

WEST HOATHLY CONSERVATION AREA



Mid Sussex District Council

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WEST HOATHLY CONSERVATION AREA APPRAISAL

Executive Summary

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

Part A 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 B details various Management Proposals, including a series of recommendations to preserve and enhance the area and also proposed changes to the boundary of the Conservation Area.

The document will inform planning practice and

policies for the area and provides guidance for Development Control officers in assessing planning applications. It also gives the local community clear advice on what should be cared for and preserved within the Conservation Area and what enhancements should be made.

Some of the special qualities of the West Hoathly Conservation Area are outlined below:

West Hoathly is a typical Wealden ridge-top settlement. The Conservation Area illustrates the evolution of the village from medieval times until the present. The layers of history are evident in the physical form and materials employed on the buildings. The village plan is still based on the original medieval street pattern. Today many of the relics of the rich history of West Hoathly survive which make it such an interesting place to live in or visit.

The area known locally as Queens Square together with a number of buildings dating from 14th to 16th Century informally grouped around

St. Margaret's Church form the Medieval Core of the Conservation Area. Situated between the imposing stone buildings of the Church and the Manor House are examples of Wealden timber framed open hall houses which have been refaced with brick and tile hanging except for the famous Priest House, where the timber framing is still evident. Heading south from Queens Square, North Lane forms a sweeping bend. On its eastern side are located a number of attractive cottages dating from the 17th and 18th Century. North Lane narrows northwards from The Cat Inn with buildings more closely grouped together, built close to the edge of the road with irregular building lines.

The eastern section of the Conservation Area is formed by Church Hill which comprises a small group of cottages set down in the valley. Proceeding west, Church Hill winds steeply up to Queens Square. Climbing the hill the eye is drawn to the Old School House and the attractive wrought iron gated entrance of the Church located above on the bend. The churchyard and private gardens built into the western slope of this valley provide attractive views into and out of this area.

Within the Conservation Area, interest and variety are achieved by irregular building lines, colourful and natural materials. Turning corners full frontages of some buildings are seen and detailed side elevations of others. Every view has an attractive focus.

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Part A

1.0 Introduction

1.1 The southern part of West Hoathly was designated as a Conservation Area in December 1972.

1.2 In January 2008, 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.

1.3 Character is defined as a distinct, recognisable and consistent pattern of elements that make each townscape different. Character is influenced by particular combinations and patterns of visual, historic and cultural elements. 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 aspects in improving people's quality of life.

1.4 The Conservation Area of West Hoathly contains buildings dating from variety of

historical periods, from Domesday to more recent times. In order to gain an understanding of the development of the village, a large number of historical records were examined, many of which were provided by West Hoathly Local History Group. A detailed field survey of the area was carried out during January - March 2008, which involved taking notes, photographs and sketches on aspects that make the place distinctive and special.

1.5 In preparing the West Hoathly Conservation Area Appraisal and proposed changes to the boundary, an exhibition and public meeting was held and views have been sought from local residents, the parish council and interested organisations. Comments received from that consultation have been included in the appraisal document where appropriate. Further consultation was carried out on a final draft document and proposed changes to the boundary.

1.6 Part A of this document forms the appraisal of the Conservation Area. It identifies the elements that contribute to the special historic and architectural character of the area and those features that detract from it. Included within Part B are the Management Proposals, which set out a series of recommendations to preserve and enhance the area and also proposed changes to the boundary of the Conservation 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 originally 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.

2.2 Government advice relating to Conservation Areas is set out in Planning Policy Guidance Note 15 (PPG 15). This explains that under Sections 69 and 71 of the Planning (Listed Buildings and Conservation Areas) Act, Local Planning Authorities are required to review the extent of designation and to draw up and publish proposals for the preservation and enhancement of their Conservation Areas. PPG 15 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 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 consists of a ‘portfolio’ of documents, setting out the planning policies

for the area. Existing Local Plan policies will be saved until replaced by the new documents.

2.5 The Conservation Area Appraisal for West Hoathly will include an assessment of the character of the area and recommendations for enhancement and will support the policies in the Development Plan by clearly identifying what it is about the character and appearance of the area that should be preserved or enhanced. It will be adopted as a technical document and will be a material consideration in determining planning applications.

2.6 The current local planning policies that relate to Conservation Areas are set out in the Mid Sussex Local Plan (May 2004). Policies in the Built Environment Chapter seek to protect the historic environment. In particular, there are four policies relating specifically to development that impacts upon Conservation Areas. Policy B12 requires that special attention is given to preserving or enhancing the character and appearance of Conservation Areas. B13 prohibits the demolition of buildings in Conservation Areas, unless there are exceptional circumstances. B14 refers to the importance of the street scene and the use of traditional materials within Conservation Areas, whilst B15 refers to the protection of the setting of the areas.

3.0 Location and Physical Setting of West Hoathly

3.1 West Hoathly lies on a high ridge reaching about 600 feet (180 metres) above sea level, approximately 5 miles in a southerly direction from East Grinstead. It is located in the middle of the parish, with the dwellings at its north built on a sandstone outcrop that falls away to Gravetye Manor giving a spectacular view over the valley. The road system has been influenced by the lie of the land, and the ridgeway (which can be followed from Turners Hill through West Hoathly and across the Ashdown Forest) is an ancient track. To the south of the village the land falls away in two narrow ridges, one down Hook Lane to Hook Farm, and the other from Hoathly Hill down

Hammingden Lane to the village of Highbrook. Again, the views from one to the other (Hoathly Hill to the Church or vice versa over the valley) and southwards, between the ridges over the valleys of the River Ouse towards Lewes and the South Downs, are stunning.

3.2 As set out in the Mid Sussex Landscape Character Assessment (2005), West Hoathly is located in the High Weald Landscape Character Area which lies wholly within the High Weald Area of Outstanding Natural Beauty. It is described as a wooded, confined, rural landscape of intimacy and complexity, perceived as attractive, locally secluded and tranquil. Key characteristics of this landscape are numerous gill streams which have carved out a landscape of twisting forest ridges, secluded valleys and sandstone crags. The ancient, densely wooded landscape of the High Weald is seen in perfection.

3.3 The geology of the area is complex and locally variable. It is based on an alternating pattern of heavily faulted, slightly inclined thin sandstone and clay beds which are exposed successively in the deeper valleys. In many places in West Hoathly, local outcrops of sandstone form low dramatic crags for instance at the rear of Selsfield Road, Church Hill and Chapel Row. The underlying rocks contain the entire geological sequence of the High Weald Hastings Beds. The majority of the area comprises mainly Upper and Lower Tunbridge Wells Sandstone and clays and Grinstead Clay in alternating sequences.

4.0 General Character and Plan Form

4.1 The Conservation Area is based on North Lane and Church Hill and right at the centre is an area known as Queens Square where the two roads meet and the Church stands. The square is emphasised by buildings positioned at



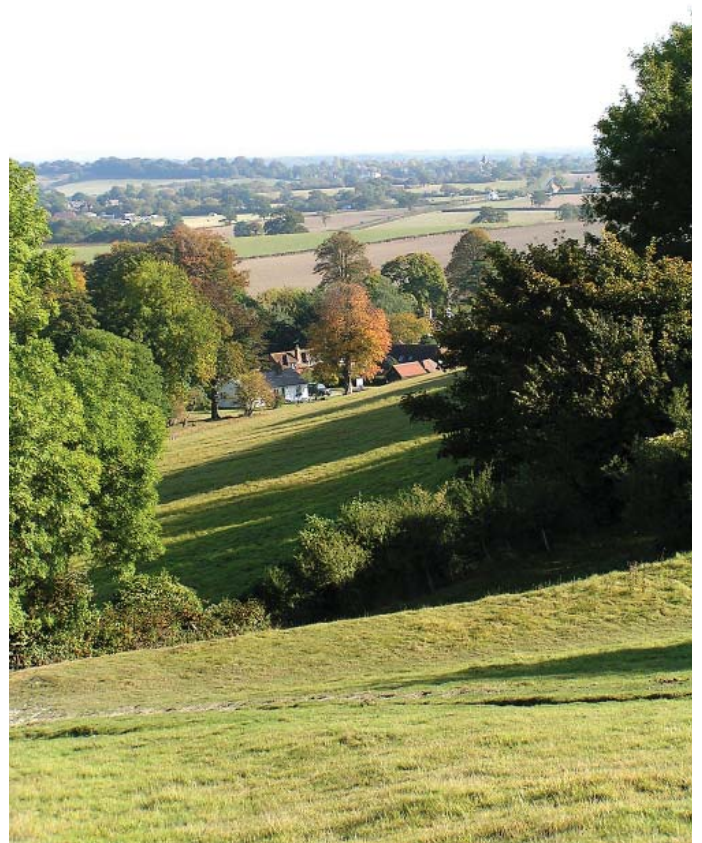
right angles to the road. The Conservation Area is primarily residential and rural in character. It extends over approximately 11 hectares in area. It is approximately 376 metres from east to west and 630 metres from north to south.

4.2 North Lane runs right through the Conservation Area. South from Queens Square it is fairly wide with a footpath along its eastern side and past The Manor House it forms a sweeping bend. Properties are loosely grouped in this part of the Conservation area with large curtilages still following the original medieval street plan. Whilst properties are loosely grouped there is a sense of enclosure provided by some houses being sited on the back edge of the road and some at right angles to the road such as The Cat Inn, Combers and Lunctons providing important end stops in the street scene. The northern part of North Lane is different in character and is long and linear in plan form. North Lane narrows northwards from Queens Square with buildings more closely grouped together and built close to the road. Whilst there are some older properties in this part of the Conservation Area it represents a later extension to the village. Proceeding east from Queens Square, Church Hill winds steeply down the valley to form a right angle in the road to lead to Weavers Cottages and then out of the village. There is less built frontage in this part of the Conservation Area due to the contours of the land.

countryside, numerous informal footpaths lead from the road frontages straight out to the open countryside. There are few hard edges and the gardens and curtilages of the dwellings merge into the landscape. In the eastern section of the Conservation Area some of the properties cling to face of the sandstone valley. This interface of historic settlement and countryside is unusual in Sussex where more modern development has usually encircled the settlement.



4.3 An important characteristic of the Conservation Area is its relationship with the countryside. Houses back onto open





Images from West Sussex Past Pictures website
www.westsussexpast.org.uk/pictures

East Grinstead Museum

5.0 Archaeology

5.1 No archaeological evidence of prehistoric or Roman settlement has yet been recorded from the historical core of West Hoathly, though there are prehistoric sites recorded in the parish, including Mesolithic rock shelter sites and the Iron Age promontory fort at Philpots Camp, and to the west there was a Roman Road from London to the Portslade area. Evidence would suggest that the origin of Anglo-Saxon and early medieval settlement at West Hoathly was a swine pasture, a clearing in woodland which provided acorns for the Stanmer estate's/manor's pigs, in the early Autumn, prior to the winter slaughter. What later became the parish of West Hoathly belonged by the time of the Domesday Book essentially to two different manors. There is evidence of medieval iron working in the parish as medieval iron ore extraction shafts (minepits) were observed during clay extraction at Ibstock Brickworks, and recently excavated evidence for iron ore processing at the same site.

