

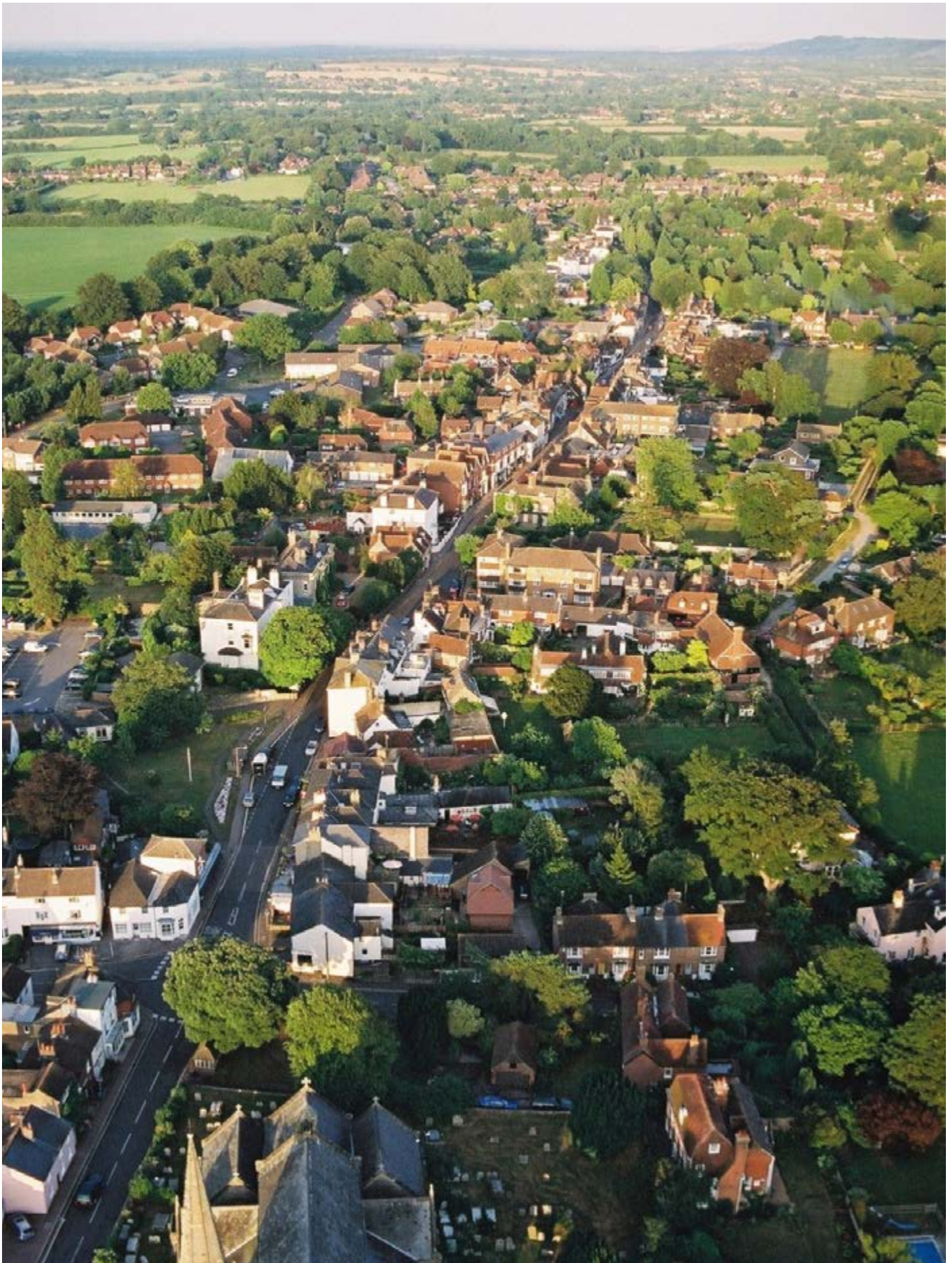
# Hurstpierpoint Conservation Area Appraisal



2018



## An appraisal of Hurstpierpoint's Conservation Areas





MID SUSSEX DISTRICT COUNCIL in association with The Hurstpierpoint Society

Dates of adoption and publication

## **Acknowledgements**

Character appraisal researched by the Hurstpierpoint Society 2009-17  
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# 1. Introduction

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.

Mid Sussex District Council in association with the Hurstpierpoint Society has produced the Hurstpierpoint Conservation Areas Appraisal in order to clearly identify what qualities make the three separate Conservation Areas in the village special and how these qualities can be preserved and enhanced.

The three Conservation Areas within the village are Hurstpierpoint Conservation Area, which includes part of the main village and was designated in 1972 and extended in 1999, Langton Lane Conservation Area, situated to the west of the village centre and designated in 1999, and Hurst Wickham Conservation Area, located to the east of the centre and designated in 1989. This appraisal document considers all three areas in turn.

After establishing the Planning Policy context and the location and setting of the Conservation Areas the appraisal moves on to consider the elements that contribute to the special historic and architectural character of each of the Conservation Areas in turn, as well as those features that detract from them. Finally the appraisal details management proposals, comprising proposed changes to the boundaries of two of the conservation areas (Hurstpierpoint and Hurst Wickham Conservation Areas). Maps showing the proposed changes are on pages 67 and 68.

It is good practice, as advocated by Historic England in their publication "Conservation Area Designation, Appraisal and Management" for a local planning authority to periodically review the boundaries of its conservation areas with a view to establishing whether changes should be made. The survey work for this appraisal, undertaken in partnership with the Hurstpierpoint Society, has highlighted a small number of instances where it is felt the boundaries of the Conservation Areas could be usefully extended to include adjoining areas

which are considered to have sufficient special interest to merit designation, as well as one instance where it is considered the boundary could be altered to omit buildings which detract from the special interest of the Conservation Area concerned.

This document will be given material consideration and will inform planning practice and policies for the area, providing guidance for Development Management officers in assessing planning applications. It will also give the local community clear advice on what should be cared for and preserved within the conservation areas.

The three conservation areas make a positive contribution to the overall character of Hurstpierpoint, and make the village what it is – a desirable and vibrant place for residents and visitors alike.

## 2. Planning policy context

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.

Government policy relating to Conservation Areas is set out in the National Planning Policy Framework (NPPF) (2012) and the Planning Practice Guidance. The Planning Practice Guidance states that the 'conservation of heritage assets in a manner appropriate to their significance is a core planning principle. Heritage assets are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits'.

The emerging Mid Sussex District Plan 2014-2031 includes a policy relating to conservation areas. The policy seeks to conserve and

enhance conservation areas by setting out requirements for development. The setting of a conservation area will also be protected. There are also policies in the emerging District Plan that relate to listed buildings and other heritage assets, and historic parks and gardens.

The Hurstpierpoint Conservation Areas Appraisal will include an assessment of the character of each of the three areas and will support the policies in the Mid Sussex District Plan by identifying the key characteristics of each of the conservation areas. The Conservation Areas Appraisal will consider what features make a positive or negative contribution to the significance of the conservation areas, thereby identifying opportunities for beneficial change or the need for planning protection. The Conservation Areas Appraisal will be a material consideration when determining planning applications.

### 3. Location and Setting of the three Conservation Areas

Hurstpierpoint sits on a fertile Greensand ridge, with the heavy clay of the Weald to the north and Gault clay and then the chalk South Downs rising in the south. The boundary of the South Downs National Park runs along the southern edge of the village, giving a setting of open fields and spectacular views, especially towards the distinctive feature of Wolstonbury Hill. Wolstonbury Hill and the South Downs can be seen from a number of locations around the village and are considered an integral part of the setting of Hurstpierpoint.

*PHOTO 2 – A view of Wolstonbury Hill from Hurstpierpoint*



Greensand ridge and parallel with the South Downs. Where this route runs through the village centre (the Hurstpierpoint Conservation Area), it is known as the High Street, becoming Hassocks road as it runs eastwards out of the village. The hamlet of Hurst Wickham is located west of the village centre, on College Lane, which runs north from Hassocks Road at the edge of the village. To the west, the main route is known as Albourne Road - Langton Lane is a rural lane running north from Albourne Road a short distance outside the village centre. A cluster of buildings is located around the junction of the roads and extending north along Langton Lane into the countryside. Map 1 shows the location and boundaries of the three Conservation Areas at Hurstpierpoint, Hurst Wickham and Langton Lane.

*Map of the three conservation areas (Map 1)*

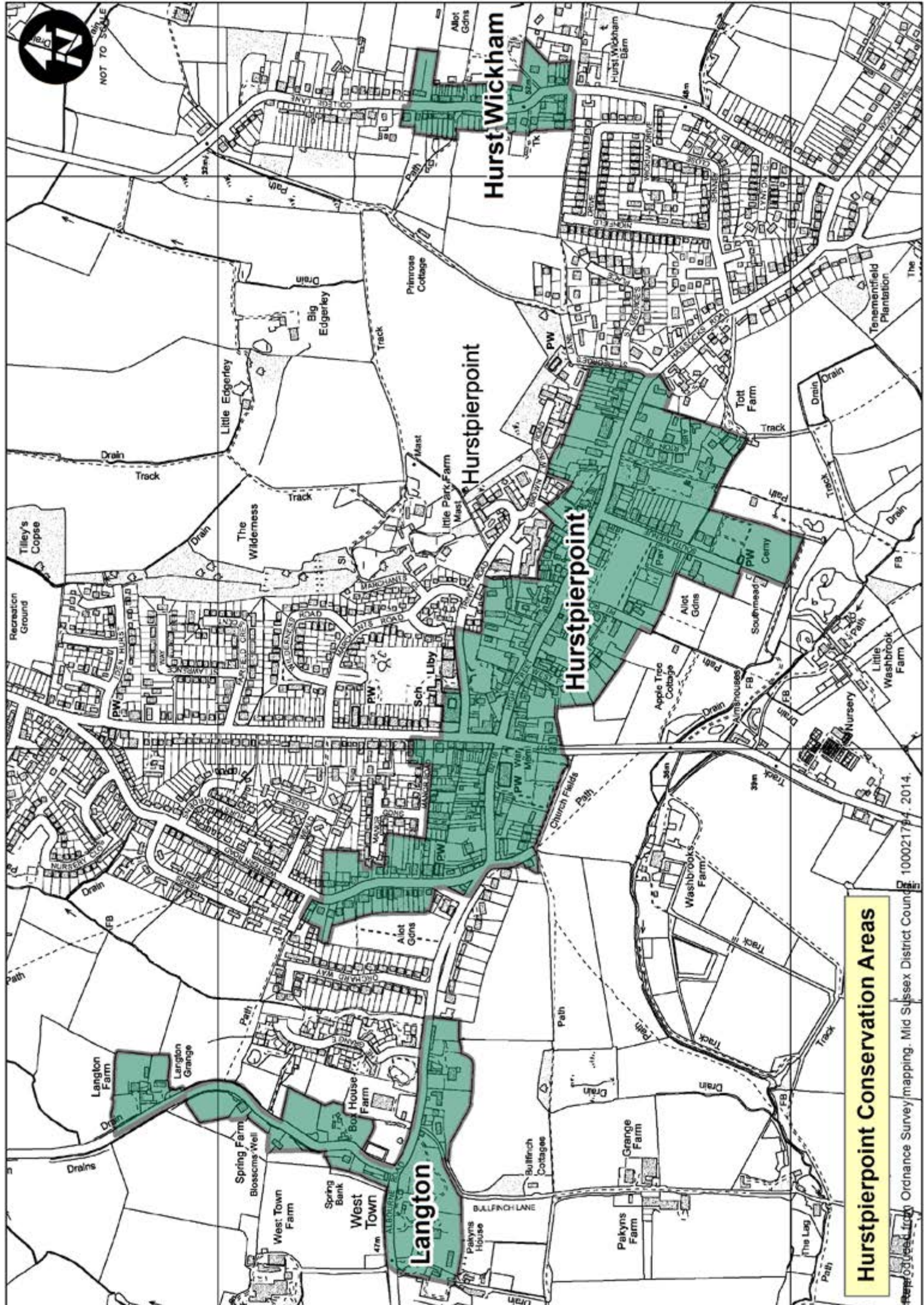
When Hurstpierpoint is viewed from the South Downs or the many footpaths in the surrounding countryside, the village almost disappears within trees, which provide a verdant backdrop to an ancient settlement. All woodlands within the parish have been classified in the Mid Sussex Ancient Woodland Survey 2005 as Ancient Semi Natural Woodlands, and although not within the Conservation Areas form an important part of their setting.

*Photo 3 View of Hurstpierpoint from the South Downs*





NOT TO SCALE



# Hurstpierpoint Conservation Areas

100021794 2014. Ordnance Survey mapping. Mid Sussex District Council

*Photo 4 View of the south downs from Tott Lane EW*



From many parts of the village there are fine views to the Downs and across the fields to the north. Footpaths radiate from the centre of the village across the open countryside, linking up with many well-used rights of way, accessed through kissing gates and over wooden stiles. A path running along the southern edge of the village marks the edge of the open countryside beyond and provides attractive views of the village buildings in their countryside setting. This close relationship with the surrounding countryside is an important characteristic of the village. The rural setting also provides separation from other nearby settlements such as Hassocks, Albourne and Burgess Hill, emphasising the unique identity of Hurstpierpoint as an historic settlement.

*(See Map 2)*

## 4. The historic development of Hurstpierpoint and its surroundings

*(See Maps 3 - 6)*

### Early origins

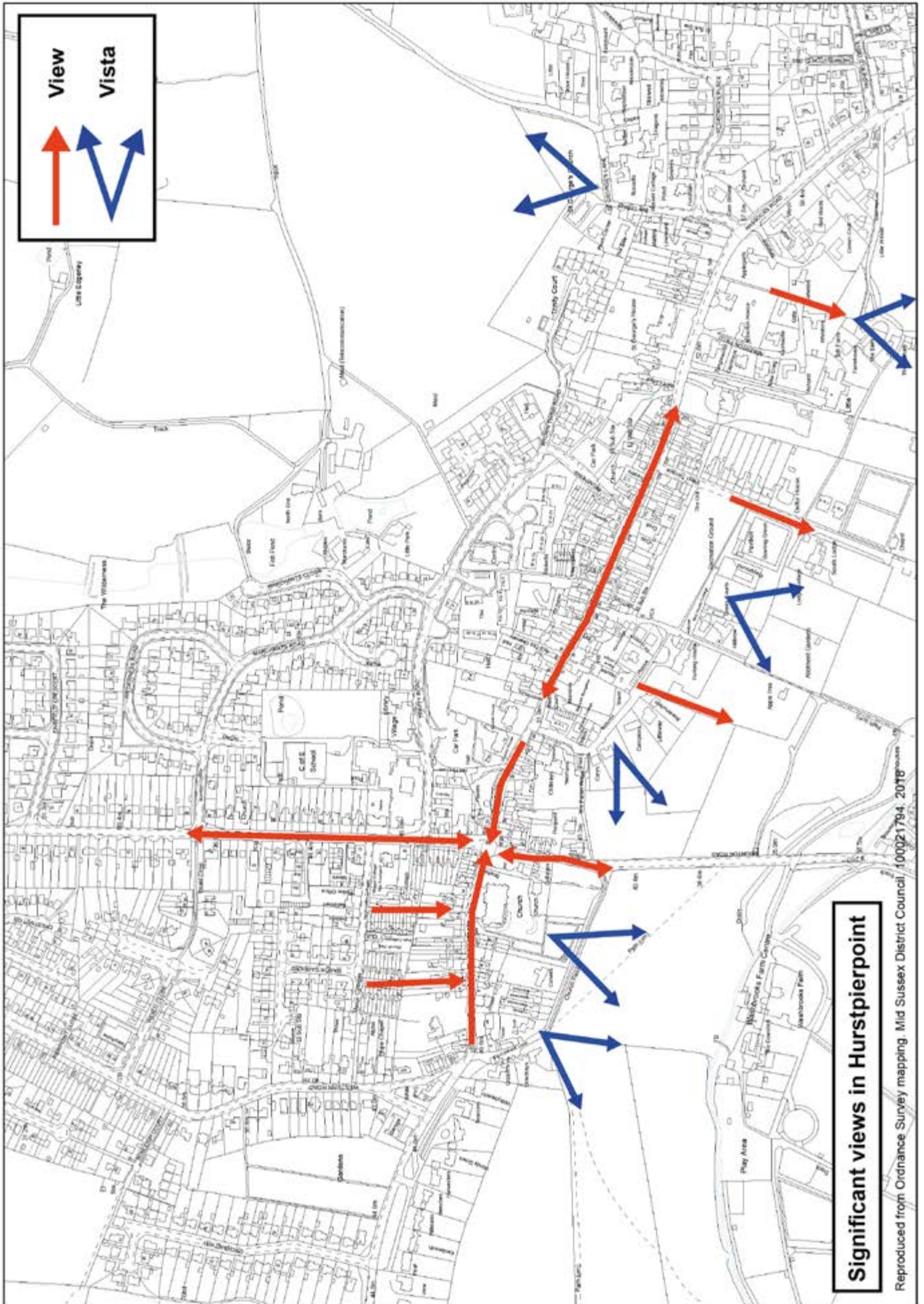
Hurstpierpoint is a typical Sussex ridge top settlement. The local topography and geology had a profound effect on the way in which the area was settled by early peoples: to the

south, the chalk downlands were lightly wooded and easy to clear and cultivate. This was a landscape of strip lychetts (narrow hillside fields) and later the small square fields of the Celtic people. Hurstpierpoint sits north of the Downs on a band of fertile greensand stretching east to west between Hassocks and Albourne. This also was lightly wooded and easily cleared for settlement and cultivation. In contrast, between the upper and lower greensand runs a strand of Gault Clay, which is hard to work and was heavily wooded. This part of the countryside was not unproductive however, having numerous watercourses which gave fish and lush meadows for livestock. To the north of the greensand ridge on which the village sits is heavy Wealden clay-this landscape was heavily wooded and was used by local people for timber and forage for animals.

