road (Snowdon House), a splendid 1930s house designed by Harold Turner, be added to the conservation area. It is a very fine example of Turners work, in the 'Sussex Vernacular' style, employing stock bricks, clay tiles, diamond leaded windows painted a distinctive blue, and tall brick chimneys. The house is in an elevated location alongside a twitten leading to the cricket ground.

17.0 Problems and Opportunities

17.1. Oathall Road/ Heath Road is experiencing severe pressure for development in rear and

front gardens. This development comes in several forms; proposals to demolish large houses and to construct several apartments; proposals to build residential apartment blocks in rear gardens, proposals to change existing dwellings into properties in multi-occupation; proposals for garages in front gardens, in front of the accepted building line. This threatens to undermine the character of the conservation area.

17.2 Permitted development rights have resulted in a number of unsatisfactory alterations to houses in the conservation area including UPVC windows being substituted for timber frames, traditional sliding sash windows being replaced by top-hung windows, and slate roofs being replaced by concrete roof tiles or pantiles.

17.3 Several garage extensions have been permitted in the past, which do not enhance the conservation area. Some front gardens have been converted to hardstanding for cars, in the process removing front walls and gardens.

17.4 Sporadic graffiti and broken streetlights mar the quality of the conservation area

17.5 There is an opportunity to increase awareness of the historic qualities of the conservation area and to protect it against inappropriate development. Through producing design guidance.

18.0 Ideas for enhancement

18.1 The ideas form the basis for future action, principally by the District Council and Town Council in collaboration with West Sussex County Council and with property owners. Some of the ideas for enhancement will depend on additional funding being made available and it is hoped that through a partnership between various interested parties that environmental enhancements can be achieved.

- Encourage a high standard of design. Apply strict controls to new design, alterations and extensions in the conservation area and

deter proposals that do not enhance the quality of the conservation area.

- Encourage a high standard of design for the building that will replace Clair Hall in the Haywards Heath Masterplan. The west elevation is particularly important. Encourage an active edge with the park with overlooking to reduce crime and vandalism.
- Resist large extensions into rear gardens that undermine the character of the conservation area.
- Resist unsympathetic adaptation of large family houses.
- Resist the removal of hedgerows and boundary walls to front gardens.
- Resist the conversion of front and rear gardens to create off-street parking spaces.
- Resist the replacement of timber windows with UPVC windows and the construction of UPVC conservatories in the conservation area.
- Resist the addition of over dominant dormer windows
- Resist overhead telephone wires by utility companies.
- Resist incompatible garden sheds and garages especially in the front gardens of large houses.
- Protect views into and out of the conservation area.
- Protect distinctive Victorian / Edwardian brick walling along the boundaries of properties and abutting the park.
- Encourage the use of locally sourced building materials.
- Encourage the sensitive upgrading of the cricket pavilion and cricket nets.
- Promote a palette of colours and details that are sympathetic to the conservation area.
- Review lighting and encourage the repair and where necessary replacement of streetlights in the recreation ground with a design sympathetic to the conservation area.
- Monitor signs in the conservation area and enforce removal of illegal signs.
- Suggest to English Heritage the Listing of several buildings.
- Encourage owners to maintain fences, hedges and walls.

- Encourage the enhancement of the wooded area of the Recreation Ground and the establishment of a local conservation group to carry out conservation work as has been done elsewhere in the district. Names of specimen trees could be identified.
- Consider the establishment of a Heritage Trail identifying important historical features.
- Provide design guidance on alterations and repairs and suppliers of traditional materials.
- Seek to improve the quality of street furniture including litter bins, benches, signposts and lighting columns and improve litter provision and collection in the conservation area.
- Identify a scheme to manage and calm traffic along Oathall Road, Sydney Road and Heath Road.
- Carry out a review of on street parking in Sydney Road with a view to increasing residents parking as a way of preventing front gardens being converted to hardstanding.
- Resist the conversion of family dwelling houses to flats or houses in multiple occupation to ensure a range of dwellings is retained in the conservation area and the character of the conservation area is not harmed.
- When considering proposals for the development adjoining the conservation area consideration must be given to the effect of the proposals on the setting of the conservation area and on the character and appearance of the conservation area itself.
- Identify a scheme to reduce vandalism in the park through partnership working between the council, the police and the organisations.