6.0 Historical Development

6.1 Like many of the settlements in the High Weald the origins of West Hoathly are based

on seasonal pannage and transhumance (i.e. allowing pigs to feed on acorns and beechmast, and moving livestock from the lowlands in the summer to the Wealden forest in the winter). This produced a distinctive dispersed settlement pattern of farmsteads located within discrete, or enclosed holdings. The small-scale nature of the holdings owed its origins to dens and, later, assarts, and ensured that the density of farmsteads was high. By the early 14th Century nucleated villages had emerged primarily based on trade and non-agricultural rural industries.





Post Office, West Hoathly, Sussex.

West Sussex County Council Library Service
 Images from West Sussex Past Pictures website
www.westsussexpast.org.uk/pictures

6.2 The name West Hoathly has Anglo-Saxon origins and means heath clearing. The oldest part of the village runs north south alongside St Margaret's Church. Ralph de Cahagnes, a Norman Lord, established the Church in about 1090. At that time the Church was a simple stone building which served the few families that lived in dwellings in woodland clearings. Terraces on the hillside east of the church may have been used as a medieval vineyard. Later, opposite the church, in the 15th and early 16th Century, open-hall houses were built along what was known as The Street. Of these, the Priest House, Combers and The Cat Inn remain. The Cat Inn was known as the Ale House in 1615. Another of these houses was replaced in the late 1620s by the stone Great House, later called The Manor, which the Infields of Gravetye built as a dower house.

industry would have been an important activity at this time and supported the building or enlargement of a number of fine houses in the Parish of West Hoathly.



6.3 By the end of the 16th Century, houses with chimneys were being built which had a simpler form to the open halls, and could accommodate garrets or lofts under the roofs. The Strakes, just to the north of the Church, and Upper Pendent, to the south of the Church, are good examples of this new style. The iron

6.4 The High Weald was perfect for the iron industry and in the 16th century there was a huge demand for iron for the manufacture of cannon. This brought new prosperity in the form of water-powered iron working sites. The furnaces needed charcoal, the ore had to be mined and transported, ponds and dams were

made and woodland coppiced. Iron masters became rich and furnaces were established at Chittingly, Strudgate, Stumblett, Gravetye and Mill Place. The iron grave slabs in St Margaret's Church, brought in from the graveyard are memorials to Richard Infield of Gravetye and his son. The village forge stood at the junction of North Lane and The Hollow for at least three centuries. The iron industry started to decline in the 17th Century when coke could be made from coal. It however left a legacy of ponds, place names and some fine houses from the profits.

6.5 In the 17th Century a timber-framed house at Hoathly Hill was built near where the tannery operated. The tannery was an important business, especially with the decline of the iron industry in the late 17th Century during which time there was very little building in the Parish except for barns to store and process crops. The larger house on Hoathly Hill was not built until later and, like most of the larger 19th and early 20th Century houses, has since been divided up. Philpots Quarry to the south west of the village was established in the 19th Century and still provides high quality sandstone for building works.

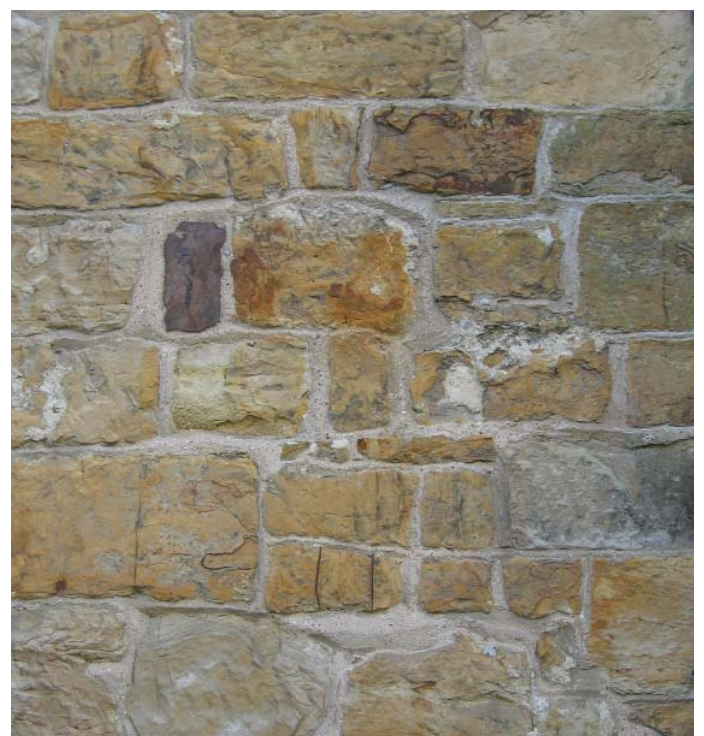


6.6 In the mid 19th Century the first purpose-built school for the children of West Hoathly was built (1839). Later in the Century railways were constructed, with the line to East Grinstead including a station at West Hoathly completed in 1882. With stations at West Hoathly and Kingscote many well-to-

do people bought property in the parish. They could buy an older house and modernise it or build a new property. It was these wealthy newcomers that heralded the changes to the traditional rural way of life of the village. Today many of the relics of the rich past history of West Hoathly survive which make it such an interesting place. Like many villages in the South East of England commuting to London is very evident but there are also many local businesses and a lively community spirit in the village.

7.0 Building Materials and Distinctive Local Features

7.1 The appearance and character of the Conservation Area owes much to the rich variety of architectural forms, styles and materials represented by its buildings. These reflect the influence of successive historical periods, as buildings have been adapted to meet rising standards of comfort and changing economic base in the village.



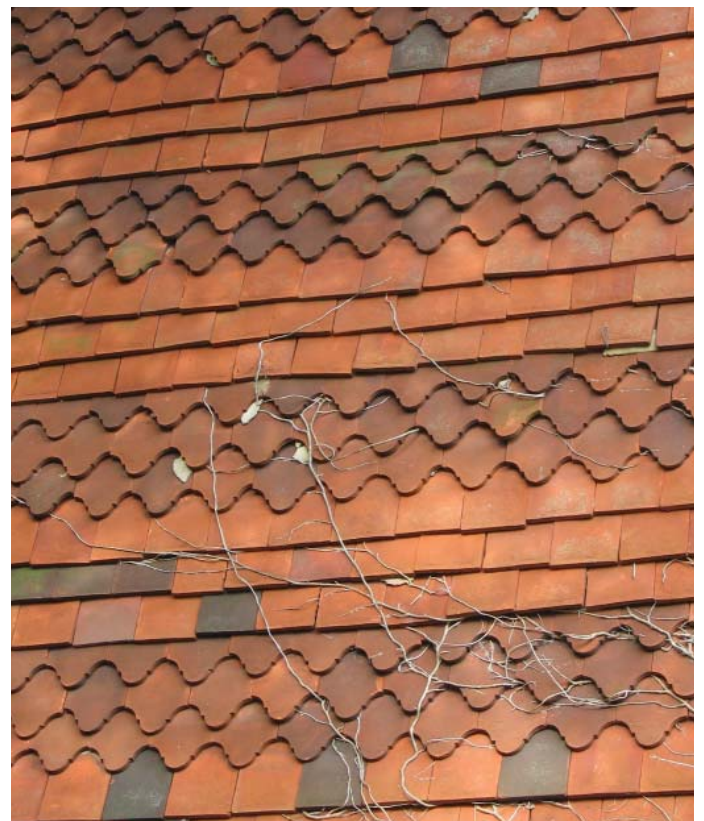


for roofs and to great effect for tile hanging using a variety of patterns including fish scale, plain bull nose and club. The Church has a shingled spire and Weavers Cottage some shingle tile hanging. Horsham stone is used for roofing on some pre-1800 buildings and the village bus shelter.

7.2 Materials used in the Conservation Area reflect the historical periods and what was locally available in this part of Sussex. The sandstones and clays of the High Weald formed the materials for building works. Philpots Quarry established in the 19th Century still produces very fine sandstones and Ibstock Brickworks in the nearby settlement of Sharpthorne makes high quality bricks. Grander buildings were primarily built in sandstone reflecting their importance. There is a predominance of locally available brick; the dark red colour of much of the brickwork is due to the high level of iron within the local Wealden clay. The pre 18th Century buildings are timber framed many refaced with brickwork and tile hanging. The timber framing is evident at the Priest House and at the rear of The Parsonage.



7.3 Brick work is found in a variety of bonds, particularly Flemish bond. Some of the buildings are finished in painted brickwork, predominantly white in colour and there are some examples of weatherboarding. Wealden clay tiles are used





7.4 A wide variety of traditional details are employed including hipped and half hipped roofs, gabled dormers and gabled porches, dentil courses, casement windows and projecting windows, diamond shaped widow panes, panelled and planked doors, fanlights above doors, elaborate and detailed chimney

stacks. The iron industry has left a legacy of many good examples of local ironwork, including the West Hoathly village sign made by George Newnham former blacksmith at the forge in North Lane.



7.5 Maintaining the character of the Conservation Area becomes increasingly challenging as locally produced materials become rare and/or expensive. However the historic core of the Conservation Area has seen little recent change and is very well preserved with buildings being carefully repaired and restored using traditional materials.

8.0 Paving Surfaces

8.1 There is limited variety of paving surfaces. In all instances the main vehicular carriage way is black tarmacadam. The only pavement in the Conservation Area is along the eastern side of North Lane and comprises black tarmacadam with granite sets. On the opposite side is a grassy bank in front of the Manor House. Within the churchyard footpaths are laid out in red brick paviers.





9.0 Street Furniture and Boundary Treatment

9.1 There are various items of street furniture and a variety of boundary treatment within the Conservation Area, some of which make important contributions to the area's distinctive character. There are picket fences, post and rail fences, iron railings, sandstone walls, sandstone with brick walling above and hedges and grass verges.



9.2 Other pieces of street furniture within the Conservation Area include seating, notice boards, rubbish bins, a bus shelter made of oak with an Horsham Stone roof and also a listed red telephone box.



10.0 Open Spaces and Key Views

10.1 The primary open space within the conservation area is the Bowls and Cricket Ground which contains modern pavilions, a bowling green, tennis courts and cricket and football pitches. The Churchyard is an important quiet space for contemplation within the village providing formal paths which weave their way down the terraces.

10.2 The layout of the southern part of the Conservation Area is based on a loose collection of buildings surrounded by attractive gardens such as the Manor House and the Priest House. The garden of the Priest House is open to the public and was designed by William Mount, Vice Chairman of the Sussex Historic Gardens Trust. It is planted as a typical English cottage garden. It is beautiful and interesting to visit at all times of the year with a range of planting coming into bloom at different times.

10.3 The most significant wide views out of the Conservation Area are from the Churchyard and from the Bowls and Cricket Ground. Spectacular panoramic views are afforded over the High Weald countryside and towards the South Downs.