Evidence of early occupation of the area has been uncovered, including the stone tools of Mesolithic and Neolithic peoples, as well as artefacts from the Bronze Age. Overlooking the village from the south (and a prominent feature in local views) is the Iron Age Celtic fort of Wolstonbury.

When the Romans conquered Britain in AD43 they began a process of assimilation with the local Celtic people. They made effective use of the natural resources of the area, forming bricks and tiles from the local clay, extracting iron from the ironstone of the High Weald, and cultivating corn in Downland pastures. Evidence of their presence and activity in the area around Hurstpierpoint survives in the remains of their transport system, with roads running through the Parish including the Sussex Greensand Way, which passed through the Parish en route from Barcome to Pulborough, and Bedlam Street, which ran from modern day Bedlam Street north across the fields of Danny Park, by Crossways Lane, and along towards Hassocks to the east, with a villa nearby. The Hurstpierpoint Society has marked the route of this ancient road with plaques mounted on oak posts. These Roman roads typically took advantage of the higher, drier ground of the sandstone ridges, such as that on which Hurstpierpoint sits.

Map 2. Significant Views





### Map 3. 1846 - 1901

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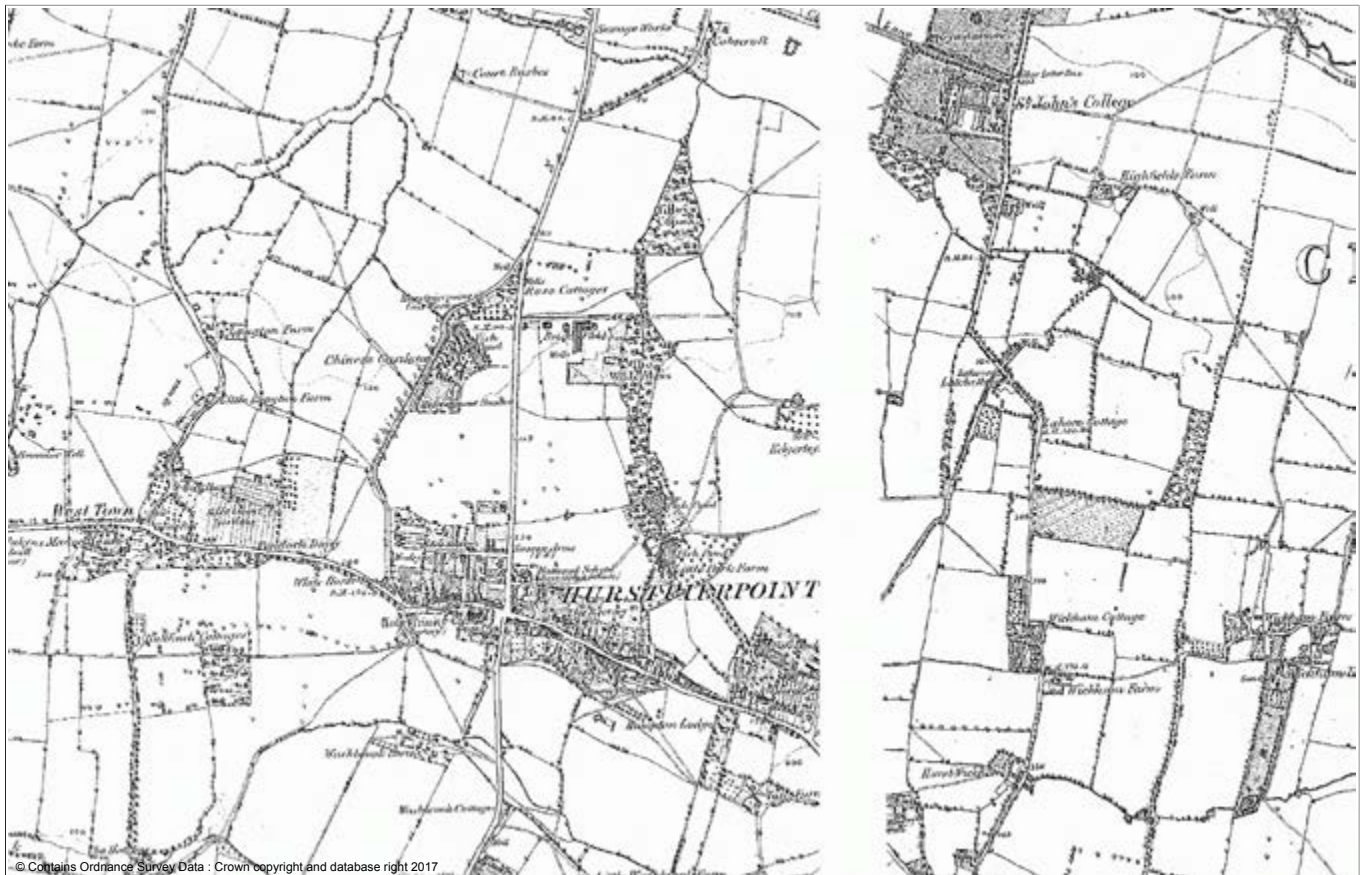
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### Map 4. 1873 - 1875

Title: Hppt County Series 1873-1875  
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Map Centre (Easting:Northing): 528384:116860

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# Map 5. 1896

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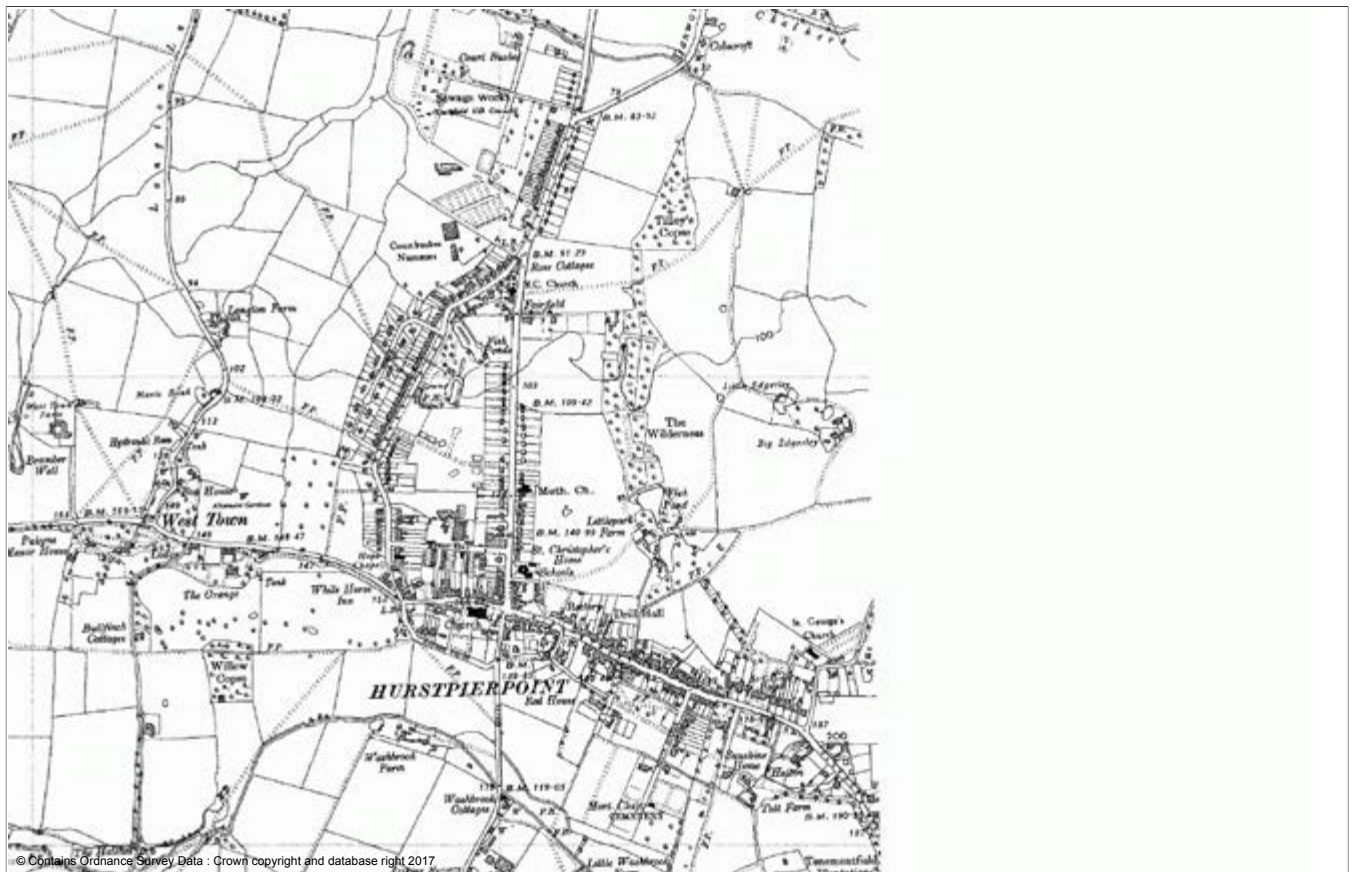
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# Map 6. 1946 - 1947

Title: Hppt County Series 1946, 1947  
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*PHOTO 5: HPP Society post marking site of Bedlam Street (DC)*



Roman coins and pottery fragments have been found in the churchyard at Hurstpierpoint, with some suggestions that this might have been the location of a Roman temple. Roman villas, farmsteads and burial grounds have also been discovered locally.

The origins of the village of Hurstpierpoint itself may be in the Anglo-Saxon period which followed the withdrawal of the Romans from Britain in AD 410. (Hurst is an Anglo-Saxon word meaning a wooded hill.) The Anglo Saxons left relatively little evidence of their occupation of the area, but cultivation of the land continued and a church was built, possibly on the site of a Roman temple or shrine.

### **The Norman Conquest and the Feudal Period**

By the time of the Norman Conquest in 1066 much of the land locally belonged to Earl Godwin, father of Harold Godwinson, the King of England who died at Hastings. The Domesday book of 1086 records Hurstpierpoint in two parts, both (Hurst and Wickham) being given by the new King William to his ally William de Warenne. The manor of Hurst was given to Robert de Pierpoint, and his family name was added to that of the manor and the village at its centre.

### **Hurstpierpoint in the Domesday Book**

The Domesday Book of 1086, William the Conqueror's great inventory of his newly conquered kingdom of England, stated that at that time the manor of Hurst had about 2000 acres in cultivation, with 80 acres of meadow and a large area of woodland for pigs. The population was 51 families, perhaps 200 persons. There was a church and three watermills. Wickham was separately listed as a small hamlet.

The Normans brought with them feudal tenure, which lasted until the accession of the Tudors. The Wealden manor of Hurstpierpoint was extensive, being at least two miles wide and nearly six miles long, and roughly coincided with the Parish boundaries. The manor house (now demolished) was located in the village in a position just to the north of the Church - beyond this, the village at this time consisted of a scattering of cottages on the ridge to the east.

There was a further settlement around the manor of Pakyns to the west, which was known as West Town. This area is now within the Langton Lane Conservation Area.

It is possible that during the feudal period the small Saxon fields around the village were made into large open fields, some being the demesne belonging directly to the Lord of the Manor, others cultivated in common by the villages, but the extent of these fields is unknown. The names East Field, North Field and Town Field are marked on early maps of Hurstpierpoint, but any such open fields were enclosed by the Tudor period.

Expansion of the cultivated area and the clearance of woodland for arable fields continued locally throughout the 11th, 12th and 13th centuries but would have been slowed by years of famine and were brought to a halt by the Black Death of 1348-9.

## Tudor Hurstpierpoint

Better harvests during the 15th and 16th centuries contributed to a higher standard of living under the Tudors, and an increase in population and prosperity. Early farmhouses and buildings as with other houses, were of a very basic construction, with walls of wattle and daub or flint, unglazed windows and roofs of thatch. Such constructions did not have a long lifespan, and consequently very little survives in the village from this earlier period. The growing prosperity of the 15th and 16th centuries led the wealthier yeomen of the Parish to rebuild their houses with better quality timber framing, and several examples of buildings dating from this period do survive in Hurstpierpoint.

*Photo 6: Pigwidgeon and Spotted Cow Cottages, Albourne Road- a surviving 15th century hall house, now divided into two.*



*Photo 7: Tott Farmhouse, Tott Lane- a 16th century three storey timber framed house, refronted with stucco and tile hung.*



## The Seventeenth Century

By 1660, when the feudalism was abolished, the system had already been long in decline. The open fields were enclosed to increase the productivity and profitability of the local farms, with surplus produce being sent to markets in the vicinity such as that at Lewes, or as far afield as London. Enclosing of livestock (cattle in particular) allowed improvement of their quality by measures such as selective breeding, and provided manure for the enrichment of the arable fields. Apart from wheat and oats, crops grown locally included barley for brewing, and from the late 16th century, hops. Vegetables were also grown in gardens. Sheep rearing on the Downs was important, both for wool and for their hides. Timber from the Weald, principally for shipbuilding, and iron, also contributed to the local economy.

The increasing prosperity of the local economy allowed the local gentry to follow the influence of London Court life, rebuilding or refacing their now unfashionable old timber houses in brick, with Dutch gables – Little Park and Randolphins are two local examples of houses with 17th century brick facades masking an earlier timber framed core.

## Hurstpierpoint Mills

Wind and water mills in past times were a vital part of the rural economy - at or near Hurstpierpoint were several mills, some of which survive today. The Jack and Jill windmills which sit on the summit of the Downs to the south remain local landmarks. There was also a post mill on the Pakyns estate to the south of the Albourne Road. Water mills included Gibbs Mill at the north end of Langton Lane which was still grinding corn in to the 1960s and Ruckford Mill, sited further along this stream at Malthouse Lane, which was working from at least the 17th century to the 19th - both these buildings survive as houses.