19.0 Development Opportunities

19.1 There are limited opportunities for development in the conservation area. MSDC would resist the amalgamation of plots in the conservation area so that the opportunities would appear to fall into two categories.

- Extensions to existing dwellings within the plot boundaries. Any proposal would be required to be of high quality design and compatible with the scale, materials and detailing of the existing building.

- Replacement of buildings of limited architectural quality. Proposals for replacement would be required to be of exceptionally high standard of design that will enhance the conservation area.
- The Town Centre Masterplan calls for the redevelopment of Clair Hall and the Age Concern Building on the western fringe of the conservation area. Encourage a high standard of design and an active frontage facing the cricket field.

20.0 Monitoring and Review

20.1 The Heath Conservation Area Appraisal should be monitored and updated at not less than five yearly intervals from the date of publication. The review should include whether the various recommendations in Part 2 have been acted upon and how successful this has been. It should also highlight any new issues to be addressed. The Council will consider the preparation of a conservation area policy supplementary planning document setting out design guidance and practice for preserving and enhancing the conservation areas in the district.

21.0 Adoption of the Conservation Area Appraisal

21.1 Following adoption of the Conservation Area Appraisal MSDC will proceed to formally amend the legal boundaries of the conservation area.

Appendices

Glossary

Ashlar - Masonry employing large blocks of stone dressed with a scabbling hammer or sawn and carefully laid to give fine joints.

Bargeboard – Projecting board, usually of wood and often carved or fretted, placed against the incline of the gable of a building to cover and

protect the ends of the purlins and/or rafters.

Cogged eaves cornice – A decorative course of brickwork laid diagonally as an alternative to a dentil course.

Coping – A course of stones or bricks laid on top of a wall.

Cornice – A projecting ornamental moulding along the top of a building or wall. Strictly the uppermost portion of an entablature in Renaissance architecture.

Cross-casement window – A casement window (hinged at the side) with one transom and one mullion dividing the window into four panes.

Cross-sash window – Similarly a window with one transome and one mullion.

Cruciform chimneystack – A large brick chimney stack in the form of a cross on plan.

Dentil course – A course of brickwork featuring alternate projecting headers in the cornice or string course.

Doorcase - The complete door assembly including, doorjambs, door head, door lining, door-posts, architraves, pilasters, transoms, fanlight and door.

English bond - A brick bond in which alternate courses are composed entirely of stretchers and headers.

Façade – The face or elevation of a building, usually referring to the front elevation, which contains the main entrance and addresses the street or a courtyard.

Fanlight – Semi-circular window with sash bars arranged like the ribs of a fan. More generally used to describe any window above a door transom.

Finial – A vertical ornamental feature at the top of a gable, cupola, canopy or at the end of a

pitched roof.

Flemish bond brickwork - a brick bond which shows, in every course, alternating headers and stretchers.

Frieze – A horizontal band forming part of an entablature of a classical building between the architrave and the cornice. More usually used to describe a band of decoration running along the wall just below the ceiling.

Fleur-de-lys – In heraldry, a formalised lily, as in the royal arms of France.

Gable – Area of wall, often triangular at the end of a double-pitch roof. In this context often a kneelered gable.

Gabled dormer – A window for a room within a roof space that is built out at right angles to the main roof and has its own gable. Variations are a square headed dormer and a hipped dormer.

Gauged brick arch – A shallow brick arch. Bricks are formed to a tapered shape necessary to form an arch with neat jointing.

Half-hipped roof – Roof with partial gable and upper part hipped.