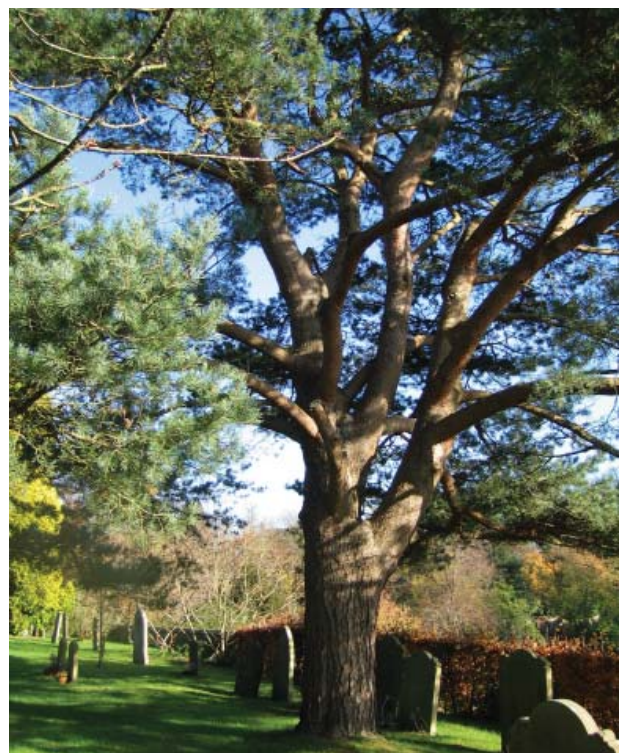
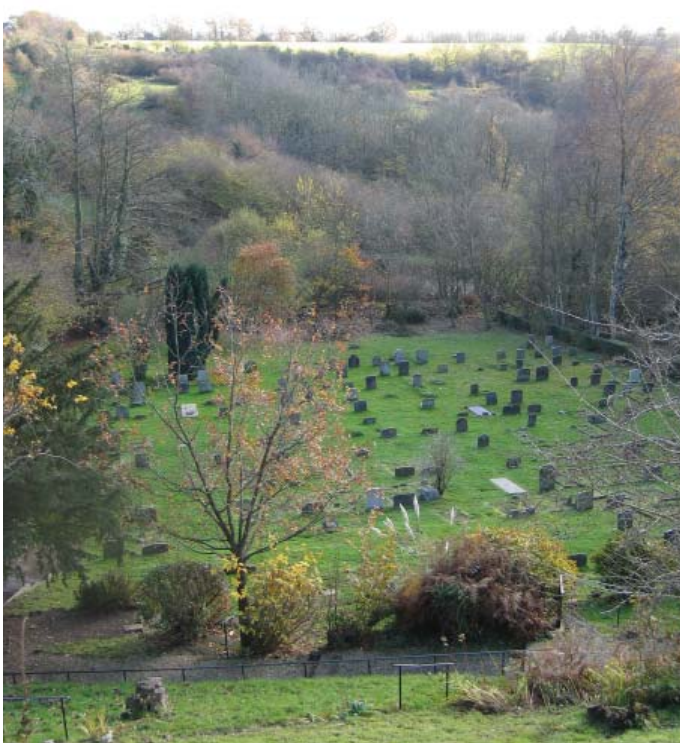
10.4 In the wider countryside looking back towards the village attractive views of the Church and its spire and some of the buildings in the Conservation Area can be seen. The village sits very well in the landscape surrounded by mature trees, with the Church at the top of the ridge and the surrounding buildings falling down the valley slopes.

10.5 There are important views of key buildings within the centre of the Conservation Area. Turning corners full frontages of some buildings are seen and detailed side elevations of others. Looking up and down North Lane and Church Hill every view has a focus. The key views of the wider countryside and the key internal views of buildings are shown on Map No 6. It is important that these views are maintained and not spoilt by development that intrudes or jars.



11.0 Trees

11.1 Trees also make an important contribution to the Conservation Area. Whilst this is not reflected by the number protected by Tree Preservation Orders, they are protected by the Conservation Area status. Some of these important trees include the Oak on the corner of North Lane with Hook Lane adjacent to the bowling pavilion, a Copper Beech within the curtilage of The Vineyard, a Scots Pine within the grounds of the Priest House, a Cherry in front of The Strakes, trees within the churchyard and within the gardens of Luctons and The Vineyard. There are many mature trees along the boundaries of properties providing an attractive background to the Conservation Area.





13.0 Street Lighting

13.1 There is no street lighting in the village which enables residents to enjoy starlit skies. However overhead wires and supporting poles are very apparent, particularly in North Lane from Queens Square northwards. The removal of these overhead wires would be a significant improvement to the appearance of the Conservation Area.

13.2 Some properties have installed security lighting and this can be very intrusive if it is not carefully sighted and the intensity and duration of the illumination controlled.



12.0 Traffic Management and Parking

12.1 Visitors and those residents who do not have a private garage or driveway, compete for the limited on-street parking spaces in the village. At times the available parking is simply inadequate. The combination of the narrowness of the road and cars being parked on tight bends can make the area dangerous for pedestrians and motorists alike. This is particularly a problem at weekends when The Cat Public House is an extremely popular destination for day-trippers, or when the village hall is being used.





14.0 Character Appraisal

14.1 The Conservation Area has 3 distinct character areas. They are based on the historic form of the development and can be identified as follows:

Character Area 1 – The Medieval Core of Queens Square, including properties along the southern part of North Lane.

Character Area 2 – North Lane from Queens Square northwards.

Character Area 3 – Church Hill including The Old School House, Little Greeting and Weavers Cottages.

15.0 Detailed Character Appraisal

15.1 Character Area 1

Character Area 1 – The Medieval Core of Queens Square, including properties along the southern part of North Lane.

This character area comprises the area known as Queens Square, the medieval core right at the centre of the Conservation Area and properties along the southern part of North Lane. Queens Square is formed by the meeting of North Lane and Church Hill and comprises buildings dating from 14th to the 16th century informally grouped around St Margaret's Church, the oldest building originating from 11th century. The Manor House and the Church have an imposing presence. There are a number of outstanding buildings, some originally timber framed open hall houses that have been refronted with brick and tile hanging except for the famous Priest House where the timber framing is still visible. North Lane runs through the Conservation Area forming a sweeping bend to the south. The Vineyard, 1 and 2 Lower Pendant, Rose and Phlox Cottage provide an attractive cohesive group along the eastern side of North Lane. Properties here are a variety of ages, some 15th Century. They are designed with a variety of detail and materials including weatherboarding, brickwork and tile hanging

but also containing other elements of similarity including small porches, tiled roofs and casement windows. Whilst properties are loosely grouped in this part of the Conservation Area there is a sense of enclosure formed by houses being primarily situated on the back edge of pavements. This is further emphasised by The Cat Inn at the north end of Queens Square and Lunctons at the southern end of North Lane being sited at right angles to the road.

Key characteristics

- **St Margaret's Church with its distinctive tower and shingled spire seen in many view points around the village;**
- **Medieval core comprising buildings dating from 14th to the 16th century informally grouped around the Church;**
- **Low density of properties with historic plots still evident;**
- **Terraced churchyard with spectacular views;**
- **Sandstone wall and grass verge in front of the Manor House;**
- **Sense of enclosure due to properties being sited close to the road and properties situated at right angles to the road at the northern and southern ends;**
- **Attractive cohesive grouping of cottages along the bend in North Lane which have elements of similarity including small porches, tiled roofs and casement windows;**
- **Beautiful mature gardens at the rear of properties.**



15.1.2 The Church is the oldest building in the village and is Grade 1 listed. It consists of a chancel, nave, south chapel, south aisle, south porch and west tower with a modern vestry. The walls are of local sandstone, the roof covered partly with Horsham stone and red tiles. The nave dates from 1090; it had a small square chancel, of which the north wall remains. A narrow south aisle with an arcade of two bays was added c.1175. Around the middle of the 13th Century the chancel was lengthened so that it exceeded the length of the nave. The second addition was the south chapel c. 1270 with an arcade of two bays; an original 12th Century doorway and 13th Century lancet window were removed from the chancel wall and replaced in the new south wall. The west tower was the final medieval enlargement in the 1400's and the loss of the west window of the nave necessitated the insertion of a larger window in the north wall later in the century. The octagonal spire is tall and is splayed out to the square at the base. At the top is a copper ball and arrow vane. The church was restored in 1870 and a modern south porch added later constructed of timber on dwarf stone walls with six lights in each side.

15.1.1 The parish church of West Hoathly sits at a high point in the village right at the centre of the Conservation Area and together with its churchyard is an unique and special place in West Hoathly. The distinctive tower and shingled spire of the church can be seen in many view points around the village. There are three entrances to the Church and churchyard. The main entrance is through an impressive stone and wooden Lychgate.



15.1.3 The churchyard is large and well laid out sloping steeply eastwards and constructed of terraces with formal paths leading to a more modern cemetery. The churchyard is used by people to sit, contemplate and enjoy the views. The paths lead to viewing points, interesting features and places to sit. The panoramic views are spectacular across the High Weald countryside and towards the South Downs. The walls of the churchyard are listed, built in 18th Century about 3ft high and constructed of rectangular blocks of sandstone. A beautiful stone arched Lychgate is located where the two walls meet, designed with a Horsham Stone roof and given to the church by William Robinson, the famous gardener and owner of Gravetye Manor in 1923. It has a simple geometric wooden gate. The Cenotaph commemorating the Great War is located on the north side of the churchyard.



15.1.4 To the North of the Church is The Cat Inn of early 16th Century, with a later inserted chimney stack having a wide fireplace and Grade II listed. The walls are painted brick work with deep red fish scale tile hanging. The ancient timber framing is visible inside with one lower room retaining an original moulded dais beam and very wide flat joists. Highly cambered tie beams are seen in the upper rooms. The roof is constructed of clay tiles. Seating is provided at the front of the inn overlooking the Church. A large extension has recently been added, designed with a series of pitched roofs and large areas of glazing. The name 'The Cat' may derive from the leopard emblem of the Sackvilles of Knode.



15.1.5 To the east of The Cat Inn is The Strakes located at the top of Church Hill and overlooking the churchyard. It was formerly the village shop but is now a house. The building dates from the 16th Century and is Grade II listed with the bay shop window inserted in the 19th Century. It has a clay tile roof with clay

tile hanging at first floor level, and red brick work with blue headers in a flemish bond at ground floor. The front elevation is designed with four rectangular sash windows at first floor. At ground floor there is a rectangular bay shop window with fine glazing bars of three sections of 12 panes, and two square sash windows either side of a central doorway which has a rectangular fanlight and flat hood over. Attached on the right hand side is a small single storey lean-to extension.



15.1.6 Opposite The Cat Inn on the west side of Queens Square is Combers. It is a 15th Century timber framed, open hall house, Grade II listed. The upper floor was added in the 16th Century. The building was re-fronted with red brick and grey headers on ground floor and tile hung above. The roof is Horsham Stone. The three-storey cross wing was added in the 17th Century. On the south side is a fine chimney stack, built of sandstone and a brick upper part with two square shafts. At the rear is a smaller chimney also of stone with a square shaft of thin bricks. Both have wide fireplaces. It has casement windows designed with diamond-shaped panes. Attached to the Combers on its north side is a unique bus shelter, perhaps the finest in Sussex. It is constructed of oak with a Horsham stone roof. Along the front oak beam is written: 'Godwin and Charlotte King 1948.'