*Photo 8: Cobbs Mill*



### Georgian Hurstpierpoint

During the 18th century land ownership was increasingly concentrated into the hands of a few, wealthy local families- although the majority of the farms surrounding the village were small, the majority were tenanted rather than owned outright. Prominent local landowners included the Marchants of Little Park, the Campions of Danny and the Beards of Mansion House on the High Street. Later Sir John Dodson, a descendant of rectors of the Parish, became a major landowner.

*Photo 9: Mansion House, the High Street. This 17th century or earlier timber framed building was refronted in the early 18th century.*



Despite this gradual transfer of land, life on the 18th century farms which supported Hurstpierpoint would have continued much as before, although the influence of the Agricultural Revolution would have been felt here as elsewhere in the country. Greater mechanisation and improved methods of crop

production, soil improvement and improvement of livestock breeds all had a beneficial impact on agricultural productivity which would have raised the income of tenant farmers. The market was also stimulated by the growing demand for food from London. However, for the lower ranks of rural society, such as the agricultural labourers, conditions remained poor, leading to riots and discontent.

*Photo 10: Church House, High Street. This house, located behind The Church of the Holy Trinity, has a fine 18th century façade- the building behind may be earlier.*



### Craftsmen and trades

The economy of Hurstpierpoint Parish was for centuries predominantly agricultural- workers within the farming community worked in crafts associated with the land: ploughing, sowing, reaping, hedging and ditching, hurdlemaking and thatching of hay ricks. Basketmaking used hazel and willow coppiced in the woods around the village. Milling by wind and water power was also important. Spinning, weaving and sewing were done in the home, and ale was brewed. Excess produce could be sold in a market off Lamb Platt (at the top of Cuckfield Road). Villagers also found employment in the large houses at Danny, Little Park and Pakyns.

Hurstpierpoint village supposed a number of craftsmen and trades servicing the needs of the local farming community. During the 18th century, for example, craftspeople working in the village included cordwainers and tailors, shoemaking, weaving, hairdressing, blacksmithing, plumbing and glazing.

### Wool and cloth

The wool and cloth industry was an important part of the local economy. Sheep were reared on the Downs, the wool was then washed using lye produced at mills such as the one at Pond Lye or Leigh, before being carded, spun, dyed and woven into cloth. Carding and spinning took place in the home, weaving was done by village men. Fulling (scouring, cleansing and thickening of the cloth by beating it in water) was done at local watermills known as fulling mills, as is evidenced by diary entries from the 18th century.

In the 18th century flax was also grown locally for linen production – spinning flax was a common workhouse activity.

Mercers (traders in cloth) were present in Hurstpierpoint village from at least the late 17th century. By the 19th century records show the number of different trades operating in the village associated with the cloth and clothing industry, which included mercers, drapers, tailors and seamstresses, hosiers and shirtmakers, milliners, bonnet and straw hat makers, glovers, a furrier and feather-dresser and a commercial laundry.

### Leather and tanning

Tanning was a significant local industry in and around Hurstpierpoint village. Hides from cattle and skins from sheep and goats were tanned in a mixture of oak bark and water at tanneries usually situated at the edge of or outside the village due to the smell- in Hurstpierpoint one tannery was located in Langton Lane, on the west side of the lane south of Knowles Tooth; another was situated just south of Tott Farm.

Tanning was carried on locally from at least the 16th century. The resulting leather was sold on by fellmongers, and used in a number of local crafts and trades, including glovers, saddlers, collar-makers, purse mongers and bottle makers, cordwainers and shoemakers.

### Nonconformist Hurstpierpoint

The topography, natural resources and, prior to the 18th century, the occasional difficulty of traversing the local roads, led to the population of Hurstpierpoint and its surrounding countryside being more scattered, mobile and diverse than their more affluent Southdown neighbours, and less amenable to authority. In these conditions non-conformist religious movements such as Quakerism, Baptism and Methodism flourished. The significance of these churches in Hurstpierpoint's history is attested to by a number of surviving buildings such as the former Quaker chapel at Trumpkins on the High Street, which later became a National School and is now the Player's Theatre, the former Methodist Chapel on Manor Road, now a house, and the former Hope Baptist Chapel on Western Road, also now a house.

*Photo: 11 The former Methodist Chapel on Manor Road*



### The 19th century

The population of Hurstpierpoint rose rapidly over the course of the first half of the 19th century, almost doubling from 1104 in 1801 to 2118 in 1841. As the population grew, the number of houses in the village increased accordingly, from 168 to 1811, and 245 in 1831, to 359 in 1841. Modest terraced cottages spread, for example those still present along Western Road; spacious Victorian villas along Hassocks Road and elsewhere provided accommodation for wealthier residents. Hurst Wickham developed as a hamlet to the east of the village during the 19th century. To cater for this growing population, the Church of the Holy Trinity was rebuilt and the current village school established- there were other schools elsewhere in the village, often in private houses. Shops and trades flourished along the High Street and in the buildings behind it.

*Photo 12: Victorian and Edwardian terraces on Western Road*



*Photo 13: Spacious Victorian villas on Hassocks Road*



Agriculture remained vital to the local economy-

the larger farms prospered, and rents were high. A weekly corn market was held at the New Inn. Life was harder however for smaller farmers and for agricultural labourers, for whom life had changed little for centuries. A hint of what was to come was the introduction of a degree of mechanisation with the advent of steam traction engines and threshing machines.

A major impetus for the growth of Hurstpierpoint at this time was the improvements in travel and transportation which took place during the second half of the 18th century and the first half of the 19th. Before the late 18th century little traffic passed through the Parish and what there was was mainly relatively local, such as visitors to local farms or sheep drovers. Goods were transported mainly by packhorse. A significant reason for this was the terrible state of the local roads, particularly those running through the heavy Wealden clay, which would become all but impassable in winter.

From the middle of the 18th century turnpike trusts were created around the country to enable the improvement of the road network by allowing the charging of tolls for the use of certain routes. In 1777 the Henfield to Ditchling Turnpike was established, following the line of the existing main east-west route through Hurstpierpoint, which included the High Street. There were tollhouses to the east of the White Horse Public House (on the western edge of Hurstpierpoint village) and just before New Way Lane (to the east)

The Henfield-Ditchling turnpike became a cross-country coaching route, linked in time with the improved London-Brighton road (works carried out partly for the benefit of the then Prince Regent). This encouraged the expansion of Hurstpierpoint village and the establishment of several coaching inns such as the New Inn on the High Street, which was opened in 1816. The building was originally a four bay Wealden hall house, dating from c.1500 – timber framing can still be seen on the west wall, behind the 19th century façade. An 1830s drawing shows stables extending to the east- accommodation for the riding horse and carriage trade of the time. The New Inn remains a local landmark to this day.

*PHOTO 14: The New Inn, on the High Street, a former coaching inn.*



Later, in 1835, a further turnpike route was created between Ansty Cross to the north of Hurstpierpoint and Brighton to the south. The line of this road followed modern day Cuckfield Road/Brighton Road, the two 'lodges' at its southern end surviving now as shops. This led to the expansion of the village northwards along the turnpike.

### Horse and Carriage

Transportation by packhorse, horse and carriage or wagon was for centuries the principal method of moving people and goods in bulk through the Parish.

In 1841 the village supported two blacksmiths, one was based in Church Lane (the row of buildings to the west of the church), and the other to the east of the New Inn in what is now Pit Road- here there was a house, yard and blacksmith shop. There were five wheelwrights in the village, including a premises at Trumplings at the east end of the High Street. There were also horse-keepers with animals to hire, harness, collar and saddle makers, ostlers (stablemen at the local inns), stable lads and grooms, and coachmen to the gentry.

After the London-Brighton railway opened in 1841 a horse drawn omnibus travelled back and forth between Hurstpierpoint and Hassocks Gate Station. The first motor bus ran in 1925.

Much greater growth was to follow the opening of the Hassocks Railway Station on the London, Brighton and South Coast Railway in 1841, a short distance to the east. The village expanded rapidly, as can be seen from a comparison of maps 3, 4 and 5, as the first commuters were attracted to live in Hurstpierpoint, travelling to work in Brighton or further afield.

### Brickmaking

The rapid expansion of house building during the 19th century was served by local brick and tile yards, fed by the clays of Sussex. Weald clay can be used for pottery, facing bricks and tiles as well as ordinary bricks. The earliest evidence of its use locally dates to Roman times, and the tile kiln in Danny Park, however with the end of the Roman occupation the use of tile and brick in construction ceased until the 14th century and was not of importance for at least another century after this.

By the 19th century there were three brickmaking sites in the Parish, at Reeds Lane, Sayers Common, at Little Park Farm, and by the Sportsman pub at Goddards Green.

### The Chinese Gardens

The Chinese Gardens were opened in 1843, the creation of local entrepreneur Adam Adams. Based on the success of the Swiss Gardens in Shoreham, despite their name the Gardens had no special oriental theme but instead were called after the road that they were located on, Chinese Road, which in turn was named for the Chinese Uprising. Chinese Road was later renamed Western Road. The gardens had a rowing lake, donkey rides, bowls, croquet, and tennis courts set in extensive grounds which also featured bars, a coffee room and a dining room seating 300. The Gardens were a popular destination for group outings and for holiday makers on their way to the bright lights of Brighton. The Gardens survived for more than a century, only closing for redevelopment in the 1950s. Their location is now within the setting of the Hurstpierpoint Conservation Area.



### The Church of the Holy Trinity

*Photo 15: The Church of the Holy Trinity*



Although there has been a church in Hurstpierpoint since Anglo-Saxon times, the current Church of the Holy Trinity dates only from the 1840s. Built to a design by Charles Barry (architect of the Houses of Parliament), it replaced the 15th century Church of St Lawrence on the same site. Its building was instigated, against some local opposition, by the Reverend Carey Hampton Borrer, a reforming High Church rector, who was also active in numerous other aspects of village life during the 57 years he was vicar of Hurstpierpoint, including the running of the local schools and the establishment of the Parish Rooms (Photo 96).

### 20th Century Hurstpierpoint

Hurstpierpoint continued to grow during the 20th century, taking in fields to the north, east and west of the village. At Hurst Wickham, houses spread northwards along both sides of College Lane into the countryside. Infill development also occurred in all the Conservation Areas as the grounds of larger houses such as Pakyns and the Mansion House were split off and sold for development. To the north of the village the

Chinese Gardens closed and the area was built up as a housing estate.

The early 20th century saw farming continue as vital to the local economy. Around 1900 dairy farming in the area was reinvigorated by an influx of dairy farmers from the West Country, drawn to the area by the access which the railway gave to the milk markets of the South Coast and London. This period also saw a growth in market gardening in the fields around Hurstpierpoint. Corn continued to be milled locally at Gibb's Mill.

Employment could also be found in one of the many local trades, or in service in the larger houses such as Danny. A training school for domestics was established at Chichester House on the High Street.

### Hurstpierpoint at war

The service of Hurstpierpoint men and women during World War I and World War II is commemorated by the village War Memorial on the green by Holy Trinity Church. The Memorial was unveiled on St George's Day, April 23rd, 1922 by Colonel Champion. It records the names of 77 men who died in the Great War. To this was added the 17 men and one woman who lost their lives in the Second World War. There are also memorial tablets within Holy Trinity Church, as well as a number of registered Commonwealth War Graves Commission graves in both the Hurstpierpoint Old Cemetery, which is adjacent to Holy Trinity, and the Hurstpierpoint (South Avenue) Cemetery, in addition to private family memorials. At Hurstpierpoint College, to the north of the village, a War Record is kept of those former pupils who fought and who died in the Great War. The school chapel houses a Memorial Tablet.

Danny, a large Elizabethan house to the south east of Hurstpierpoint which has close links to the village, played a role in the conclusion of the First World War. Prime Minister David Lloyd George was renting the house at the time, and it was here that the war cabinet met to draw up the outline terms of the Armistice.

Photo 16: The Hurstpierpoint war memorial



During World War II the Local Defence Volunteers (Home Guard) had three defence points at Lock's Manor, College Lane and near the fire station. There were regular anti-aircraft units in the parish, an air raid warden and a siren. In fact there was only one casualty of direct enemy action. In 1943 a bomb exploded near the home in Cuckfield Road of the Reverend Lamb of the Evangelical Free Church, tragically killing his four year old daughter.

Land girls were drafted in to help on local farms, and were accommodated in the village alongside Canadian troops, Commandos (who underwent training exercises in the grounds of Danny) and evacuees. An air raid shelter was established in the cellars of the brewery and the adjacent Sussex Arms Hotel.

World Wars I and II provided a great impetus towards the intensification of farming. However greater productivity through mechanisation and the use of chemical fertilisers, coupled with the gradual splitting up of many of the larger local estates, meant that as the century progressed fewer and fewer local people have been employed in agriculture. Although sheep and beef farming do continue, alongside

'horseculture', the local economy is now, for the first time in centuries, not based principally around farming and the land. Hurstpierpoint does, however, maintain a thriving local economy with village-based retail and commercial businesses of various sorts existing alongside a large population of commuters to London, Brighton and other local centres.