Hipped roof – A roof with sloping ends and sides.

Modillion cornice – An ornamental cornice.

Mullions – Vertical divisions in a window dividing it into two or more 'lights'.

Noggings - Bricks used to fill the spaces between timbers in a timber framed building, often in a herringbone pattern. Noggings can also be in the form of plaster on timber laths.

Oriel window – A window that projects on brackets or corbels and does not start from the ground.

Parapet – A low wall above the roof gutter par-

tially concealing the roof.

Penticed weatherhood – A projection from a main wall giving protection to a window or door, often in the form of a lean-to tiled roof. From the French appentis meaning appendage.

Pilaster – a representation of a classical column in flat relief against a wall.

Quoin – Stones or bricks used to emphasise the angle of a building, usually larger or a different texture to the other blocks or bricks in the wall and alternately long and short.

Sandstone plinth – A horizontal projecting course or courses of sandstone built at the base of a wall.

Stretcher bricks – bricks laid with their long side parallel to the length of the wall.

Square door hood – A simple projecting flat roofed hood above a door opening often covered with lead.

String course – A horizontal band of bricks or stone often carried below windows or at window head height imparting a feature to a building.

Terracotta – Moulded and fired clay ornament or cladding usually unglazed e.g. a finial.

Transom – Horizontal division or cross bar of a window or the member separating a door from a fanlight above.

Vernacular architecture – Traditional architecture employing materials, forms and construction practices that are particular to a region or country.

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Haywards Heath Town Council
The Town Hall
40 Boltro Road
Haywards Heath
RH16 1BA

Tel: 01444 455694
Email: towncouncil@haywardsheath.gov.uk

St. Francis & Hurstwood Park Hospitals Museum Trust
c/o Colin Manton
Kilve
College Road
Haywards Heath
West Sussex

For further information relating to listed buildings and conservation areas contact:

English Heritage
1 Waterhouse Square
138-142 Holborn
London EC1N 2ST

Tel: 020 7973 3000

The Society for the Protection of Ancient Buildings (SPAB)
32 Spital Square
Spitalfields
London
E1 6DY
Tel: 020 7377 1644

The Garden History Society
70 Cowcross Street
London
EC1M 6EJ
Tel: 020 7608 2409

The Georgian Group
6 Fitzroy Square
London
W1T 5DX
Tel: 020 7529 8920

The 20th Century Society
70 Cowcross Street
London
EC1M 6EJ
Tel: 020 7250 3857

For the 'Care of Victorian Houses' leaflet, contact:

The Victorian Society
1 Priory Gardens
Bedford Park
London
W4 1TT
Tel: 020 8994 1019

Ian Nairn and Nikolaus Pevsner, *Sussex: The Buildings of England*, Penguin Books, 1965.

Wyn K Ford and AC Gabe, *The Metropolis of Mid Sussex: A History of Haywards Heath*, Charles Clarke, Haywards Heath, 1981.