15.1.7 The Old Parsonage adjacent to Combers was probably the Curates house in the 17th Century. Behind the Regency facade, added when it was converted into a Mercers shop, is a 17th Century timber-framed building with plaster infilling. This is evident on the south elevation which also contains an attractive dentil course with projecting headers. It is two storeys with a gable in the centre with an attic. The building is red brick at ground floor level on an ashlar base with tile hanging above in a very attractive banding with a fish scale pattern. It has casement windows with lead glazing bars and is Grade II listed.

15.1.8 Adjacent to the south is the Manor House. It was built originally in the 16th Century and then modified as a dower house in 1627 for Mrs Catherine Infield of Gravetye. It has an unusual plan due to the ambitions of Mrs Infield. The Infields were wealthy owners of local iron works. The building is Grade II* listed. It is designed with two gabled wings joined by a centre portion of lower elevation with a parapet over. The gables have kneelers, coping and finials at the apex. Certain features suggest alterations at different periods. The walls are of ashlar, with stone mullioned windows. This design is reminiscent of Gravetye Manor and Wakehurst Place. There are projecting chimney stacks on both north and south sides with a massive stone chimney breast on north wall with red brick stacks. The roof is covered

with Horsham stone. The attractive stone forecourt is closed by a 17th century brick wall in which is a stone arched gateway with a beautiful filigree wrought iron gate. The archway has a cornice with delicate carvings in it. The lower portion of the wall is constructed of stone with red brick above. The gateway and garden wall are Grade II listed. There is a recessed side entrance porch on the north elevation with heraldry above. The rear of the property has brickwork and tile hanging with casement windows and leaded lights. The Manor House is set in very attractive grounds befitting a house of its stature.



15.1.9 Further to the south of the Manor House on the bend of North Lane is the famous Priest House set behind a yew hedge designed with topiary. The Priest House is a 15th Century timber framed hall house built for the Priory of St Pancras in Lewes. Central chimneys and a fine Horsham stone roof were added in the 16th Century to create a substantial yeoman farmer's house. It is Grade II* Listed. The house consists of five separate sections or bays marked by vertical posts that can be clearly seen in the front elevation. The catslide extension on the southern end is a late 16th century addition. The frame is made of oak filled with panels of wattle and daub. To the left of the present door is the original doorway. This has solid spandrels which give it the appearance of a gothic arch. By the beginning of the 20th Century the house was almost a ruin but in 1905 it was bought by John Godwin King of Stonelands and over the three following years he had the house restored. The Priest House opened as a museum in 1908 and in 1935 John Godwin King

presented The Priest House and its contents with an endowment to the Sussex Archaeological Society. It contains a varied collection of 17th Century and 18th Century artefacts and stands in a beautiful cottage garden.



15.1.10 On the same side of the road, heading west is an area of over grown land and then a pond and a trackway leading to Lower Barn. This is a 16th Century, six bay barn formally belonging to The Priest House. In Edwardian times it was converted into a dwelling house and there is an attractive glazed door in the opening to where the threshing floor would have been. The building is very interesting full of character constructed of ashlar faced with weather boarding. It is Grade II Listed. It has a number of distinctive features including the large chimney in the centre of the east wall and the oak posts and winding staircase on its southern end. The front elevation overlooks a lawn with views to the South Downs and complements its setting. The building was used as a theatre by the Stonelands Players which adds to the mystery of the building.





15.1.11 At the entrance to the trackway and adjacent to Philpots Road is Barn Cottage a 1930's property with a gabled rendered frontage and a clay tiled roof.

15.1.12 On the opposite side of North Lane is the West Hoathly Bowling Club and Cricket Ground which are included in the Conservation Area. The bowling club and the sports pavilion are modern buildings. There are two small car parks. This is an important recreational facility in the village. Extensive views are afforded from the sports field across open countryside to the South Downs.

15.1.13 Adjacent to the Bowling Club is Lunctons which may originally have been the location for the police house. Lunctons was built at the turn of the Century. It is a large house built of stone with red brick detailing. It has a clay tile roof with a small dormer and casement windows with leaded lights. It has beautiful formal gardens at the rear stretching towards the countryside and from here extensive views are afforded to the South Downs.

15.1.14 Heading northwards is an attractive grouping of properties on the corner of North Lane opposite the Priest House. This group has been built close to the edge of the road with gabled and hipped frontages and attractive detailing providing interest and variety in the street scene. As one travels round the bend in the road different aspects come into view. To the rear are very attractive gardens sloping down the south east facing valley. It has been suggested that in the past these sloping terraces together with the terraces at the rear

of the church were used as vineyards. The first property in this group is The Vineyard which may have been built before 1690 and then restored in the early 20th Century. It is designed with a projecting upper bay with tile hanging at ground and first floor level. The bay adds interest in the street scene with a small window in the side elevation.



15.1.15 1 and 2 Lower Pendant are a brick built pair of semi-detached properties with a gabled frontage, built in Victorian times. They each have two windows one above the other and two small porches. On the side elevations are tile hanging.

15.1.16 Close to these properties and part of this group are Rose and Phlox Cottages. Phlox Cottage is Grade II listed built in the early 18th Century constructed of red brick and faced with weather boarding over a timber frame. It has a clay tiled roof and casement windows. Rose Cottage is Grade II listed built in the 17th Century. It is timber framed with red brick on an ashlar base with tile hanging above with a slight

bell cast between. It has a tiled roof, half hipped at the south end and casement windows with a small bay window at ground floor.



15.1.17 Between Rose Cottage and Upper Pendent is an entrance leading to the Malthouse situated behind these properties. Prior to its conversion to a house in 1955, it was originally the slaughter house used by the village butcher. There is a listed telephone box located on the road frontage described as Type K6 designed in 1935 by Sir Giles Gilbert Scott.

15.1.18 Looking north towards the Church, the sloping side elevation of Upper Pendent can be seen. This is a 17th century timber framed building, refaced with brick on the ground floor (now painted) and tile hanging above. It is Grade II Listed. The building has seen different uses in the past, once the village store and post office and then an antique shop. It still retains its 19th Century shop window and two doorways at the front but is now a single dwelling. The central doorway has an elegant rectangular fanlight. At the rear and on the south elevation are single storey cat-slide extensions and on the north side a small single storey extension with a chimney attached.

15.1.19 Until just after World War II, there was a large corrugated iron shop on the land between Upper Pendent and the Church which sold almost anything and was the hub of the village for at least half a century before the war.



15.2 Character Area 2

Character Area 2 - North Lane from Queens Square Northwards

This part of North Lane contains properties of a variety of ages and styles including more recent development. North Lane narrows northwards from The Cat Inn with buildings more tightly grouped together and built close to the road with irregular building lines. In traditional village style there is no pavement along the road which gives the area a semi rural feel. Although this part of North Lane generally has more recent development, it has grown up around older properties, such as Bow Cottage that dates from the 17th Century. Materials are generally brick, tile hanging, weatherboarding with slate and clay roof tiles. Whilst there is a variety of materials and building styles in this character area there is a sense of unity due to buildings being of the same scale, and the use of similar materials such as tile hanging, brickwork in Flemish bond with grey headers, dentil courses, casement windows, clay tiled roofs, timber framing and cottage gardens with picket fencing.

Key characteristics

- A variety of ages and styles but with a sense of unity due to buildings being of the same scale;
- Properties closely grouped together following the line of the road;
- Semi rural feel due to the narrowness

and winding nature of the road, lack of pavement, irregular building lines and mature vegetation;

- **Similar materials used such as tile hanging, brickwork in Flemish bond, dentil courses, casement windows, clay tiles roofs, timber framing and cottage gardens with picket fencing**

15.2.1 On the west side is Upper Barn opposite the car park of The Cat Inn. Upper Barn was built in 1935 on the site of farm outhouses belonging to the Manor. It is designed with mock timber framing and a catslide roof.



15.2.2 Set back from the road is Manor Pound built in the late 1960's. It is designed with a low clay tiled roof, brick work and tile hanging.

15.2.3 Heading North on the west side are 1 and 2 Peckhams a 17th Century or earlier house which was originally one house but then divided into two. They are Grade II listed. The property was later refaced with red brick on the ground floor and tile hung above with a slight bell cast between a moulded bressummer visible beneath this. They are designed with a half hipped clay tiled roof, casement windows with diamond leaded panes and have attractive picket fences and cottage style gardens.

15.2.4 Adjacent to Peckhams is St Dunstan's Roman Catholic Chapel, brick built with redbrick and grey headers in Flemish bond and windows designed with tracery. Attached to the southern side of the Chapel is a small concrete garage with a metal up and over door which detracts from the conservation area.



15.2.5 Next to the chapel is Bennetts Cottage a brick built and tile hung dwelling with a large clay tiled hipped roof. It was a local authority house built in the inter-war period. The property has recently been altered and modernised and UPVC windows inserted. Picket fencing has been erected on the boundary which is in keeping with other boundary treatment in the area.

15.2.6 Oak Tree Cottage is a 1930s rendered swiss style cottage with mock timber framing visible. It lies adjacent to the driveway leading to the modern vicarage at the rear.



15.2.7 On the other side of the driveway is Old Timbers, a 17th Century building, Grade II listed with painted brickwork at ground floor level faced with weatherboarding above. It has a clay

tiled roof and casement windows with diamond leaded panes. The property has been enlarged at the rear, designed with painted brickwork and tile hanging. In keeping with the Conservation Area the property has an attractive cottage garden and picket fencing.



15.2.8 Attached to Old Timbers is Bowfield Cottage. Originally the owner of Old Timbers built a small butchers shop attached to his house with an interconnecting doorway. In the 1970's the shop was sold and a large residential extension built on to the shop. In the 1990's the shop was converted to residential use. Bowfield Cottage is part single storey with rooms in the roof and has a modern two storey extension on the north end. The property has painted brickwork with a clay tiled roof. The windows have leaded lights.

15.2.9 Bow Cottage and Bows End lie to the north, built in 1704 and Grade II listed the property was originally one house divided in to two in the late 1950's. Bow Cottage is constructed of red brick with grey headers and tile hanging above and casement windows with leaded panes. It has gabled end fronting the road with attic windows. Bows End comprises a Victorian extension to the original property together with more recent extensions. It is rendered with a dentil course below the eaves. Bows End marks the northern boundary of the Conservation Area.



15.2.10 Opposite on the other side of North Lane is West Hoathly Primary School built in 1874. It originally consisted of a large schoolroom, (now the hall) and a smaller classroom, (now the kitchen). A second classroom was added in 1890. It is built of sandstone with a clay tiled roof. Over the years it has been extended with a large extension on its northern end designed with tile hanging, large gables and windows. In more recent years a contemporary extension has been added at the rear.