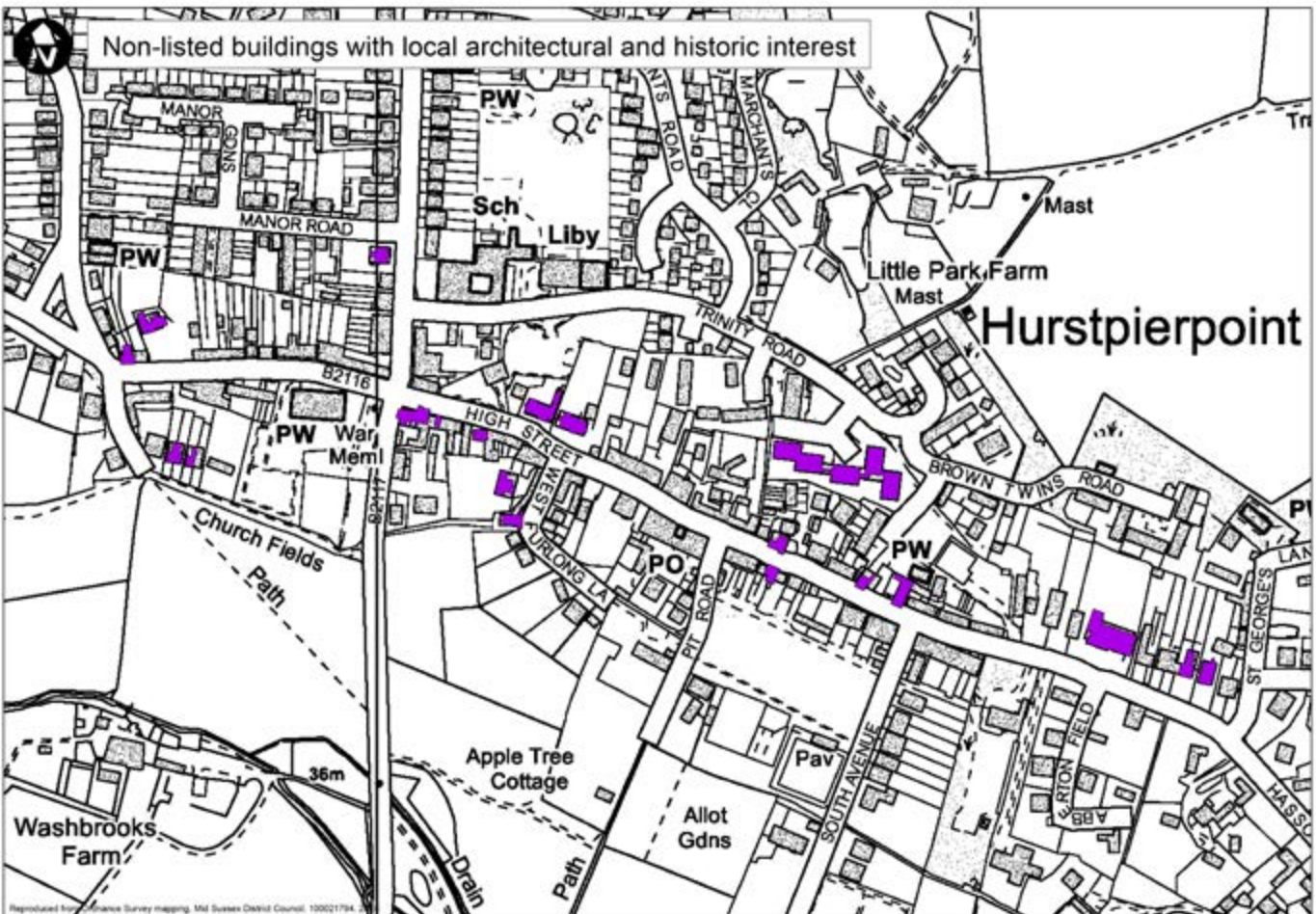
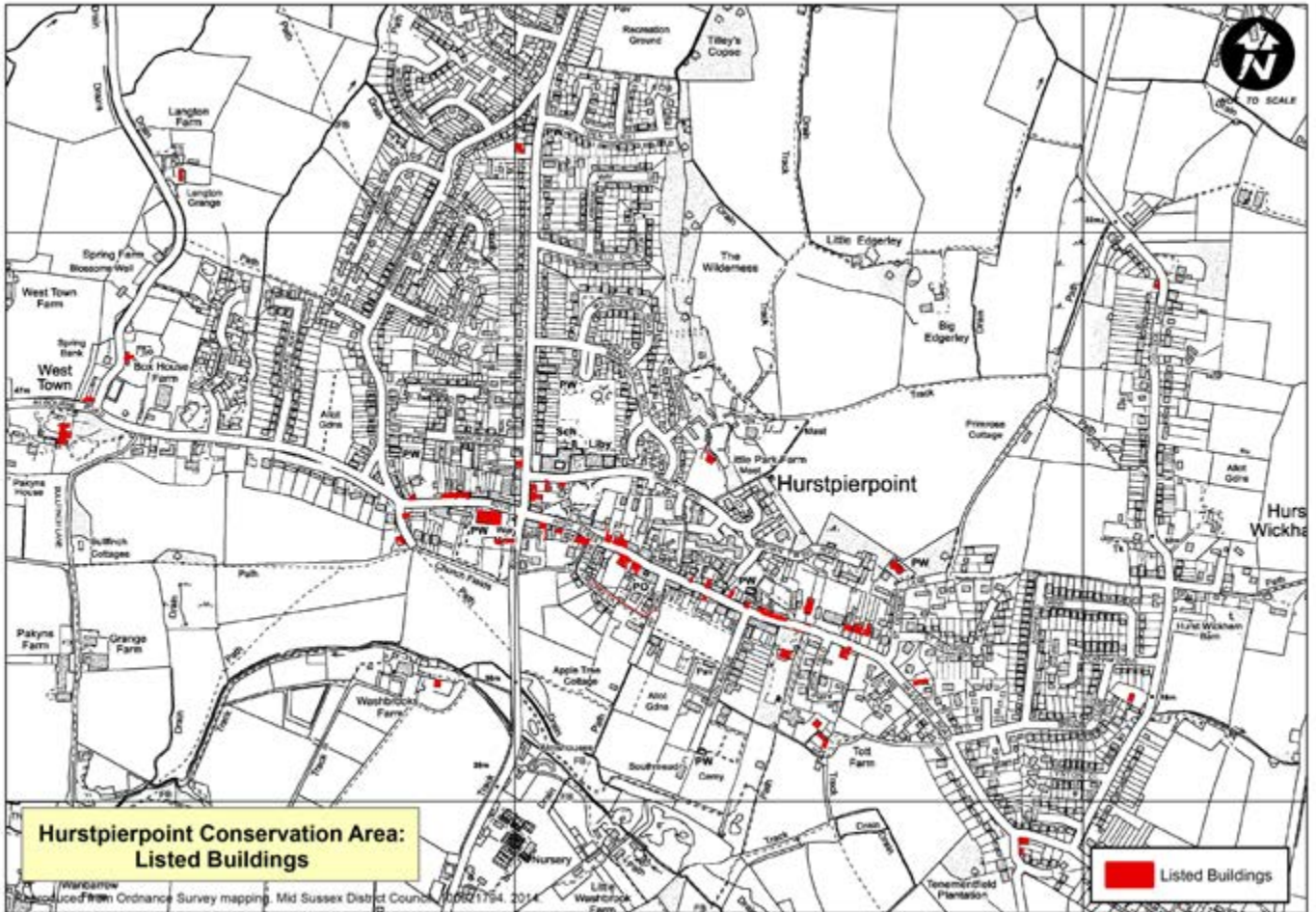
The many centuries of Hurstpierpoint's growth and development and its fascinating social history are reflected in its built form- in the layout of its streets, lanes and twittens, and in the buildings and open spaces that line them. The village's long association with the countryside which surrounds it is still evident in the paths that lead out into the surrounding fields and in the fine country views that exist from many points in the Conservation Area.

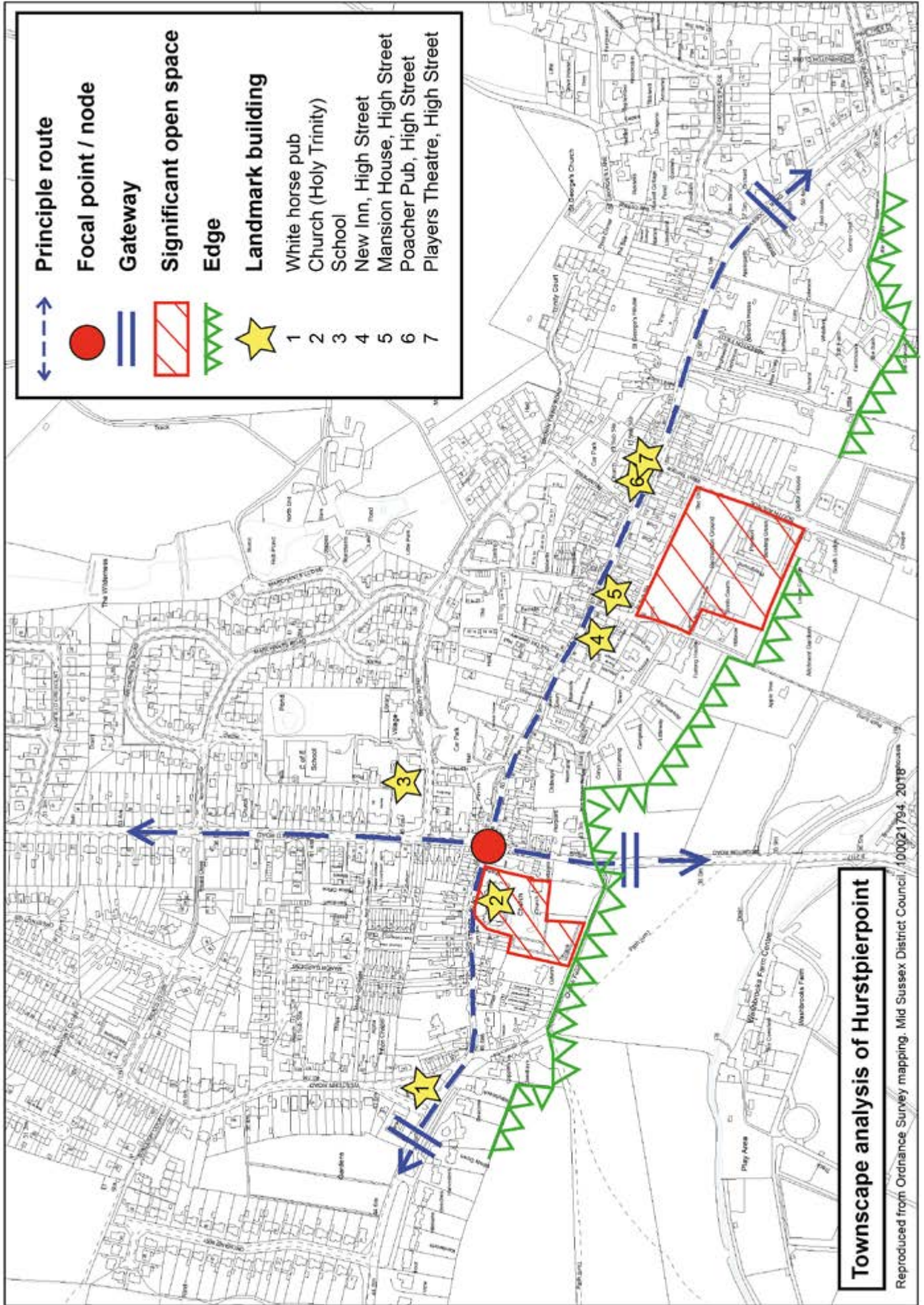
## 5: Listed and unlisted buildings of interest.

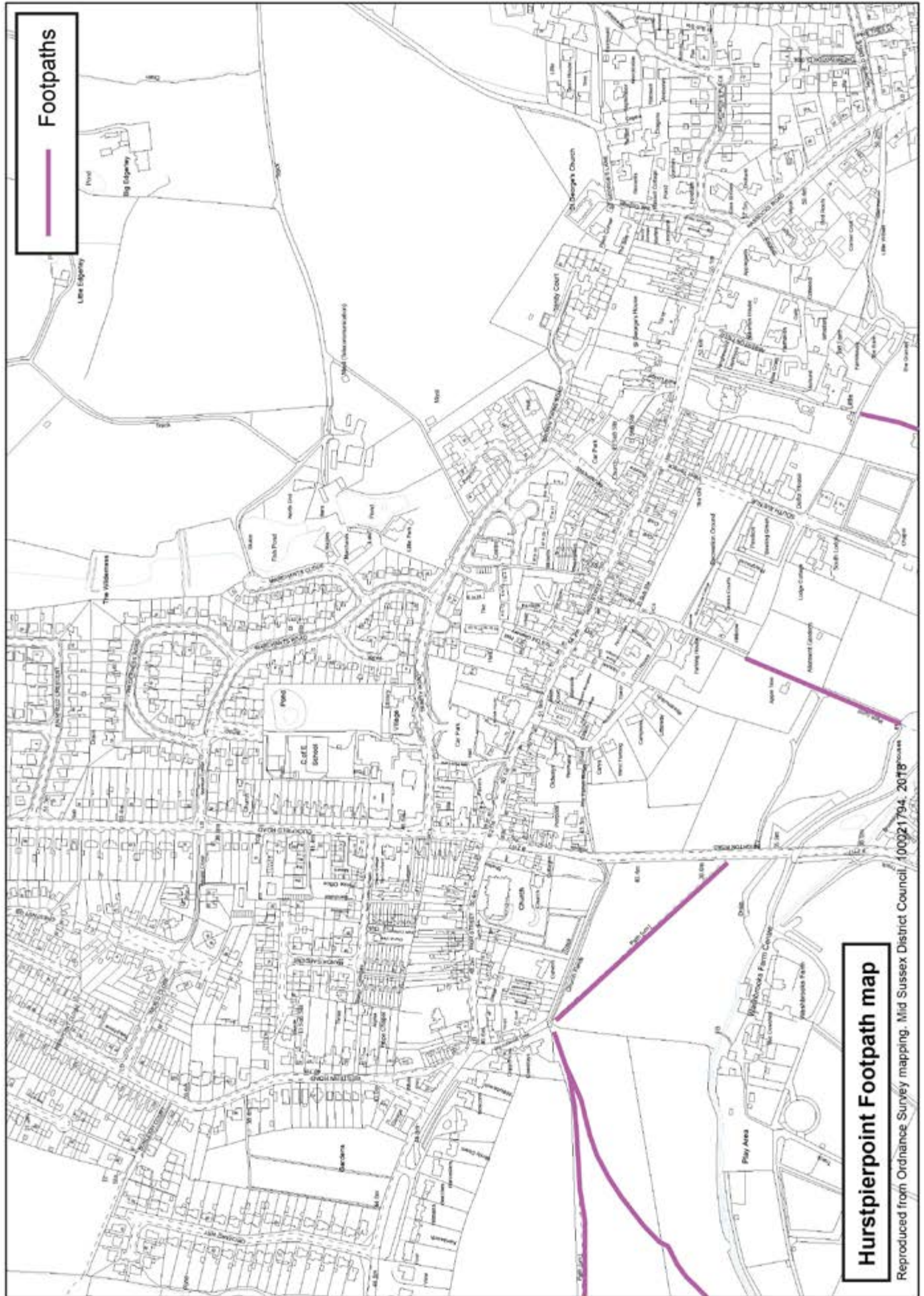
There are a large number of statutory listed buildings within Hurstpierpoint village and several at Langton Lane, which are shown on Map 7. There are also a significant number of unlisted buildings which are considered to be of special local architectural and historic interest - these are identified on Map 8. The dates of their construction are illustrative of the long period over which Hurstpierpoint and its surrounding hamlets have evolved. These layers of history are also evident in the morphology, in the texture and grain of the settlement and in the physical form and materials employed on the buildings- these are considered in more detail below. The eclectic mix of architectural eras makes Hurstpierpoint and its surroundings a fascinating and historic place for residents and visitors alike.

*Map 7: Listed buildings in Hurstpierpoint and Langton Lane Conservation Areas*

*Map 8: Unlisted buildings of local architectural and historical interest in the three Conservation Areas*

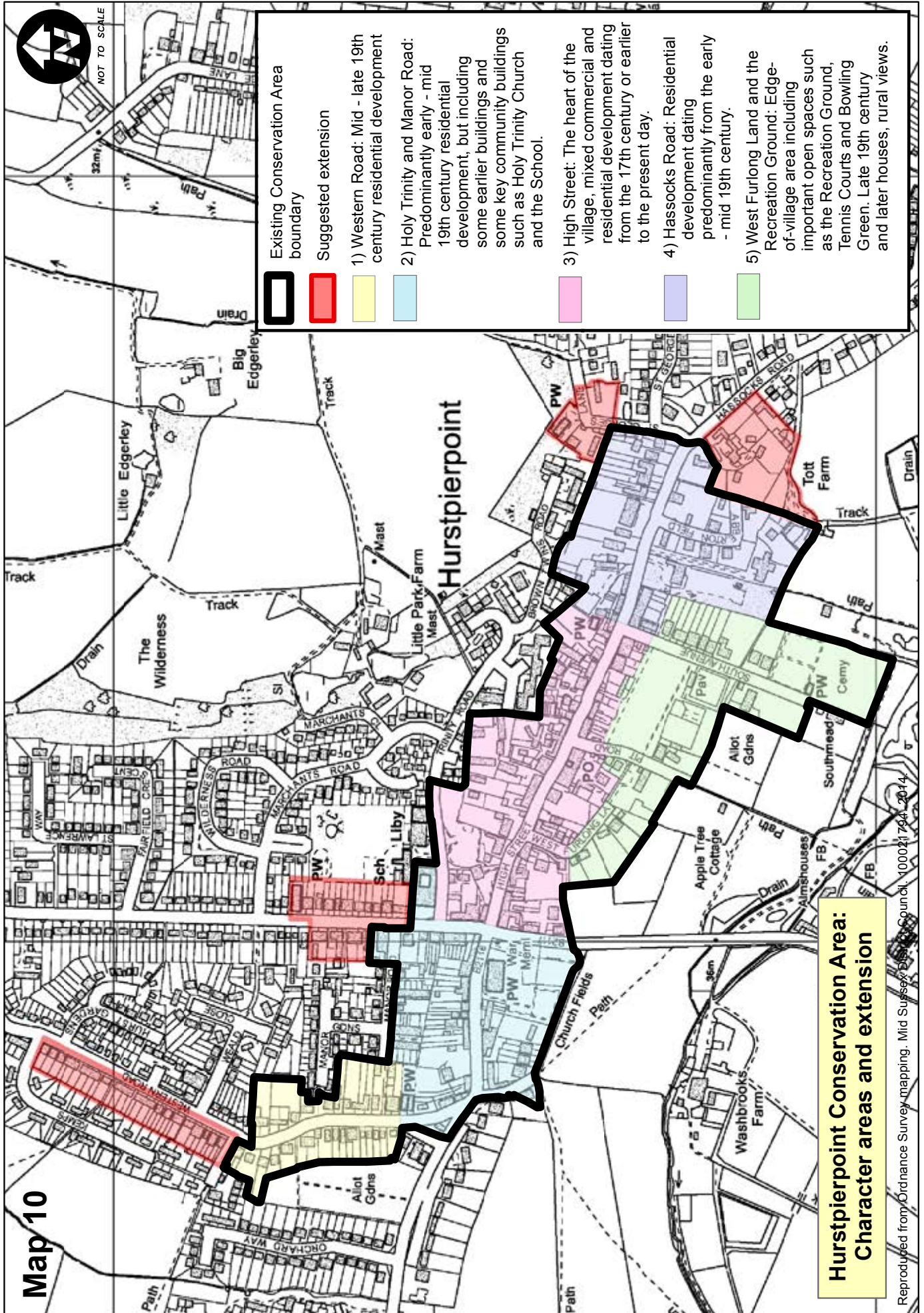






**Hurstpierpoint Footpath map**

Reproduced from Ordnance Survey mapping, Mid Sussex District Council, 100021794, 2018



## 6: Hurstpierpoint Conservation Area

### Character and plan form

The village plan of Hurstpierpoint village is still based on the original medieval street pattern and comprises a main central street running in a fairly straight line east to west. The long and narrow shape derives from the spread of housing along the turnpike road from Henfield to Ditchling, established in 1777 and used by cross country coaches. Communications to the north and south were by narrow twisting lanes, which are still reflected in the modern layout of the village centre, where retail and commercial businesses fronting onto the High Street hide former workshops and outbuildings lining the lanes and twittens to either side, many now converted for residential use.