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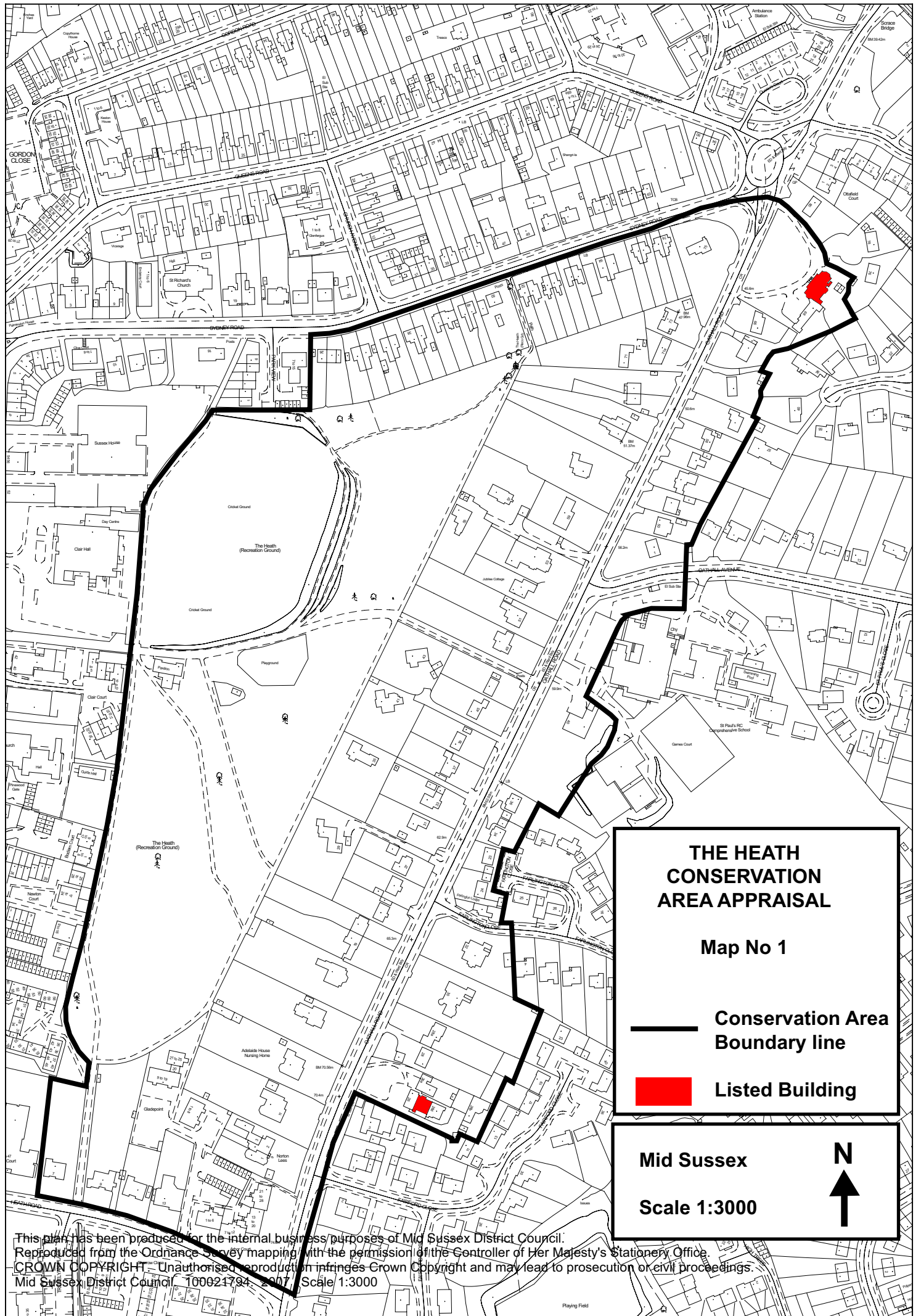
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Mid Sussex District Council, The Heath Conservation Area, March 1989.

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**THE HEATH
CONSERVATION
AREA APPRAISAL**