15.2.11 Heading southwards, the conservation boundary excludes a row of Victorian cottages and then carries on to encompass the Village Hall, built in the late 19th Century. It is constructed of brick at ground floor with a dentil course between the tile hanging above. It has a small porch on the frontage and small gables in the roof. The facilities include a stage, a kitchen, a main hall which can accommodate about 100 people and a meeting room. There is a small garden at the rear. There is no parking at the village hall which does cause problems when events are held. In the 1970's, due to this problem, there was a proposal to build a new

village hall possibly at North Lane Recreation Ground but this was not progressed.



15.2.12 South of the village hall is Ivy Cottage which was constructed in the 1950's and replaced a much older barn or house. It has been designed in a similar Sussex vernacular style to the building it replaced but with some modern interpretations.

15.2.13 Fountain Cottage adjacent at the rear of The Cat Inn is an attractive early 19th Century cottage, Grade II Listed. It was once the Fountain Inn until about 1900 and then converted into three cottages in the 1930s. It is now a single dwelling house. Designed with painted brickwork, a dentil course between the tile hanging above, a clay tiled roof and painted casement windows. At the front is a small wooden porch with an oak front door constructed of four narrow panels having gothic heads. The cottage is situated above the road with a very attractive sandstone and brick wall with stone copings along the frontage. The southern gable end designed with clay tile hanging, dentil course and brickwork with grey headers provides interest and an attractive view from Queens Square.



Character Area 3 – Church Hill including The Old School House, Little Greeting and Weavers Cottages

This Character Area is quite different to the rest of the Conservation Area comprising a small cohesive group of cottages set down in the valley and provides an important attractive rural entrance to the village. The approach to the Conservation Area is a beautiful narrow sunken lane bordered by banks and mature trees. The canopy of the overarching trees forms a 'roof' over the road. Proceeding west Church Hill winds steeply up to Queens Square. There is less built frontage in this part of the Conservation Area and climbing the hill the eye is drawn to the Old School House and the attractive wrought iron gated entrance and stone wall of the Church located on the bend above. The churchyard, and private gardens built into the eastern facing slope of this valley provide attractive views into and out of this area. Looking down from Queens Square towards Weavers Cottages, the backs of the properties of Garden Mead loom above and are very prominent. Again this character area has unity in terms of the low density of properties, the small porches and picket fences of Weavers Cottages and the beautiful valley setting of all the properties.



Key characteristics

- Cohesive group of cottages set down in the dip of the valley;
- Small porches and picket fences;
- Important attractive rural entrance to the village;
- Open spaces and low density development;
- Stone wall and wrought iron gated entrance of churchyard;
- Terraced garden and cemetery on eastern facing slopes with extensive views;
- Beautiful valley setting contributing to the attractive views from the Church;
- Views looking down from Queens Square towards Weavers Cottages.

15.3.1 The eastern edge of the Conservation Area is marked by the side garden of 4 Weavers Cottages. This is a detached brick and tile hung property with casement windows and a small overhang above the door. It is located close to the edge of the road with white picket fencing along the frontage. In the side garden is an old wooden shed which due to its siting above the road is very visible and detracts from the appearance of the street scene.



15.3.2 2 and 3 Weavers Cottages are a pair of semi detached properties designed with a central chimney, a slate gabled roof and elevations faced in white painted weatherboarding. They both have small porches with shingled tile hanging and Number 2 has a small clock in the gable of the porch.



15.3.3 Situated on the sharp bend of the road is 1 Weavers Cottages which is a traditional brick built property with a small central porch and red brick detailing above the windows.

15.3.4 Church Hill then dog legs and rises steeply up to Queens Square. Half way up is the Old School House, a private house, single storey at the front and two storey at the rear, brick with a clay tiled roof and built into the steep south easterly facing slope of the valley. This property was the first purpose built school building in the village and dates from 1839. It served as a school until 1874, when because of overcrowding, the pupils were moved to the current school in North Lane.



15.3.5 Behind The Old School House is Little Greetings. A gate from Church Hill leads along a narrow stepped path to the house. It is an elegant property, brick with grey headers at ground floor and a projecting brick dentil course underneath alternating bands of plain and fish scale tile hanging. It has a cellar and rooms in the roof. The property enjoys a spectacular setting, sited into the slopes of the valley and enjoying views across the countryside of the

High Weald to the north and the Downs to the south. It has a beautiful terraced garden with the churchyard located above. The property is not dominant in the foreground in views from the churchyard as it has been sited to the side and set well into the slopes of the valley.

PART B – MANAGEMENT PROPOSALS

16.0 Introduction to Management Proposals

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

16.2 Part A of this document has assessed the character of the West Hoathly 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.

16.3 Part B 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, ideas for enhancement and development opportunities. This part of the document also includes a section on monitoring and review.

17.0 Proposed Boundary Changes

17.1 Following a careful review of the existing Conservation Area boundaries, a number of amendments are proposed.

- It is proposed that Melchbourne Villas, semi detached Victorian cottages, and three other properties on the eastern side of North Lane between the Village Hall and the School are included in the Conservation Area. This grouping also includes a detached house on the opposite side of Sandy Lane which is an old local authority property but built in a similar style to the Victorian cottages. The cottages are constructed of brickwork, with brick detailing around the windows and doors and a distinctive continuous canopy covered in slate

running along the frontage. Protecting the character of these properties is important as changes impact on the rest of the Conservation Area. Some of the properties have had UPVC windows and doors inserted whilst some still retain their original features. Hopefully including these within the Conservation Area will encourage owners to retain or use traditional materials.

- It is proposed that the Conservation Area is extended northwards to include the rest of the properties along North Lane. Whilst North Lane itself becomes more uniform in appearance from the school northwards there are some classical Victorian properties along this section and three very attractive listed buildings at the very north end. These are the Red House, Red House Cottage and Cobwebs. The properties all overlook the Recreation Ground.

- It is proposed that Glebe House along Church Hill is included in the Conservation Area. This is a large Victorian property set in beautiful grounds in the dip of the valley. There are some exposed sandstone outcrops in the garden and the property was originally The Vicarage. This property and garden can be seen in views from the churchyard.

- It is proposed that the properties along Chapel Row as far as Knaves Acre are included in the Conservation Area. This is an unique part of the village with properties built along the sandstone ridge with terraced gardens constructed on the steep valley sides. Large sandstone outcrops are exposed and included in some of the gardens. There are spectacular panoramic views to the north across the High Weald to the North Downs. These are some of the best views in the area. The properties along this section of Chapel Row include the listed buildings of Laburnum Cottage and Potters House and later 19th and 20th Century properties. There is a unity in the design of a number of the properties along Chapel Row seen in the use of similar materials such as weather boarding, tile hanging and painted brick work and are of a similar scale and form being predominantly semi detached. This area

exemplifies the linear expansion of the village outwards from the central core following the line of the road. A footpath runs along the bottom of the terraced gardens providing views of the sandstone outcrops. It is also suggested that the Chapel is included. This was built originally for the Countess of Huntingdon's Connexion, a non conformist denomination, connected with the Methodists. The Countess lived at Great Ote Hall in Wivelsfield. She had been influenced by John Wesley and encouraged other congregations and other denominations to establish their own chapels. The chapel is currently empty and up for sale, but has planning permission for a change of use to a house.



18.0 Proposals for Enhancement

18.1 Part A of the appraisal identified a number of issues or negative features that are causing harm to the character and appearance of the Conservation Area. The following proposals for enhancement are suggested as ways to address the issues identified. These proposals form the basis for future action

through a partnership of the respective Parish, District and County Councils. Some of the proposals 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.

West Hoathly is a very attractive, historic village which residents enjoy living in and which attracts many visitors. People come to: walk around the village, visit the famous Priest House, see the Church with its panoramic views across the countryside, eat or drink in The Cat Inn, and walk in the adjoining High Weald countryside. It is vitally important that the character and appearance of this Conservation Area is protected.

Design

The highest standards of design should be applied in the Conservation Area. There should be strict controls over alterations, extensions and new development. Proposals that undermine the quality of the Conservation Area should be prevented.

Locally sourced materials should be used for alterations, extensions and new development proposals together with a palette of colours that is sympathetic to the Conservation Area.

The replacement of timber windows and doors with UPVC windows and doors and the construction of UPVC conservatories should be prevented.

Flat roofed garages designed with bituminous felt and up an over doors should be discouraged.

Traffic and Parking

There is a need to carry out a review of parking provision in the village. This should involve assessing the potential for creating a designated car park or extending existing car parking. This review should also look at ways of improving the management of existing on-street and off-street car parking within the village

without resorting to losing front gardens. Investigations should be carried out to consider whether a scheme to manage and calm traffic and discourage HGV's is required. This would need to be carefully designed to take the historic environment into consideration.

Street Scene

Television masts and overhead wires of utility companies should be resisted in the Conservation Area. Utility companies should be encouraged to site new telephone and electricity cables underground and to replace those existing overhead cables with underground cables.

Owners of properties should be encouraged to maintain walls and fences. Any new boundary treatment should be in keeping with the rural character of the Conservation Area such as low picket fencing, sandstone and brick walls. Suburban features such as security gates and high walls and fences along frontages should be avoided.

New driveways should be covered in a soft material such as gravel or resin bonded gravel, rather than tarmacadam or concrete blocks or slabs.

A street audit should be carried out to consider the location, number and design of the street furniture in the Conservation Area. This includes items such as signs, litter bins, seats, notices etc. When replacing or introducing new street furniture this should be of a very high standard of design.

Grass verges should be protected and maintained and traffic prevented from damaging them.

There is no street lighting in the Conservation Area which is appropriate in a rural village. Starlit skies can be enjoyed and suburban lighting columns avoided. This situation should be maintained in order to retain the attractive rural character of the village. However security lights on buildings can be very obtrusive. These need to be resisted where possible and if

absolutely necessary should be carefully sited, their intensity and duration controlled to prevent causing disturbance to neighbouring properties and harming the character and appearance of the Conservation Area.

There is a need to consider how the Council's wheelie bins can be accommodated sympathetically in some areas in the Conservation Area.

The loss of front gardens to car parking should be resisted.

Views, Open Spaces and Setting of the Conservation Area

When considering proposals for development adjoining the Conservation Area, consideration must be given to the effect of the proposals on the setting of the Conservation Area, on the character and appearance of the Conservation Area itself and on views into and out of the Conservation Area. In particular, careful consideration needs to be given to the effect of development :

- in views from the churchyard and
- at the rear of properties in Garden Mead in views from Church Hill.

The open spaces around the buildings in the centre of the Conservation Area based on the medieval irregular plots should be protected.



Listed Buildings

There is a need to request that English Heritage update the Listed Building Register. Many buildings are difficult to identify and are

incorrectly named.

Enforcement action should be taken when illegal alterations are made to listed buildings.

19.0 Development Opportunities

19.1 There are limited opportunities for development in the Conservation Area. Mid Sussex District Council would seek to protect the open spaces around the buildings based on the historic plots in the core area, so the opportunities would appear to fall into two categories:

- a) Small extensions to existing dwellings. Any proposal would be required to be of high quality design and compatible with the scale, materials and detailing of the existing building.
- b) The replacement of non-listed buildings that do not make a positive contribution to the special interest of the area. Proposals would be required to be of exceptionally high standard especially where affecting the setting of a listed building.