*Photo 17: Hurstpierpoint High Street*



Expansion to the north along the Cuckfield Road followed the establishment of the Ansty Cross-Brighton Turnpike in 1835, which resulted in the upgrading of this road, and even more significant growth occurred to the east of the village and elsewhere following the opening of Hassocks Railway Station in 1841. The long history and gradual growth of the village is reflected not only in its plan form but also in the diversity of periods and architectural styles of its buildings, from medieval timber framed houses to 20th and 21st century developments. It is considered that there are a number of different character areas within the village, reflecting its pattern of growth and historic building uses.

These are described in more detail below.

*Photo 18: The diversity of ages and architectural styles of houses on the High Street*



There are a number of significant open spaces in the village, principally to the south of the High Street (the Recreation Ground, tennis courts and cemetery, as well as the churchyard to Holy Trinity Church), but also to the north at the Village Green. These open spaces, as well as landmark buildings, key routes and gateways, and views and vistas within and from the Hurstpierpoint Conservation Area are identified on Map 9. Private gardens and the trees within them also make a significant contribution to the character of parts of the Conservation Area.

*Map 9: Townscape analysis*

The character of the village depends partly on many everyday features that tend to go unnoticed, but which are important components of the historic street scene. This appraisal places particular emphasis on these commonplace features as key elements that contribute to the overall quality of the conservation areas in Hurstpierpoint.

The range of building materials used in buildings and boundary walls within the village reflects those available historically in the area, and contributes to a varied and characterful street scene. The principal building materials evident in Hurstpierpoint are: timber framing (often hidden behind later facades or cladding of various types); local orange/red brick used in variety of patterns ; handmade orange and red clay plain tiles used for roofs and vertical hanging; coursed flint and brick; coursed cobble; 'bungeroosh' (an irregular mix of

brick, chalk and flint set in hydraulic lime which was used between the mid 18th and late 19th centuries almost exclusively in the area around Brighton and Hove, and was often rendered to give a more 'polite' external appearance); local sandstone primarily used for walling; weatherboarding; and lime render sometimes marked out to imitate stone .

*Photo 19: Local sandstone*



*Photo 20: Red brick*



*Photo 21: Bungeroosh*



## Character Areas

It is considered that the Hurstpierpoint Conservation Area can be divided into a number of different Character Areas, as shown on Map 10:

- 1: Holy Trinity Church and surrounds
- 2: Western Road,
- 3: The village centre
- 4: Hassocks Road, and
- 5: South of the High Street: West Furlong Lane, Pit Lane, the recreation ground and South Avenue

### **Area of special character: Holy Trinity Church and surrounds.**

Historical and architectural character:

This area is characterised predominantly by 19th century development, centred on the High Street and its junction with Cuckfield Road.

Holy Trinity church, with its prominent spire, is the landmark building here. It is located to the south of the High Street at its junction with Brighton Road. The early church of St Lawrence was re-built 1843-5 to the design of Sir Charles Parry, architect of the Houses of



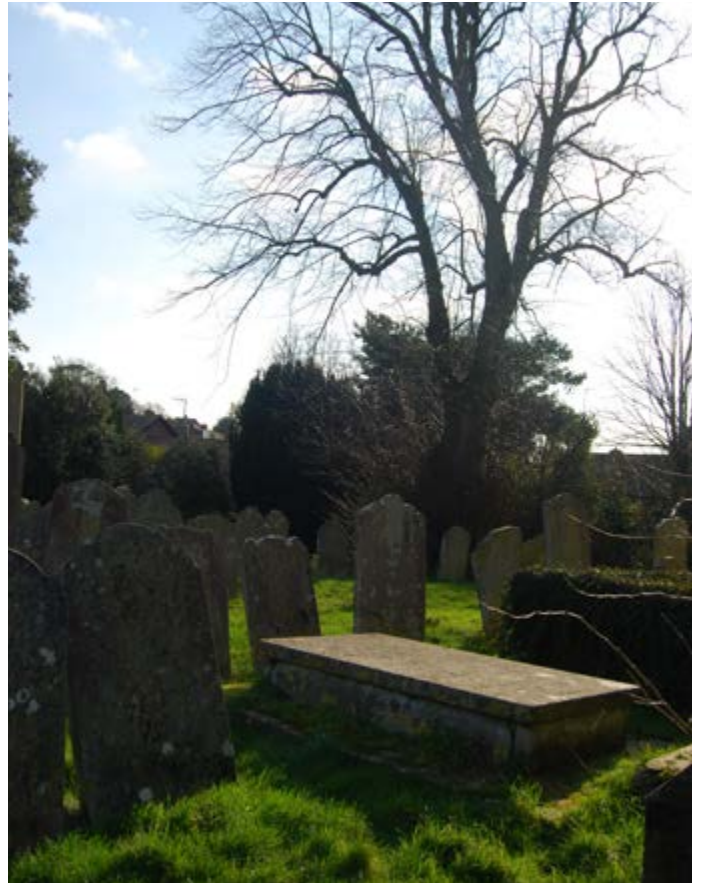
Parliament and re-dedicated to the Holy Trinity. Chapels were added in 1854 and 1874. (SEE BOX P.?) Just to the east of the churchyard is the Hurstpierpoint war memorial, set on a grass lawn, with trees and yew bushes around. Tucked away to the south-east of the church is Church House which was built in the late 17th century on the foundations of a former farmhouse. It was built for the Reverend Jeremiah Dodson and remained the rectory until 1808. It is now listed Grade II. The adjacent Church Green Cottages, which date from the early 19th century, are also Grade II listed.

*Photo 22: Holy Trinity Church is prominent in views looking east along the High Street*



The churchyard and the green space around the war memorial form one of the most important open spaces in this area, and have a number of fine trees as well as attractive views from the southern part of the churchyard across the fields towards the South Downs.

*Photo 23: The churchyard of Holy Trinity Church*



Archaeological evidence suggests that opposite the church was the early medieval manor house (known as Hurst Park), possibly occupied by the Pierpoints. It was allowed to fall into ruin and only a small building with a chimney was left by 1581.

Period properties now line both sides of this western part of the High Street, with the imposing church always in view. The tightly packed cottages have pastel painted rendered or timber clad facades, with typically timber sash windows and gabled slate or tiled roofs, with the ridge running parallel to street, sometimes hidden behind a parapet upstand. The flank and rear elevations of the buildings are often not rendered but of exposed brick or brick and flint.

*Photo 24: Tightly packed cottages line this part of the High Street*



On the south side of the High Street the terrace of cottages dates originally from the 16th and 17th centuries. On the north side are two adjacent early 19th century Grade II listed terraces which vary in height, with some two and some three storied buildings. They include carriage entrances, leading to former barns and other buildings behind the street frontage There were two inns here formerly (The Red Lion and The Oak), with old shop fronts surviving also, although the area is now residential. Several of the buildings have fire insurance plaques on them.

*Photo 25: Surviving shopfronts illustrate past commercial uses*



To the west end of the High Street, opposite the entrance to Policeman's Lane is Clifford Lodge, an imposing early 19th century house which is Grade II listed. The pair of houses attached to this building (1 and 3 High Street) are considered to be of local interest, as is Howard Lodge just to the east, which is said to have been built in 1728.

*Photo 26: Grade II listed Clifford Lodge dates from the early 19th century*



Gardens, particularly front gardens, are important to the character of this part of the High Street- shallow to the north of the street, and deeper to the south. Some of the gardens have been given over to off street car parking, which detracts from the street scene. The presence of the gardens reduces the sense of enclosure on this part of the High Street, giving it a relatively open feel, as well as adding colour and softening greenery.

To the west end of the High Street, on the corner of Policeman's Lane is Treeps a late 17th century house, named for John Treep, a locksmith who lived here in the early 18th century. Prior to this it may have been one building in three occupations. A green plaque set into the boundary wall commemorates

the association of the house with Alfred Russell Wallace O.M, a naturalist who wrote the influential evolutionary study 'The Malay Archipelago' while staying there between 1867 and 1868.

Policeman's Lane itself was until the turnpiking of 1777 the continuation of the High Road from Albourne, the line of which turned east at the end of the lane, to West Furlong Road and thence north again to the line of the present day High Street. The 1777 turnpike rerouted the main road through the village to the north of the Church.

Also on Policeman's Lane is Cowdrays (Grade II listed), a timber framed building with brick infill which dates in part from c.1600, although it has been much extended. This house was named for early inhabitants the Cowdrys.

The pair of large Edwardian houses (Haven and Greenways, and Limemead and Banchory) located to the south of Policeman's Lane are considered of local interest and have fine views towards the South Downs. These houses turn their backs on the lane, with their main facades, with tiled roofs, brick and hung tile elevations, and projecting canted bay windows addressing instead the footpath which runs between the southern edge of the village and Church Fields.

*Photo 27: Edwardian houses on Policeman's Lane face over Church Fields on the edge of the village*



Houses on Policeman's Lane tend to have larger gardens than those on the High Street, with more trees. This, together with different road surfacing and numerous views southwards across the countryside towards Wolstonbury Hill, gives Policeman's Lane a more rural

character.

*Photo 28: Policeman's Lane has a rural character*



To the west of the junction with Policeman's Lane, at the western edge of the Conservation Area, the White Horse Inn (unlisted) on the corner of Albourne Road and Western Road allegedly dates back to the 16th century, although it has been much altered. It has been registered as a Community Asset by CAMRA. The Inn is an important the gateway feature at the western entrance to the Conservation Area. It is considered to be a building of local architectural and historic interest.

*Photo 29: The White Horse Inn is a gateway feature at the western end of the Conservation Area*



The Conservation Area includes the southern part of Cuckfield Road and the area behind the High Street south of Manor Road, in the angle of the junction of the High Street and Cuckfield Road. Map evidence shows that this area was under development by 1874, as the village expanded following the coming of the railway. A mix of uses was present, including a brewery, now sympathetically adapted for residential use. The former brewery building and associated terraces of houses form an attractive and prominent grouping.

The neo-classical 19th century Sussex Arms pub on the corner of Cuckfield Road and Manor Road, now adapted for residence, is a building of local historical interest, and retains a characterful painted sign to its southern elevation. The adjoining building at 25 Cuckfield Road, which forms the street frontage of the Brewery Mews, is in the late 19th century Queen Anne style and has a prominent Dutch gable addressing the street and attractive terracotta detailing to its brick façade. It retains multi-coloured stained glass fanlights to the windows, although the main casements below have been unsympathetically replaced. This building is also considered to be of local interest, as are the original mews buildings behind.

*PHOTO 30 The Former Sussex Arms Pub*



*PHOTO 31 Brewery Mews*



Manor Road, presumably named for its proximity to the original site of the now demolished manor house, runs off Cuckfield Road parallel to and to the north of the High Street. Part way along is the former Methodist Chapel, now a house, which is considered to be of local interest. The building has a rendered façade with a central pedimented door with flanking pilasters, and two blind windows to either side, also with pediments (see Photo 11). To the east of the chapel are a pair of attractive nineteenth century cottages built hard up to the back of the pavement, to the west are Manor Cottages, twin rows of terraced two storey brick built nineteenth century cottages running perpendicular to the street and separated by an open garden area and footpath. The cottages are highly characterful and are considered to be of local interest.

*Photo 32 Manor Cottages are considered to be of local architectural and historic interest*



Manor Road has quite an open character due to the wide spacing between the buildings and

there are attractive views across the gardens of the properties on it to the spire of Holy Trinity Church.

*PHOTO 33 Views of Holy Trinity Church from Manor Road*



Further north along Cuckfield Road is the present Rectory with its “in and out” carriage drive, hipped roof with prominent chimneys (the roof covering appears to be non-original) and Roman cement façade with projecting porch in the neo-classical style suggesting a 19th century date of construction. This building is also considered of local interest. Adjacent to this is Greenock House which dates from the early 19th century and is Grade II listed.

*PHOTO 34: Hurstpierpoint Rectory*



Adjacent to this is Greenock House which dates from the early 19th century and is Grade II listed.

On the east side of the southern end of Cuckfield Road lies bow-windowed Lamb House with stables behind (all listed Grade II), built in the early 19th century as the Lamb Inn in the expectation that stagecoaches would travel down a turnpike from the north. However, even after the 1835 turnpike, stage coaches continued on the north-south turnpike by Stonepound crossroads and Clayton. St Christopher’s was built in 1898 as a home for the aged, with a terrace of houses to the north. Trinity Road was until 1972 just a lane to Little Park Farmhouse to the east (outside of the conservation area); early 19th century Rectory Cottage (listed) stands beside it, with the primary school on the opposite corner of the road.

Cuckfield Road has quite an open character with a loose sense of enclosure, due to the width of the road and the depth of the front gardens to the majority of properties along it. There are attractive views looking north along the long, straight road towards the open countryside, woods and hills beyond.

*Photo 35: The view looking north along Cuckfield Road*



North of the Conservation Area along Cuckfield Road the houses date from the 1920s and 1930s, with some modern in-fill.

### Paving surfaces

Paving surfaces in the area reflect the hierarchy and character of spaces, with hard surfaced roads and formal tarmacked or brick paviour pavements with granite kerbs along the High Street, Cuckfield Road and Manor Road, and less formal gravelled surfaced roads with grass verges to Policeman's Lane and the paths leading from it, which have a more rural character.

Brick and stone pathways add to the character of the churchyard.

### Street furniture and lighting

Within the garden area around the War Memorial is a traditional style timber fingerpost sign post, with fingers pointing to all four roads meeting at the adjacent crossroads. Traditional wall mounted metal street signs survive in places, including at the northern end of Brighton Road, and the southern end of Cuckfield Road, as well as on the wall just across the road from the White Horse public house (reading 'West Town') and on the garden wall of Treeps ('High Street'). Where it survives this traditional signage contributes positively to the character of the street scene.

*Photo 36: The fingerpost adjacent to the War Memorial*



On the corner of the High Street and Western Road a Victorian post box sits within the wall. An attractive feature in its own right, the post box is also tangible evidence of development in the area during the 19th century.

*Photo 37: A Victorian post box on the corner of High Street and Western Road*



Street lighting to the High Street is of traditional style metal lamp posts; to Cuckfield road more modern light poles are present which are less sympathetic to the character of the area.