Map No 1

-  **Conservation Area Boundary line**
-  **Listed Building**

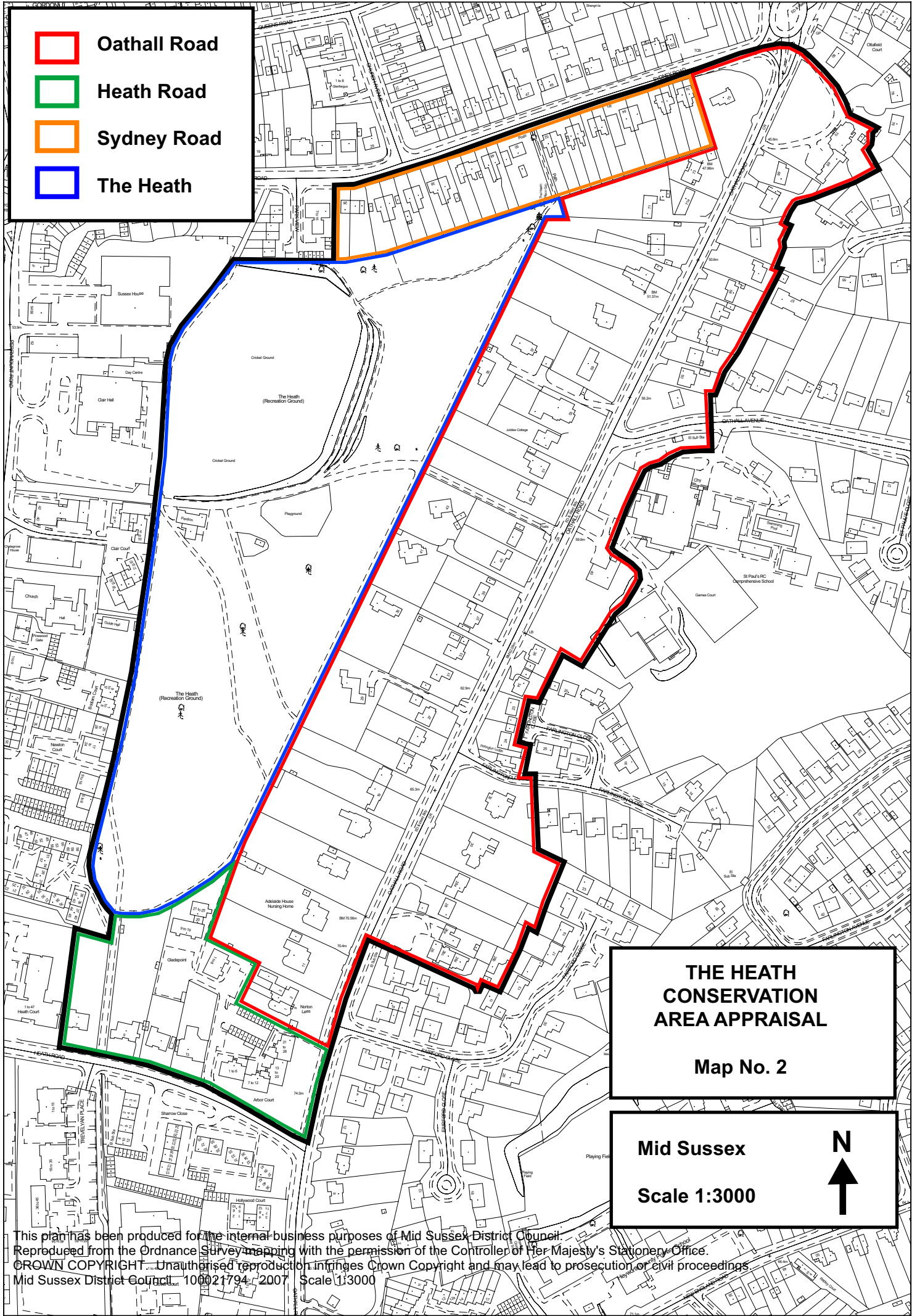
Mid Sussex

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- Oathall Road
- Heath Road
- Sydney Road
- The Heath