19.2 All proposals should preserve or enhance the special character and appearance of the Conservation Area.

20.0 Monitoring

20.1 The West Hoathly Conservation Area Character Appraisal should be monitored and updated at not less than ten-year intervals from the date of publication of the Character Appraisal. The review should include whether the various recommendations in Part B have been acted upon and how successful this has been. It also should highlight any new issues that need to be addressed.

Appendices

Glossary

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

Bungeroosh - An irregular mix of brick, chalk and flint.

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.

Bostal track - Steep paths that date back to medieval times etched into the chalk by sheep being driven daily from their night-time pens on fallow fields onto the Downs.

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 sliding sash window with one transome and one mullion.

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 a wall just below the ceiling.

Gable - Area of wall, often triangular at the end of a double-pitch roof. In this conext 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.

Hipped roof - Roof with sloping ends instead of vertical gables. A gablet can be introduced into a hipped roof.

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

Hipped roof - A roof with sloping ends and sides.

Inglenook fireplace - A recessed fireplace containing a seat or a bench.

Modillion cornice - An ornamental cornice.	Stretcher bond - bricks laid with their long side parallel to the length of the wall.
Mullions - Vertical divisions in a window dividing it into two or more 'lights'.	Square door hood - A simple projecting flat roofed hood above a door opening often covered with lead.
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.	String course - A horizontal band of bricks or stone often carried below windows or at window head height imparting a feature to a building.
Ocelli - In this context a circular brick feature pertaining to an eye.	Terracotta - Moulded and fired clay ornament or cladding usually unglazed e.g a finial.
Oriel window- A window that projects on brackets or corbels and does not start from the ground.	Transom - Horizontal division or cross bar of a window or the member separating a door from a fanlight above.
Parapet - A low wall above the roof gutter partially concealing the roof.	Vernacular architecture - Traditional architecture employing materials, forms and construction practices that are particular to a region or country.
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.	
Pintle hung - Employing a pin or a bolt as a vertical pivot or hinge.	
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.	
Site of Special Scientific Importance (SSSI) - An area of land that has been notified under the Wildlife and Countryside Act 1981 (as amended) because it contains wildlife, geological or landform features that are considered to be of special importance. SSSIs are protected to safeguard these important assets for the benefit of current and future generations.	

Contact Addresses

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For further information relating to listed buildings and Conservation Areas contact:

English Heritage
23 Savile Row
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Tel: 020 7973 3000

The Society for the Protection of Ancient Buildings (SPAB)
32 Spital Square
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The Garden History Society
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The Georgian Group
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London
W1T 5DX
Tel: 020 7529 8920

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

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

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

References

Coutin, K. & Members of the West Hoathly Local History Group 2005 - Out and About in West Hoathly, West Sussex, from Early Days to Modern Times.

West Sussex Archaeological Survey (2005)

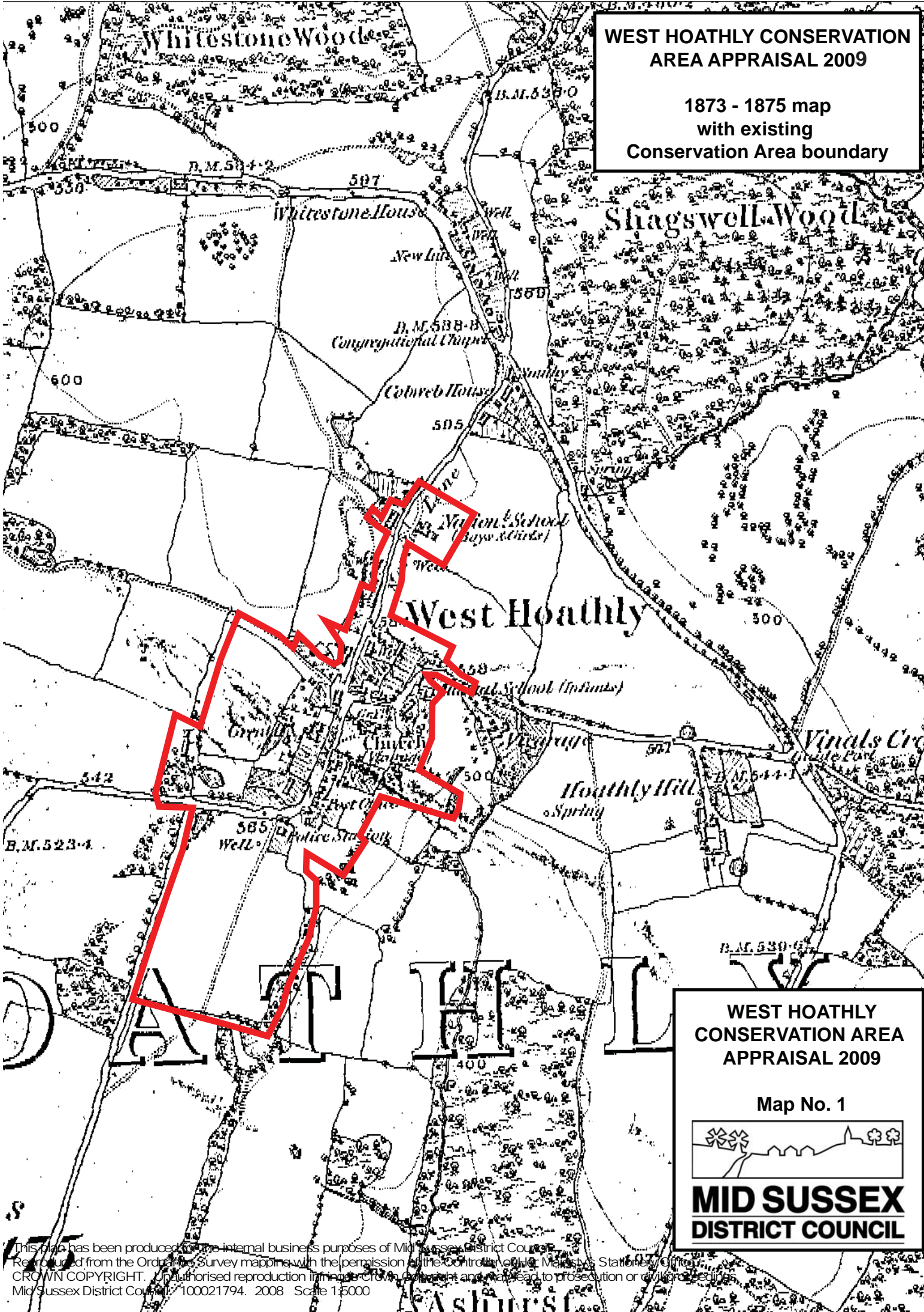
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A Strategy for the West Sussex Landscape - West Sussex County Council October 2005)

Mid Sussex Local Plan - Mid Sussex District Council (May 2004)

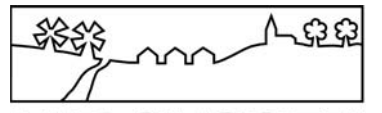
**WEST HOATHLY CONSERVATION
AREA APPRAISAL 2009**

1873 - 1875 map
with existing
Conservation Area boundary



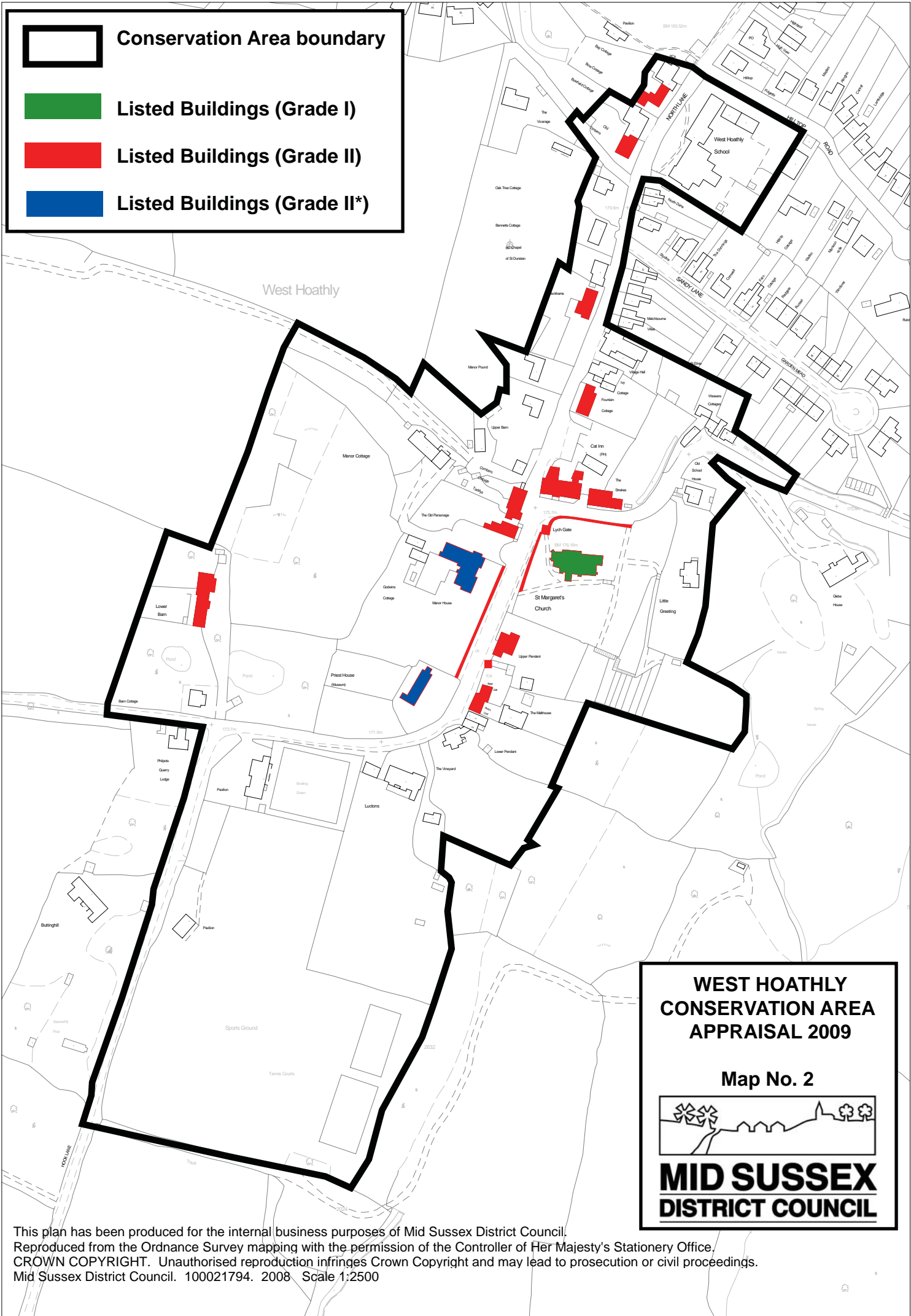
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CONSERVATION AREA
APPRAISAL 2009**