### Walls and fences

Brick and flint walls, such as that fronting the Churchyard, are characteristic of this part of the High Street. On Policeman's lane the frontage is softer with hedging etc. On Cuckfield Road the terrace of houses between the High Street and Manor Road have low brick front walls with in some cases metal railings above. The frontage onto Manor Road is characterised by walls of brick or occasionally flint construction and varying heights.

Local sandstone walls are also present, such as the substantial wall to the east of the driveway to Rectory Cottage.

*Photo 38: Brick and flint walls along the High Street*



*Photo 39: Sandstone walling*



### Shop fronts and signage

Although the area is now predominantly residential, there are a small group of shops around the junction of the High Street, Cuckfield Road and Brighton Road, including a fish and chip shop, cookware shop, butcher and interiors shop. There are also surviving shop fronts or shop windows to a small number of properties further west along the High Street which have now been converted for residential use. Although the quality of the shopfronts and associated signage is mixed, they are on the whole sympathetic in design and materials to the buildings in which they are located. One of

the retained shopfronts to the western end of the High Street (17 High Street, Grade II listed) has fine stained glass to the fanlights, depicting birds and foliage.

*Photo 40: The shopfront at 17 High Street*



### Open space and trees

The churchyard to Holy Trinity Church is the most significant public open space in the area, which is typically quite densely developed. The churchyard and the substantial, mature trees within in are a prominent feature at the cross roads which mark the entrance to the centre of the village to the east. The churchyard contains a large number of tombs and gravestones of varying ages, as well as holly, yew and pine trees, which all contribute to the characterful and verdant nature of the space. Fine views can be obtained from the churchyard towards the open field and Downs to the south.

*Photo 41: The churchyard to Holy Trinity Church is a prominent feature of this character area.*



Adjacent to the churchyard is a smaller open grassed area around the War Memorial. This area contains a mature Holm Oak tree which is a prominent feature in views along the High Street, as well as a number of other smaller trees

Front and rear gardens do however make a significant contribution to the character of the area, from the front gardens creating a setback between the buildings on the High Street and Cuckfield Road and the pavement, to the larger gardens of the buildings on the more rural Policeman's Lane, to the unenclosed garden areas between the twin terraces of Manor Cottages.

*Photo 42: Front gardens on the High Street*



The area contains a number of fine trees- for example the Holm Oak at the corner of the War Memorial gardens mentioned above. Other mature trees include a loose grouping to the western end of the High Street near to the junction with Policeman's Lane, which mark the transition from the village to the increasingly rural character of Albourne Road to the west.

### **Area of special character: Western Road**

Historically this was one of the main lanes running to the north of Hurstpierpoint, linking with Chalkers Lane and Danworth Lane, until the 1835 turnpike was built along New Road (now Cuckfield Road) just to the east. It was known first as White Horse Lane, and then Chinese Lane.

In 1841 there were very few houses along this lane. (Map 3) At the south end, four detached houses and one pair on the east side had been built by 1874 (Map 4). By 1900 four further houses and the Baptist Chapel (now converted to a residence) had been built.



*Photo 43: The former Baptist Chapel on Western Road*



The east and west sides of Western Road have different but complimentary characters, reflecting the period of their development.

To the east of the road, houses tend to be more substantial, of 2 to 2 ½ storeys, and date from the late 19th or early 20 centuries. These large houses are a mix of typical late 19th century Neo-Classical and turn of the century Arts and Crafts influenced styles.

The Neo-Classical houses are typified by brick or rendered facades framed by quoins, hipped or gabled slate roofs, and canted bay windows with timber sashes and plaster surrounds.

*Photo 44: A typical neo-classical villa on Western Road*



The Arts and Crafts influenced properties typically have brick, pebbledash or tile hung façades, often with applied mock timbering, and sometimes with hipped or gabled tiled roofs, often with decorative ridge tiles and finials, prominent chimneys, casement windows

(sometimes leaded) or Queen Anne style sashes, decorative timber bargeboards or balcony rails, recessed porches and angled buttresses. Particularly interesting are numbers 115 and 117.

*Photo 45: Arts and Crafts influenced architecture on Western Road*



Most of the development to the west side of the road which dates from the 1920s and 1930s, is in the 'Tudorbethan' style popular during that period. These houses tend to be of modest scale (1 ½- 2 storeys). Nos. 168-172 are early 20th century chalet bungalows. The houses are typically brick built or faced with render or hung clay tile, with tiled roofs often with prominent mock timbered gables. One or two storey bay windows with multipane timber casement windows are another common feature.

*Photo 46: Early 20th century 'Tudorbethan' houses to the west side of Western Road*



To the northern end of the west side of the road, just inside the current conservation area boundary, are a semidetached pair of brick built early 20th century cottages, which are the first in groups of similar properties running north

from here. These houses are of some character and it is suggested that the group could be included within the Conservation Area (see Boundary Alterations, below)

### Paving surfaces

To the west side of the road the houses and front gardens are set back behind a grass verge, which creates a greater sense of openness. On the east side the front garden boundaries are hard up against the rear of the tarmacked pavement.

*Photo 47: Grass verges and front gardens on Western Road*



### Street furniture and lighting

There is no street furniture of note within this character area. Street lighting is by low key modern light fittings often mounted on existing telegraph poles.

### Walls and fences

The majority of properties along Western Road have low brick or brick and flint front garden walls, sometimes topped by railings or hedging. Some properties have a hedge boundary. Where the front boundary treatment has been largely or entirely removed to facilitate off street parking this has been to the detriment of the street scene.

*Photo 48: Front garden parking detracts from the character of the area*



### Open space and trees

Open space within this character area is provided by the front and rear gardens of the houses to either side of the road. Front gardens are particularly important to the street scene, and are typically quite deep, creating a loose sense of enclosure along the street. To the west side of the street at its southern end the front gardens are set back behind grassed verges, adding to the sense of spaciousness.

There is an abundance of hedging and vegetation within the gardens, as well as a number of trees including some more mature specimens within the front gardens of the houses to the west side of the road. The resulting verdant nature of the street is a key component of the character of this part of the Conservation Area.

Where front gardens have been largely or entirely lost to off street parking this has been harmful to the street scene.

### Area of special character: the village centre

This part of the Hurstpierpoint Conservation Area is the retail and commercial hub of the village. Hurstpierpoint is well served by a wide variety of goods and services. Parking for visitors is provided by two well signposted car parks linked to the High Street by twittens.

*Photo 49: Hurstpierpoint High Street, the commercial centre of the village*



The long narrow road is lined with shops, restaurants, hairdressers, and the dental surgery meeting local daily needs, as well as many specialist suppliers. There are also a number of commercial businesses providing a diverse variety of goods and services. Hurstpierpoint also retains a bank and a post office.

The High Street itself is tightly enclosed by buildings of various ages and architectural styles, with a mix of residential and commercial usage. There is a wide variety of both listed and unlisted buildings dating from the 15th Century onwards, with ample evidence of changes made during Georgian times with brick facing hiding the original timber framed elevations. There are also many Victorian built shops with living accommodation above. This results in a richness of streetscape which defines Hurstpierpoint as a village of character and charm.

*Photo 50: The variety of ages and architectural styles of the buildings on the High Street adds character to the street scene.*



Twittens run beside some of the properties on the north side, one giving access to Ribbetts Cottages, a terrace built for agricultural workers in the early 19th century. Others are just about wide enough for vehicles, giving access to old outbuildings, many formerly used for commercial or light industrial purposes, now converted to residential use. The continued presence of these secondary buildings behind the High Street frontage is tangible evidence of the wide variety of businesses and light industries formerly operating in the village, and is important to the character of the area.

*Photo 51: A twitten gives access to the 19th century Ribbetts Cottages*



At the western end of the High Street, by the Brighton Road roundabout, there is a terrace of small two storied cottages on the south side, three of which are converted to offices in an unsympathetic style. There is then a larger Victorian terrace (nos. 36-42). These buildings have large sash windows, balconies with wrought iron railings and full height pilasters. The small front gardens have been partly removed for car parking. Two are single fronted, the first of which has a shop front protruding to the pavement. The next is double fronted and appears to have been a significant residence, with a carriage way through to the rear, where at one time tea gardens were offered. The property at the east end is a later addition, slightly lower with only two storeys. It has a very over-grown front garden; sitting on top of its bay window is a small statue of a unicorn.

*PHOTO 52: A Victorian terrace at the west end of the High Street*



After the modern newsagent, there is a small Grade II listed cottage at 48 High Street which has enormous chimney stacks, far grander than the building justifies. It dates possibly from the 17th century. A barn behind has been converted as a holiday let. Forty years ago it acted as a petrol station.

*Photo 53: 48 High Street, a Grade II listed building dating possibly from the 17th century.*



On the north side of the street lies the Village Garden, a small grass area which contrasts with the narrow street running to the east. The area contains a public sculpture installed in 2013 to commemorate the 700th anniversary of the St Lawrence Fair charter. The Village Garden was created in the 1960s, having been previously the kitchen garden of Chantry House. The wall at the east side is presumably the original wall of Chantry House's garden. Chantry House is now converted into flats. It is not listed but is a building of historic significance, and was the Rectory from 1808-97. Large sycamore and horse chestnut trees emphasise the more rural atmosphere of this section of the street.

*Photo 54: The Village Garden*



The terrace opposite the Village Garden was re-built after a disastrous fire in January 1882: gunpowder had been stored there. The carriage entrance once led to a butcher's slaughter house.

*Photo 55: 50-58 High Street, with a carriage entrance.*



Moving east, as the street widens there is on the south side a group of three stuccoed houses built in early 19th century (Grade II listed). The ground floor windows have moulded dripstones above them. Chichester House has a porch with two columns.

At the entrance to West Furlong Lane the large block of 20th century flats sits incongruously in the street scene.

*Photo 56: Late 19th century Norfolk House, the home and surgery of three generations of Hurstpierpoint doctors.*



Norfolk House on the north side is again not listed, but of local historical importance. It was for a while the Rectory, but its main claim to fame is as the home and surgery of three generations of doctors. In 1778 Richard Weekes practised there, later joined by his son Hampton Weekes. In turn Dr George Weekes practised there and rebuilt the house in the 1870s. It was he who placed the Weekes coat of arms above the door in the Georgian style frontage. The wall to the street has been repaired recently, preserving the arch shaped bricks, suggesting that perhaps a water trough existed there originally.

The north side of the street continues with three more individual properties, all Grade II listed. These are Down House, Norton House and Wickham House. The first, built in the 18th century, was by 1808 the Swan Inn. The latter two have cellars with windows to the front. Their front garden walls emphasise their status as large residences.

*Photo 57: Down House, formerly the Swan Inn*



Opposite these is the listed garden wall of the Mansion House. The Mansion House is one of the oldest surviving properties in the village, with records of its construction in about 1575. Since the reinstatement of a footpath on that side of the street recently, the steps to the front door are better protected and more noteworthy.

*Photo 58: The Mansion House*



The New Inn, a former coaching inn built as a dwelling, is one of the oldest buildings in the village. The west wall can be seen, showing the timber framing, brick infill and the small windows of a Wealden hall house of about 1500. Richard Weekes' diary recounts a dinner held there in 1814 to celebrate Napoleon's abdication.

*Photo 59: The New Inn*



To the east of this, terraces of shops, with living accommodation above, run the length of the street. The shops have predominantly Victorian or Edwardian facades, although in some cases these mask older buildings behind. Their height seems to emphasise the narrowness of the street and creates a strong sense of enclosure. The buildings show a variety of interesting features typical of the Victorian and Edwardian periods, such as elaborate doorways, large sash windows on the first floor, oriel windows, cornicing and ornate timber barge boards. These features, together with traditional materials, contribute to the character of the street scene. Shop fronts are considered in more detail below.

*Photos 60, 61 and 62: Architectural features of shop terraces on the High Street*



At present the building housing the Great Wall Chinese restaurant harms the appearance of the street, being dilapidated and poorly maintained, with rotting woodwork.

*Photo 63: The Great Wall Chinese restaurant*



An older (possibly early 19th century) two storied terrace continues to the east, with two first floors windows blocked, facing the elaborate terrace known as Cards Place. This terrace, replacing older buildings, was erected in 1900, with Philip Card living where the green-grocer shop on the corner is now. At first floor level concave plastered soffits to the overhanging attic storey are decorated, between projecting leaded oriel windows, with painted floral designs, with a Latin motto in the central section. At ground floor some of the original shopfronts survive, as do the attractive multi-panelled front doors. Gibsons the greengrocers has attractive stained glass fanlights to its shop front.

*Photos 64 and 65: The elaborately detailed terrace at Cards Place*



The projecting building on the north side which suddenly reduces the width of the street (123 High Street, Grade II listed) is the oldest documented building in the street, although it has been much altered. In 1450 it belonged to Trumpkins Farm, which gives its name now to the twitten running down to a row of modern houses and a car park. The building has elaborate wall-hung tiling, similar tiles on the roof and a decorated ridge. The tall chimney with decorated brickwork is prominent. The later 18th century brick house to which it is attached,

with cellars, narrows the street even further (125 High Street, Grade II listed).

*Photo 66: 123 and 125 High Street, both Grade II listed, illustrate the variety of ages and architectural styles present along the High Street.*



Opposite is the 19th century Hamilton House, now with shops to the ground floor. This was previously a school, where Aubrey Beardsley was a pupil.

*Photo 67: Hamilton House*





Further east, set back from the road behind 127 High Street the old fire station, now a private residence, still retains the bell outside the engine house.

*Photo 68: The old Fire Station*



At this point, as the road moves out of the centre of the village larger individual houses of a variety of dates and architectural styles appear interspersed with commercial properties. 131 High Street is an interesting 18th century building with twin gables and stone quoins to the red brick façade. The Poacher pub (once the Queen's Head) has a single storey extension obscuring the much older tile-hung house behind. Next door is 18th century Grapevine Cottage (Grade II listed), with the addition of a shop front, its window including lead and coloured glass images of birds. The original brick and tile-hung cottage retains a wicket fence guarding its front garden.

*Photo 69: The twin gabled house at 131 High Street*



*Photo 70: The Poacher Pub*



*Photo 71: Grapevine Cottage dates from the 18th century*



The Players Theatre has undergone a variety of uses. It was a chapel and then the first site of St Lawrence school. The frontage is ornate with a tiled floor to the entrance, and triangles of tile-hanging above with a stepped middle gable which still holds the metal support for a sign.

*Photo 72: The Players Theatre OD*



The next three buildings demonstrate the variety of properties in Hurstpierpoint, from listed Georgian three storied stucco, to half-timbered with balconies, to Art Deco style with long rectangular windows and triangular oriel windows.

### Architectural features

The buildings on Hurstpierpoint High Street are of widely varied age and architectural style- many have been refronted or altered. This juxtaposition of periods, each with different characteristic materials and features, creates a streetscape which is characterful, animated and visually interesting. Original features such as timber windows, doors, decorative iron or plasterwork, tiling, chimney pots and bargeboards, and original materials such as timber and plaster, brickwork, flintwork, hung clay tiling, lime render, stucco and clay or slate roof tiles, all make a very significant contribution to the character of the area and should be retained wherever possible.

*Photos 73 and 74: Features which add animation and interest to the facades include decorative ironwork, bull's eye windows and painted render.*



*Photo 75: The majority of the rooftops along the High Street and throughout the village retain clusters of chimney pots which are an important feature of the skyline.*



*Photos 76, 77 and 78: Unusual windows and doors add interest to elevations.*



## Paving surfaces

The hard surfaces used within the Conservation Area, particularly those of the High Street pavements, make a strong contribution to its character. The pavements along the High Street are predominantly concrete blocks or brick, laid in herringbone pattern, with granite kerbstones. These are narrow at times, constrained by the frontages of ancient buildings or attractive old walls.

At times the pavements widen to take in shop forecourts. These wider areas are often a level above the actual pavement, where the raised step is edged by a row of old round nose bricks, a feature repeated along the frontages of several shops.