**THE HEATH
CONSERVATION
AREA APPRAISAL**

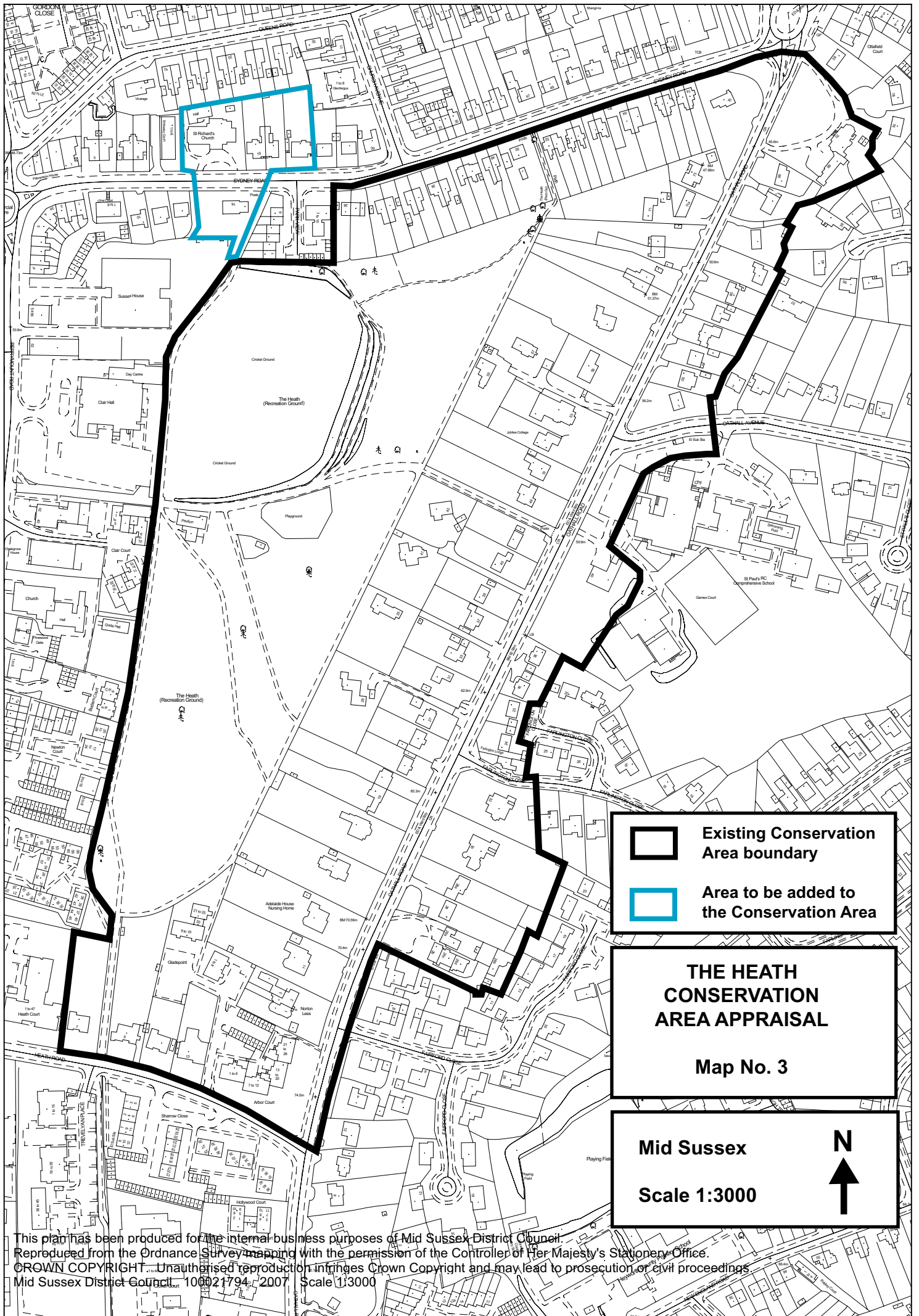
Map No. 2



Mid Sussex

Scale 1:3000

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 Existing Conservation Area boundary
 Area to be added to the Conservation Area