Map No. 1



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Conservation Area boundary

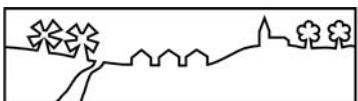
Listed Buildings (Grade I)

Listed Buildings (Grade II)

Listed Buildings (Grade II*)

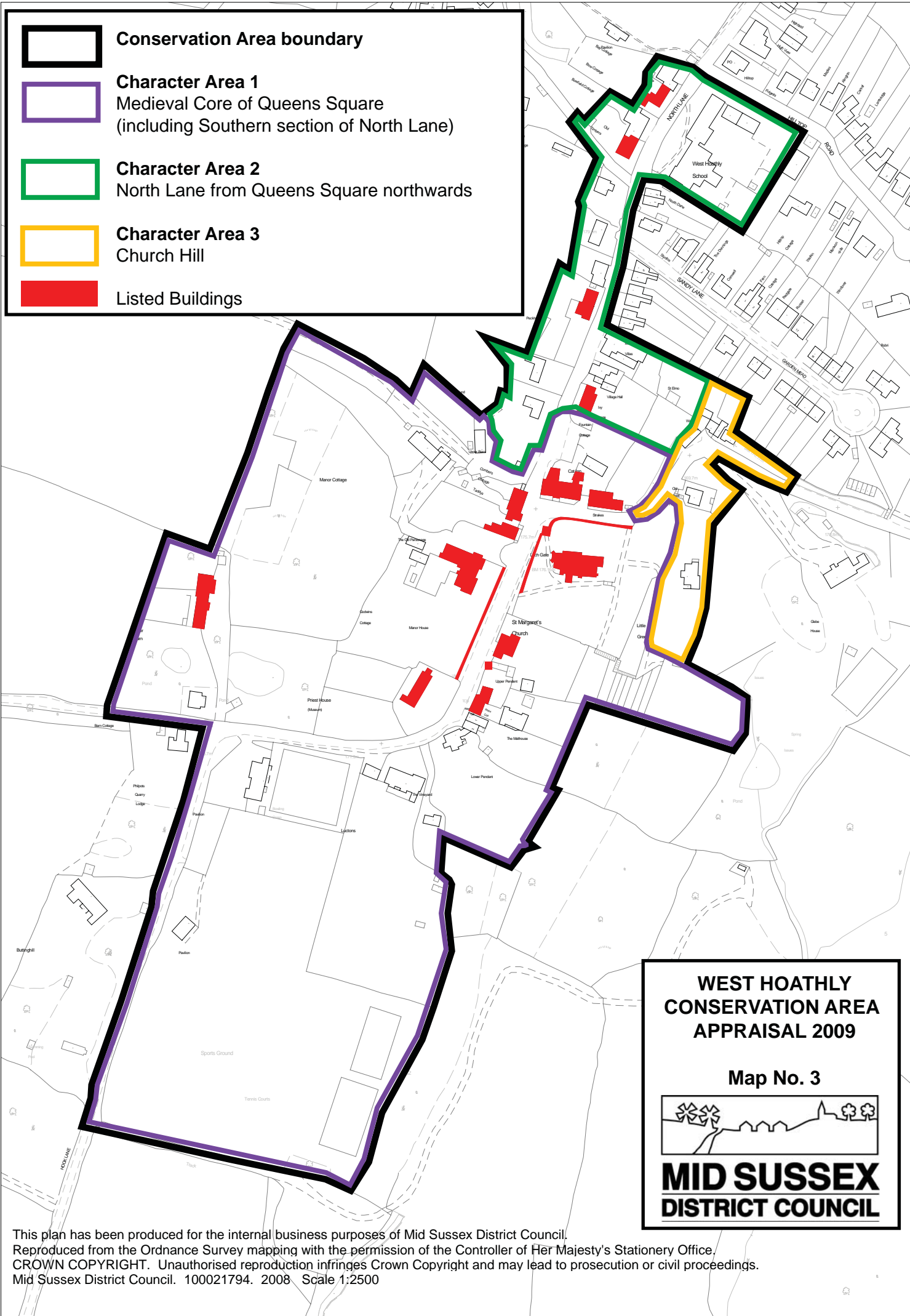
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Map No. 2



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Conservation Area boundary

Character Area 1
Medieval Core of Queens Square
(including Southern section of North Lane)

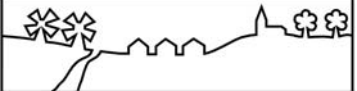
Character Area 2
North Lane from Queens Square northwards

Character Area 3
Church Hill

Listed Buildings


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Map No. 3




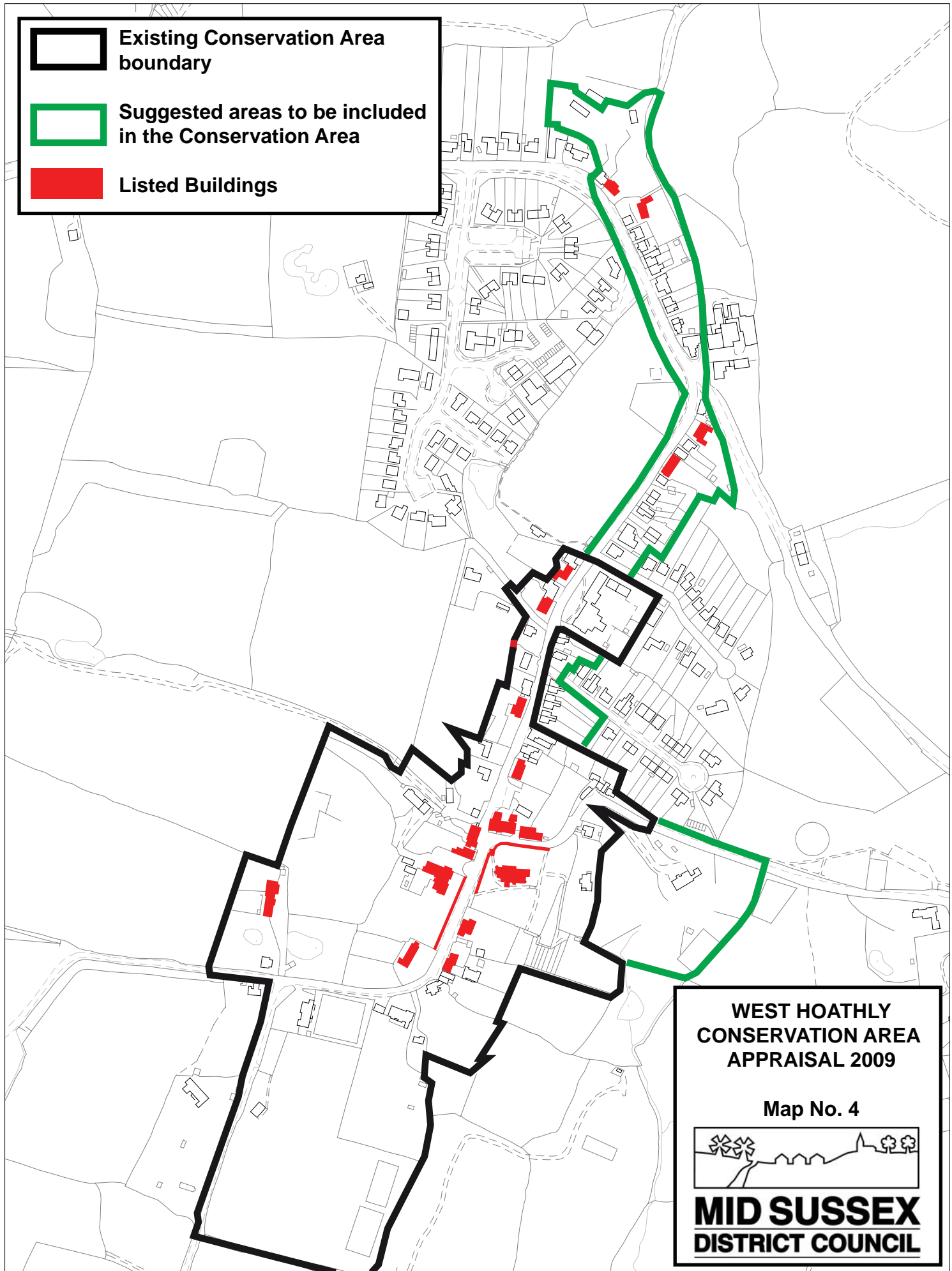
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 Existing Conservation Area boundary

 Suggested areas to be included in the Conservation Area

 Listed Buildings



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Map No. 4

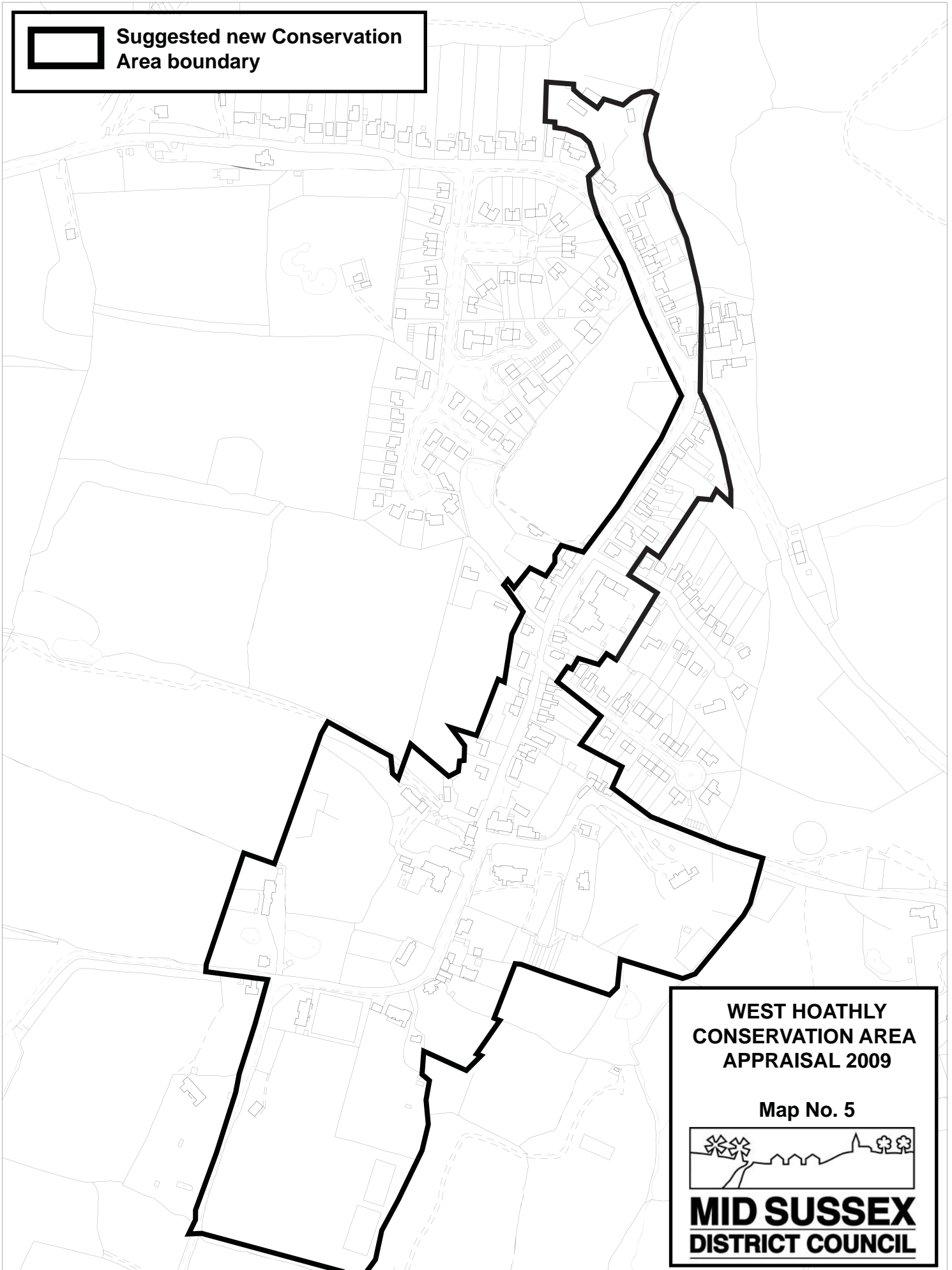


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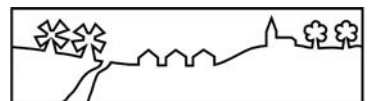