*Photo 79: An area of raised pavement outside shops to the north of the High Street*



## Drain covers

Several interesting examples of old drain covers can be seen in the pavements throughout the village, and particularly at the entrance to The Glebe. The manufacturers' names include Bleeco of Brighton, Trojan, Brickhouse Dudley, and Thitfish.

In the granite kerb near Upper Trumpkins is the remaining original Stanton Ductile drain outlet in

the village. An attractively ornate cast iron coal hole cover made by Broads of London is sited in the paving outside No.101 High Street. In the back garden of 101 High Street is an iron drain cover cast in Hurstpierpoint.

These features, although not usually prominent in the street scene, are important to the historical character of the area.

*Photo 80: The cast iron coal hole cover outside 101 High Street*



### Street furniture and lighting

The older style black and white traffic bollards up and down the High Street have been replaced with plastic replicas that resemble cast iron bollards. This sympathetic style of street furniture blends in well with the mix of period properties. Uniform design, colour and finish to signage and street furniture add dignity and character to the village street scene.

The quality of street lighting in the conservation area is generally high, and an integral part of the area's character. Original swan neck lamp posts are widely used throughout the High Street, echoing the style of the first oil-lit lamps erected in 1812. In co-operation with the Parish Council and the Hurstpierpoint Society, West Sussex County Council has replaced these with a modern version in a heritage style

An old mileage post survives on the High Street by the Mansion House garden wall.

*Photo 81: The mileage post by the Mansion House wall*



### Walls and fences

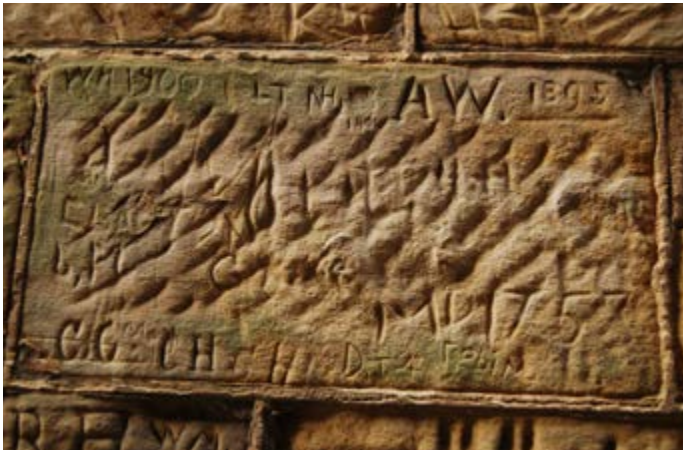
Old walls of various heights built using the locally prevalent materials of brick, flint, sandstone blocks or rendered masonry are a characteristic feature of the High Street, in particular the residential properties along it, and running back along the twittens to either side. These walls can be very high, and sometimes offer a glimpse of gardens.

*Photo 82: The front garden wall to the Mansion House dates from the 18th century and is Grade II listed*



The soft sandstone blocks which form part of a building in Ribbetts Twitten are scrawled with historic graffiti “AW 1895” and “WH 1900”.

*Photo 83: Historic graffiti along Ribbetts Twitten.*



Occasional picket fencing or iron railings add variety.

In some places unsympathetic repairs have been made using modern materials which do not blend in with the old bricks and rendering.

### Shop fronts and signage

Careful planning control in encouraging the retention of retail premises has resulted in a wide range of shops and restaurants that contribute to the liveliness of the village. Where they survive the original shopfronts to these buildings boast a variety of fascias, flanking pilasters, doors and glazing patterns. These historic features add character and decorative value to the streetscape and should not be removed or obscured.

Several shop fronts have large glass windows with fanlights with detailed tracery and thin glazing bars which have been carefully preserved. A good example is the Café Murano at 99 High Street which has also retained the original projecting shop blind mechanism.

*Photo 84: The shop front of Café Murano*



Painted timber fascia signage and traditional hanging signs on metal brackets are used fairly extensively along the High Street and add to its character.

*Photo 85: Traditional hanging sign*



Alterations to shopfronts and signage should be undertaken with care and using appropriate materials, in sympathy with the period of the building and with the character of Hurstpierpoint High Street. Where shopfronts or signage have

been unsympathetically altered, or this offers an opportunity for enhancement when undertaking renovation.

### Open spaces and trees

The principal open space within the High Street Character Area is the Village Gardens, to its western end. Elsewhere, except at the very centre of the village, front gardens to the residential properties provide a softening element to the street scene. Where these gardens have been lost to create off street parking this has been to the detriment of the character of the Conservation Area.

*Photo 86: Front gardens to properties on the High Street provide a softening element to the street scene. EW*



### Area of special character: Hassocks Road

To the east end of the High Street, and moving into Hassocks Road residential properties predominate, some converted from former shops. To the north side of the High Street is an early 19th century terrace of cottages in the Gothic style, faced with Roman cement with slate roofs, Gothic casement windows and decorative painted timber bargeboards. (159- 175 High Street listed Grade II, built about 1830) On the western end wall of the terrace the traces of an old painted advertisement can be seen. The first house in the row has an old shop window, as does the property two along from this. Continuing the theme of secondary uses located behind the street frontage found further west along the High Street, at the centre

of the row is an alley which led to the communal wash house and lavatories located to the rear of the buildings. The next access beyond the terrace leads to the old village laundry, now two residences.

*Photo 87: Grade II listed 159-175 High Street date from about 1830*



On the south side of the High Street at this point is an Edwardian red brick terrace with small front gardens, bay windows and porches to recessed front doors. The pair at the east end are later additions, with imitative features, but relate reasonably successfully to the original terrace.

Further east the north side of Hassocks Road is lined with early to mid-Victorian villas, a number of which are statutorily listed. These are set well back from the pavement behind deep front gardens. The villas include St George's House, now with its stables and coach house converted to flats, but bought in the 1840's by Charles Hannington, the owner of a major department store in Brighton. There is a plaque by the porch erected by the Hurstpierpoint Society, in memory of his son James who was speared to death in Africa, where he was the Bishop of Eastern Equatorial Arica.

*Photo 88: St George's House EW*



These houses, several of which are listed, are predominantly in the neo-classical style, with low pitched slate roofs, rendered elevations and sliding timber sash windows. Some have decorative ironwork verandas or porches. Number 23, at the centre of the row, is an attractive Gothic style house with a Roman cement façade, roof hidden behind a crenelated parapet, and multi-pane sash windows which have pointed arches at the ground floor.

*Photo 89: 23 Hassocks Road, an early 19th century villa in the Gothic style is Grade II listed.*



To the south side of the road are substantial houses with large gardens backing onto fields with views to Wolstonbury Hill. Hampton Lodge, a Grade II listed stuccoed house, was built for the wedding of Dr Richard Weekes in about 1830. The northern range of Grade II listed. Abberton House is 18th century and sits gable on to the road edge, its tiled roof and brick and tile hung elevations forming part of views along Hassocks Road. The southern range dates from the 19th century and is less prominent. The formerly extensive grounds are now occupied

by a development of several modern houses. Both of these houses are partially screened from the road by trees and bushes on the street frontage, rising above walls of brick or brick and flint.

*Photo 90: View looking west along Hassocks Road, with the gable of Abberton House visible to the south of the road.*



To the south of Abberton, set facing onto Tott Lane, the Conservation Area includes Tott Farm, a substantial Grade II listed timber framed farmhouse dating from the 16th century. Adjacent to this is Tott Farm Barn, now converted to a dwelling, which is also Grade II listed and dates from the 18th century. The grouping also includes a former granary. This semi-rural part of the conservation area, on the southern edge of the village, has important long views across the open countryside to the south and towards the Downs beyond, which help place Hurstpierpoint within the surrounding landscape. A footpath running from Hassocks Road along the eastern boundary of the grounds of Abberton House south past Tott Farm further links this part of the village with the countryside beyond.

*Photo 91: Tott Farm*



## Paving surfaces

The formal tarmac surfacing of the High Street and Hassocks Road, and their adjoining pavements, which have red block pavements with granite kerbs, contrast with the less formal finish to Tott Lane and its grass verges. Footpaths within the area running south to Tott Lane from Tott Farm and along the southern edge of the village are unfinished. These different surfaces reflect the transition from the more urban village centre to the semi-rural village edge and the countryside beyond.

## Street furniture and lighting

Street lighting, which lines the High Street and Hassocks Road, is in a traditional style.

## Walls and fences

The majority of houses fronting onto the High Street and Hassocks Road are set back behind gardens, which are enclosed by walls

in either brick, flint or rendered masonry. To the south side of Hassocks Road, the grounds of Hampton Lodge and Abberton are heavily treed, lending a soft verdant character to the road edge. Hedges and timber fences line Tott Lane and the pathways leading from it. These boundary treatments make a significant contribution to the character of this part of the Conservation Area.

*Photo 92: Tott Lane*



## Shop fronts and signage

A small number of commercial properties can be found to the western end of the area on the High Street, at and opposite to the junction with South Avenue. These properties generally have shopfronts in the traditional style, although some of the fascias have been replaced with PVC signage, which detracts from their appearance.

*Photo 93: Unsympathetic signage to a prominent shopfront on the corner of Hassocks Road and South Avenue*





## Open space and trees

Private gardens and the trees within them are important to the character of this part of the Conservation Area including in particular the front gardens to the properties to the north of Hassocks Road, which provide the setting for this fine row of houses, and the gardens to Abberton and Hamilton Lodge to the south, which lend a verdant character to this entrance point to the Conservation Area.

South again the semi-rural setting of Tott Farmhouse and Barn is enhanced by their immediate garden settings and beyond this the hedges and verges of Tott Lane and the fields beyond.

Views looking southwards from Tott Lane and the adjacent footpaths towards the open countryside and the Downs beyond are very important to the character of this part of the Conservation Area.

*Photo 94: View looking from the footpath above Tott Lane towards the South Downs EW*



## Area of special character: West Furlong Lane to South Avenue

This character area runs along the southern

edge of the Conservation Area, and includes the principle open spaces within it. It has an open, partly semi-rural character, to which views between buildings and along roads and path to the countryside to the south of the Conservation Area make a strong contribution.

West Furlong Lane runs west to east to the south of and parallel to the High Street. This is a private road with an informal, countrified character.

At the western end of the lane, Oldways, with its wooden carriage entrance lies tucked away behind what were previously barns, in themselves located behind the High Street frontage. John Denman who lived there in the late 19th century renovated a number of properties in the village in the Arts and Crafts style. Opposite was a print works, with the yard behind now containing a modern house built in a style sympathetic to its surroundings.

*Photo 95: The former printworks at the western end of West Furlong Lane.*



The Parish Rooms, built in 1890, are now a private residence. Alongside is the entrance to the path leading to Policeman's Lane, thought to have been the original lane into the village before the 1777 turnpike. This path runs along the southern edge of the village and allows lovely views across the surrounding open countryside towards the Downs beyond.

*Photo 96: The former Parish Rooms, built in 1890*



From here the lane, under different private ownership, is gravelled, reflecting the edge-of-village, semi-rural character of the area. In the 20th century houses have been erected to the south of the lane to take advantage of the location on the ridge and the excellent views of the Downs. These views can continue to be seen between the houses, and are very important to the character of the lane.

On the north side of the lane, and continuing alongside the path which runs from its eastern end towards the recreation ground, stands the listed flint and brick wall with crenelated top which was formerly the southern boundary of the grounds to Mansion House. Within the wall stands the Grade II listed Tower Lodge. The legend is that the wall and tower, built about 1800, were to deter any advance on the village by French invaders, seeing it from the Downs. Or it may have been just a folly. At the side of the gateway is the listed Apple Store, wooden frame with brick infill. This is now a small residence.

*Photo 97: Tower Lodge*



The listed brick wall, neatly complemented by the new brick wall of Furlong House to the south, which was built as Red House and the new rectory in about 1897, leads along the twitten to Pit Lane and the recreation field. It is regrettable that the original flint and brick wall is obscured at the corner by a wooden fence and overgrown bushes and brambles.

*Photo 98: The twitten running between West Furlong Land and Pit Lane, with the spire of Holy Trinity in the distance*



Pit Lane, running north towards the High Street, is flanked by mainly modern properties, with the notable exception of the old Forge. To the south the Lane leads to the edge of the Conservation

Area, with Apple Tree Cottage and its gardens and the village allotments forming the immediate setting of the Conservation Area, divided by the footpath which continues along the line of Pit Lane into the fields around the village.

To the east of Pit Lane the Recreation Ground lies behind the parade of shops and dwellings on the south side of the High Street, and opposite the imposing row of Victorian and Edwardian houses in South Avenue. As late as 1900 the space was called Town Fields, where cattle grazed. It now provides a large open space in the middle of the village, with attractive mature trees and well used playground and sports facilities. There are distant views to Wolstonbury Hill. Footpaths lead south from each side of the area into the fields towards the South Downs. Apart from occasions such as the St Lawrence Fair (granted a charter in 1313) and the annual Arts Festival, the open grass space is a peaceful environment, emphasising how close the village is to but separate from the South Downs.

*Photo 99: The Recreation Ground*



St Lawrence Fair. This fair was granted a royal charter in 1313 and is still an important event in the life of the village. The fair now takes place on the first Saturday in July and begins with a procession of floats through the High Street. A traditional fun fair and stalls are set out on the Recreation Ground.

*Photo 100: St Lawrence Fair*



The late 19th or early 20th century houses lining the east side of South Avenue, opposite the recreation ground, are typically of 2 – 2 ½ storeys, of red brick and hung clay tile, with tiled or slated pitched roofs (some with unsympathetic new covering), and sliding timber sash windows. Many of the properties have double height bays and recessed entrance porches. The houses are set back from the road to a consistent building line, behind front gardens defined by low walls or hedges. Several of the houses have been extended to the side, not always sympathetically. Where front garden walls have been removed to allow off street parking this has also detracted from the character of the row.

*Photo 101: Turn of the century houses on South Avenue, opposite the Recreation Ground*



To the east side of the southern end of South Avenue is the cemetery, including the cemetery chapel. To the west side is a substantial late 19th century property (South Lodge). Long views along on the road towards the Downs, framed by the street trees lining South Avenue, are a characteristic of this part of the Conservation Area.

*Photo 102: Long views along South Avenue*



## Paving surfaces

The contrast between the formal tarmacked surfacing of the western end of West Furlong Lane and of South Avenue, and the more informal surfacing of the eastern end of West Furlong Lane, the twitten running beyond it, and tracks and paths running south into the countryside beyond the village contribute to the transitional edge-of-village, semi-rural nature of this part of the Conservation Area.

## Street furniture and lighting

Street lighting to South Avenue is modern and functional, but unobtrusive.

## Walls and fences

The substantial brick and flint boundary wall to Mansion House at West Furlong Lane is a prominent feature of this part of the Conservation Area. The continuation of this wall, and the newer wall to Furlong House opposite, flank the twitten running on to Pit Lane giving a strong sense of enclosure to the path and framing views along it.

On South Avenue, low brick front boundary

walls provide a consistent line to the back of the pavement and define the front gardens to the properties. Where these walls have been lost to front garden parking this is to the detriment of the character of the area.

*Photo 103: Front garden walls on South Avenue*



## Open space and trees

This character area has a notably open and semi-rural character to which both the public open space at the Recreation Ground and the private gardens to properties along West Furlong Lane and South Avenue make a strong contribution.

Trees are a prominent feature of the area, both within private gardens (notably at Furlong House), and around the Recreation Ground. The street trees along South Avenue provide an attractive frame for views along it.

*Photo 104: Street trees on South Avenue*



## 7. The Setting of Hurstpierpoint Conservation Area

The setting of the Conservation Area is very important to its character. In particular, the village of Hurstpierpoint has a long and close relationship with the countryside which surrounds it- this is reflected not just in the rural trades and industries which formerly supported the village economy, but in the building materials used to construct the village itself.