**THE HEATH
 CONSERVATION
 AREA APPRAISAL**

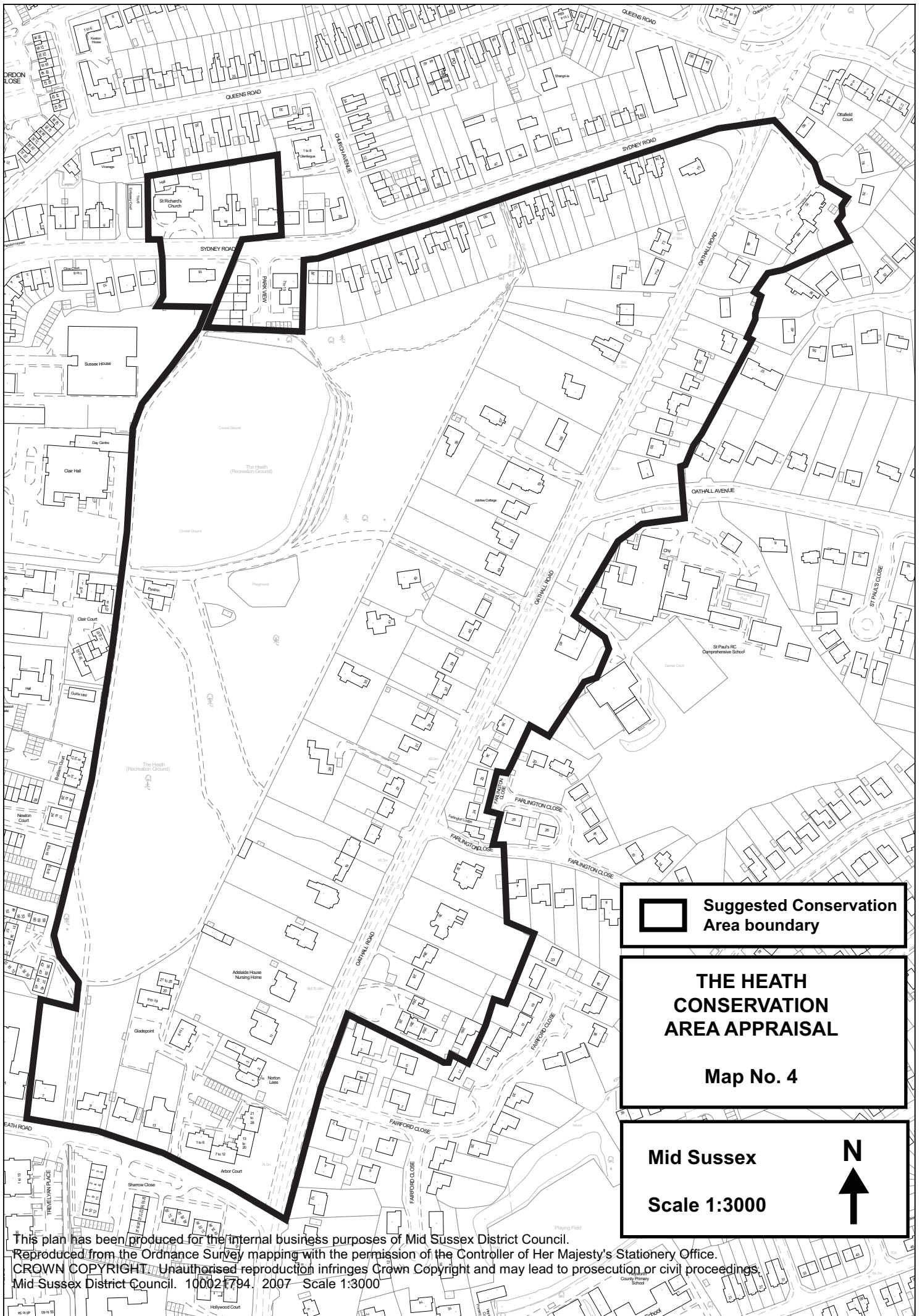
Map No. 3

Mid Sussex

Scale 1:3000

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 Suggested Conservation Area boundary

**THE HEATH
CONSERVATION
AREA APPRAISAL**

Map No. 4

Mid Sussex

Scale 1:3000

N


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