Suggested new Conservation Area boundary

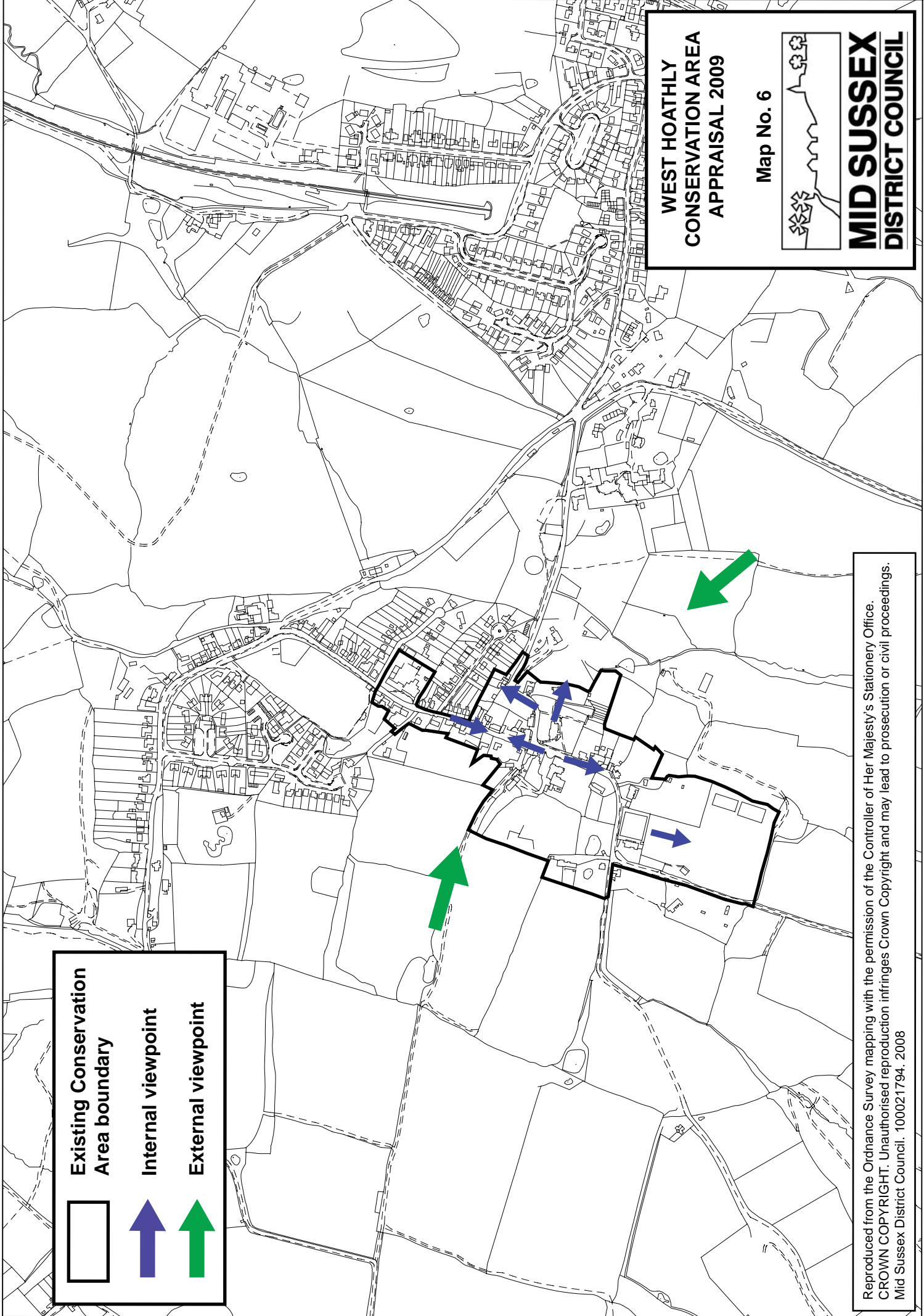


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CONSERVATION AREA
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Map No. 5

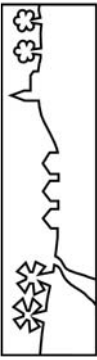


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Map No. 6



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**Existing Conservation
Area boundary**

Internal viewpoint

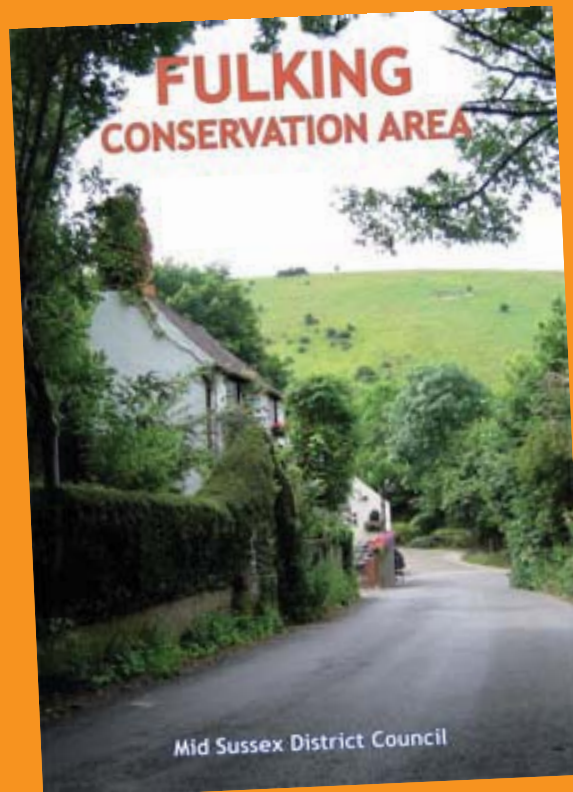
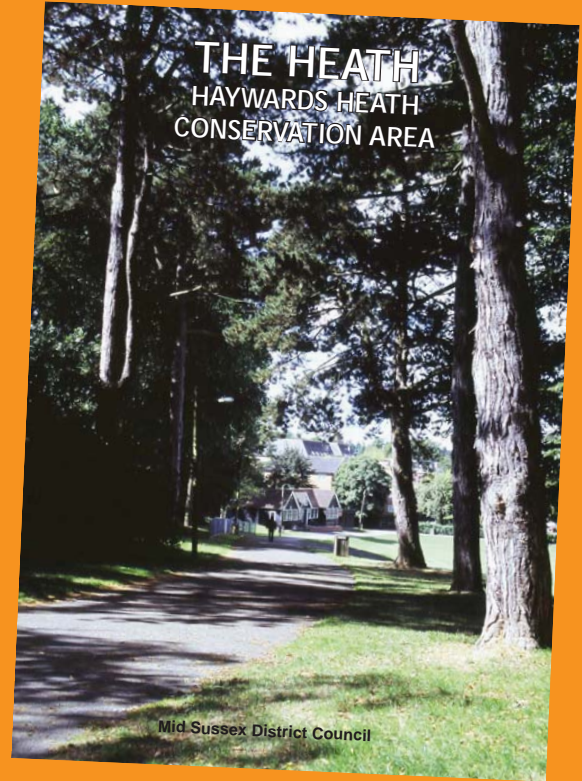
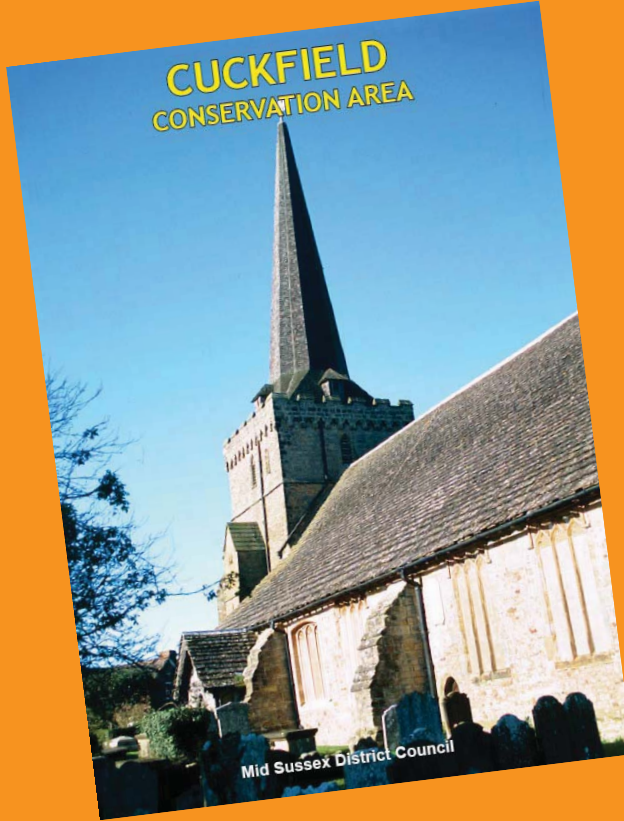
External viewpoint

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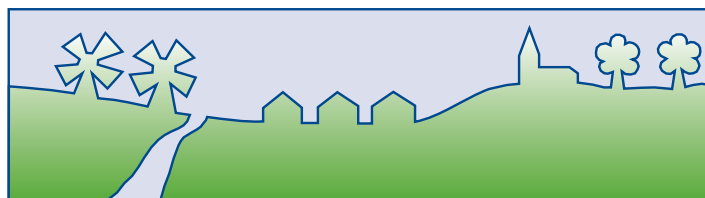
Notes

Notes

**Other Conservation Area Appraisals available
at www.midsussex.gov.uk**



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