A continuing appreciation of the close relationship of the settlement with its rural context is very important to an understanding of what it is that makes Hurstpierpoint special. Views looking out of the Conservation Area towards the surrounding countryside and the distant Downs are very important to its character and should be protected. The most significant of these are looking towards the south of the village, where the boundary of the Conservation Area is directly adjacent to open fields, although long views to the north across the more modern development to the countryside beyond are also important (Map 2). Views into the Conservation Area across the surrounding fields also contribute to the manner in which its special interest is appreciated.

*Photo 105: Hurstpierpoint Conservation Area from the south*



On the north side of the High Street, behind the shops, there is a mixture of closely packed buildings, some formerly stores, barns or workshops, which have been converted to dwellings. The fields that lay immediately beyond this outside the boundary of the

Conservation Area are now covered with housing, the Health Centre and some small commercial businesses, with car parks. Little Park Farm (Grade II\* listed) was the home of Thomas Marchant whose journal from 1714 is an important source of the village's history, and although outside the Conservation Area the house has played a significant role in the development of the village. Its former land is largely now modern housing estates. Some of the former gardens of St George's House on Hassocks Road have become the village's Millennium Gardens. From this northern part of the village there are good views towards Hurstpierpoint College and the surrounding country side. It is an area of tranquillity, with views of fields beyond showing the relative isolation of the village from the north.

*Photo 106: Little Park Farm dates from the 17th century*



Approaching the Conservation Area from the west the transition from the more open, semi-rural character of Albourne Road to the village centre is apparent. The White Horse is an important landmark building at this gateway into the Conservation Area. From the east, the approach to the village centre and the Conservation Area boundary is marked by the trees and grassy banks flanking Hassocks Road before the junction with St George's Lane. Again, there is a sense of arriving from a more open, less developed part of the village, at the more historic, densely built up centre of Hurstpierpoint.

### **Development in the setting of the conservation area**

The setting of the Conservation Area is very

important to its character, and to the way in which its special interest as a historic Sussex village which has grown and changed over many centuries within its rural context is appreciated. New development within the setting of the Conservation Area, where this is acceptable, should be respectful of this and should in particular preserve important views into and out of the Conservation Area.

### **8. Hurstpierpoint Conservation Area: Negative features**

In general the quality of the streetscape within Hurstpierpoint is high, and new development has been respectful of the character and appearance of the Conservation Area. However certain works, often carried out under permitted development rights, can be harmful to the Conservation Area and should be discouraged or reversed where possible. These include:

- The loss of front garden walls or other boundary treatments, and of front gardens, to create off street parking.
- The loss of original timber sash or casement windows in favour of unsympathetic uPVC replacements
- The loss of original tile or slate roof coverings in favour of concrete tiles.
- The loss of original features or materials from shopfronts to the High Street.
- Unsympathetic modern signage to some shopfronts within the High Street.

There are a small number of poor quality modern infill developments within the Conservation Area which offer an opportunity for more sympathetic replacement buildings.

### **Traffic management / parking**

Traffic volume and on street parking can be detrimental to the character and appearance of the Conservation Area. The narrow High Street

presents a considerable problem for traffic. Recent work by West Sussex County Council and the Parish Council has led to a number of chicanes, but there still remains the problem of drivers not adhering to the signs and exceeding the 20 mph speed limit. Local traders wish to have on-street parking for customers, which narrows the street further. The sizeable car parks on Trinity Road can be reached only from the west end, leading to further congestion with vehicles from Hassocks having to pass through the High Street and then back out again. The small amount of off-road parking available means that Trinity Road is continually full of parked vehicles.

### **9. Hurst Wickham Conservation Area**

Hurst Wickham lies on College Lane, one of the ancient lanes running north from Hassocks Road which took its name after the establishment of St John's College (now Hurstpierpoint College) on its present site in 1853. In 1873 it consisted of Wickham Farm (of which Hurst Wickham Barn now survives- see 'Boundary extensions' below) with a couple of associated cottages, including Wickham Cottage, now 59 College Lane. By 1896, following the opening of the railway station at nearby Hassocks, the row of semidetached villas at 22-32 College Lane, addressing a track running perpendicular to College Lane at the southern end of the hamlet was under construction, and the first of the brick terraces to the north (Alice Terrace) had been built. Other brick terraces followed as the hamlet developed, and Hurst Wickham continued expand into the 20th century, particularly to the north along College Lane.

The hamlet had a sub post office and shop, now closed. The expansion of Hurstpierpoint has long since linked it to the village, but it retains its own distinct character and semi-rural appearance. It remains a very narrow winding lane, partly lined with terraced cottages.

*Photo 107: College Lane*



To the southern part of the area, the winding lane has a more spacious character, with 19th and 20th century houses set back from the road behind deep front gardens. The earlier houses are characterised by render or polychrome brickwork, hipped roofs and sash windows. Two pairs of early 20th century semi-detached cottages to the east of the road at nos. 47 – 53 have pebbledash and hung tile elevations with elevations enlivened by prominent gables or projecting bay windows.

*Photo 108: 47-53 College Lane EW*



To the northern part of the area terraced or semi-detached houses are set well above road level with brick retaining walls supporting attractive iron railings, giving a pleasing continuity which is enhanced by the consistent building line. The height of the buildings above street level and the shallowness of the front gardens creates a strong sense of enclosure, although this is partially softened by glimpsed rural views between the houses and along the occasional tracks providing access to the rear of the buildings.

*Photo 109: The houses on College Lane are raised above street level, giving a greater sense of enclosure*



*Photo 110: Views between the houses on College Lane towards the open countryside beyond*



Many terraces have their original lead name plaques, such as Francis, Victoria, Pretoria, Hothye and Rose Villas. These are important as they are part of the social history of the village. The houses themselves are consistently of two storeys, brick built (some with polychrome brick work) or rendered, and originally pitched slate roofs. Where slate has been replaced with concrete tiles this detracts from the appearance of the buildings. The consistent roofline is enlivened by regularly spaced chimney stacks. Windows were originally timber sashes, some tri-partite, of which many remain. Where replacement uPVC windows have been installed this is to the detriment of the character of the area. Some houses have projecting bay windows, some recessed porches with arched heads, which add movement and interest to the elevations. The early six cottages that form Alice Terrace have decorative brickwork over doorways and windows, some with later

porch additions which again detract from the appearance of the buildings.

*Photo 111: Tripartite sash windows to houses on College Lane*



*Photo 112: Porch additions detract from the appearance of the terraced cottages*



### Paving surfaces

College Lane itself is a tarmacked road, with no footways. To the north of the area less formal gravelled tracks lead off the road between the houses, giving access to the rear of the adjoining buildings and providing views of the countryside beyond.

### Street furniture and lighting

Hurst Wickham had its own sub post office in the front room of No.73 and the original red George R (1910-1936) post box embedded in the garden wall is still there today.

*Photo 113: The George R post box set into the wall below no. 73 College Lane*



Street lighting is limited and utilitarian in nature and is fixed to the timber pylons lining College Lane.

### Walls and fences

To the south of the area front garden boundaries which are straight onto the back of the road are typically stone or brick walls, or hedges.

*Photo 114: Boundary treatments to the south of the Conservation Area*



To the north of the area, the houses on either side of College lane are set above road level behind brick or brick and flint retaining walls, some of which are topped by iron railings.



*Photo 115: Decorative iron railings topping boundary walls to the north of the Area*



These boundary treatments are important to the character of the street scene within the two distinct parts of the Conservation Area. Where they have been lost to front garden parking or to create accesses to more modern infill development this is detrimental to the character and appearance of the Conservation Area.

### **Open space and trees**

To the south of the area there are a number of mature trees, which together with the hedges and other vegetation to the deep front and rear gardens here create a soft and verdant character, which complements the spacious nature of this part of the Conservation Area, creating a gentle transition between the centre of the hamlet and the open fields to the south.

To the north of the area front gardens are more shallow, and are set above the road behind brick retaining walls. However their presence softens the strong sense of enclosure to this part of the Conservation Area, and the vegetation within them enlivens the street scene. Glimpsed views between the buildings of the rear gardens and open fields beyond create a semi-rural character and place the hamlet within the broader countryside setting.

*Photo 116: Lush vegetation to the front gardens of properties along the northern part of College Lane enlivens the street scene*



## **10. The setting Hurst Wickham the Conservation Area**

Despite the spread of development from Hurstpierpoint to the south west, Hurst Wickham remains largely surrounded by open fields. This open, rural setting is very important to the character of the area as a small hamlet. Countryside views between the properties lining College Lane and from their rear gardens help to place the settlement in its rural context, as does the approach to the hamlet along College lane with fields to one or both sides of the road. The open fields to the south of Hurst Wickham to the east of College Lane are particularly important in retaining a feeling of separation from Hurstpierpoint and Hassocks.

*Photo 117: The open fields to the south of the Conservation Area are particularly important to its setting and retain a sense of separation from Hurstpierpoint to the south and west*



## Development within the setting of the Conservation Area

The setting of the Conservation Area is very important to the manner in which its special interest as a rural hamlet close to, but separate from, the larger villages of Hurstpierpoint and Hassocks is appreciated. Development within the setting of the Conservation Area, where this is acceptable, should be respectful of this, and in particular should preserve important views into and out of the Conservation Area, the character of the approaches to it, and the sense of separation from adjacent settlements.

## 11. Negative features of Hurst Wickham Conservation Area

Features detracting from the character of the area include unsympathetic alterations to the original buildings such as replacement uPVC windows and rendering of brickwork. Car parking along College Lane, which is in parts very narrow, and traffic congestion can also detract from the semi-rural nature of the hamlet. The loss of front garden boundaries to allow off street parking or to create new accesses is detrimental to the character of the street scene.

*Photo 118: uPVC windows detract from the character and appearance of buildings within the Conservation Area.*



## 12. Langton Lane Conservation Area

Langton Lane Conservation Area is located to the west of Hurstpierpoint Village beyond the area known as West Town. It is centred on Langton Lane, a rural lane running north from Albourne Road, opposite the most significant building in the area, Pakyns Manor.

This Grade II listed L shaped 16th century timber framed building is set back from the south side of Albourne Road and well screened by trees along the road frontage. There has been a manor house in this location since the 12th century, when it was occupied by Paganus, Sheriff of Sussex - William Pakyns became Lord of the Manor in 1216, and was followed until the 16th century by a succession of his descendants. The manorial land was originally extensive, including parts of Langton Lane. The current, more restricted but still substantial grounds were divided for sale as smaller lots in 1953, since which a number of other houses have been built in the setting of the Manor House, as well as former ancillary buildings converted for residential use. Nonetheless, the verdant nature of the setting of the Manor House is important to both the special interest of the listed building and the character and appearance of this part of the Conservation Area.

More prominent from the road than the Manor itself is Pakyns Lodge, a small but charming early 19th century Gothic style red brick building with gabled and half hipped stone slab roofs with deep eaves and carved timber bargeboards, prominent brick chimneys, a projecting brick porch with Gothic arched doorway and carved bargeboards under a gabled roof, and elongated timber casement windows under rubbed brick drip moulds.

*Photo 119: Gothic style Pakyns Lodge*



Bullfinch Lane runs south from Albourne Road along the eastern boundary of the grounds to Pakyns Manor. It is thought that its original route, linking directly to Langton Lane, may have been diverted away from Pakyns Manor to enlarge its grounds.

To the east of Bullfinch Lane the Conservation Area takes in a group of buildings lined along the south side of the Albourne Road. The most substantial of these is Ladymead, now a residential care home, but built in the late 19th century as a private house known as Hurstpierpoint Grange. This large building is of brick and hung clay tile, with clay tile roofs and features typical of popular late 19th century architecture such as projecting oriel windows and Queen Anne style sashes. It is set back from the road behind its contemporaneous half-timbered lodge house which appears to have been formed by extending an earlier brick cottage.

*Photo 120: Ladymead, formerly Hurstpierpoint Grange*



To the north east of Ladymead, and forming the eastern boundary of the Conservation Area, is a pair of attached buildings known as Littlemead and Paddock Cottage, now two separate dwellings but in the late 19th century both forming part of Grange Farm. Prior to this, and to the erection of Hurstpierpoint Grange (now Ladymead), this site was known as Paddock Dairy. Paddock Cottage appears to be the earlier of the two buildings, with Littlemead appearing to date from the mid- late 19th century. Paddock Cottage is a characterful building which turns its back on the road. It is partly painted brick and partly tile hung, with hipped tile roofs, sash windows and a prominent chimney stack to the north side. Littlemead is a larger building with brick and patterned hung clay tile elevations, tiled half hipped roof and a timber and lead cupola to the ridge line. Although converted to residential use both buildings retain clues to their former use.

*Photo 121: Littlemead and Paddock Cottage, formerly part of Grange Farm, turn their backs on the road.*



From the rear of all of the buildings to the south of Albourne Road there are extensive and lovely views looking south over the surrounding countryside towards the distant Downs. Glimpsed views can also be obtained from some points along the road itself, looking between the buildings.

*Photo 122: The view from the rear of Paddock Cottage*



To the north of Albourne Road, adjacent to the entrance to Langton Lane, is one of the oldest buildings in Hurstpierpoint. This 15th century timber framed Wealden hall house, extended in the 17th and 18th centuries, is now split into two dwellings (Pigwidgeon and Spotted Cow Cottages). It is Grade II listed.

*Photo 123: Pigwidgeon and Spotted Cow Cottages, one of the oldest buildings in Hurstpierpoint*



The Conservation Area runs north along Langton Lane, starting to drop in height from the ridge on which Hurstpierpoint is built, first to 17th century or earlier timber framed Box House Farm (Grade II listed), by the site of the former Little Langton farm, to Langton Farm and 17th century Langton Grange (Grade II listed). There are a number of modest but attractive cottages dotted among these older buildings, including 1 & 2 Spring Bank and 1 & 2 Blossoms Well. The narrow lane is framed by trees and high hedges, and by the side of it are streams, ponds and reed beds. It has a very rural character, which is distinct from other parts of Hurstpierpoint.

*Photo 124: Langton Grange, with one of the several ponds that line Langton Lane*



*Photo 125: Langton Lane has a distinctly rural character*



### **Paving surfaces**

Paving surfaces within the Conservation Area do not tend to be of particular note. Albourne Road and Langton Lane have a standard tarmac finish, as do the pavements running alongside Albourne Road. The lack of footways to either side of Langton Lane emphasises its rural character. Bullfinch Lane has less formal surfacing, befitting its character.

### **Street furniture and lighting**

The majority of the Conservation Area, being of a rural or semi-rural character, does not have street lights. There is a traditional wooden fingerpost sign at the junction of Langton Lane and Albourne Road which is in keeping with the character of the area (see Photo 123).

### **Walls and fences**

Along Albourne Road there are a number of historic stone or brick, flint and stone walls which add character to the area and complement the buildings behind. These include the walls to the front of Pakyns Manor, Pakyns Lodge, Ladymead, Ladymead Lodge, Littlemead and Paddock Cottage. Trees and hedges topping or overhanging these walls

soften the street scene and complement the semi-rural character of the road.

*Photo 126: The stone and flint wall with overhanging trees along the frontage to Pakyns Manor*



Langton Lane has a more rural, natural character, with banks, trees and hedges lining the lane. In places post and rail fences are present, which are sympathetic to the character of the Lane. The height of the banks and vegetation flanking the road creates a strong sense of enclosure.

*Photo 127: Roadside banks and vegetation along Langton Lane*



## Open space and trees

The private gardens to the properties along Albourne Road and the trees and vegetation within them soften the street scene and add to the semi-rural character of this part of the Conservation Area. There are a number of mature trees to the road frontage of properties such as Paddock Cottage and Pakyns Manor which are particularly prominent in the street scene.

*Photo 128: Mature trees within the grounds to Pakyns Manor*



The substantial former grounds of Pakyns Manor, despite the development which has gone on since they were split by sale in the 1950s, remain predominantly open and verdant, making a positive contribution to the setting of this listed building and to the character of this part of the Conservation Area.

Along Langton Lane the majority of the road is lined with trees and vegetation. This lush vegetation is very important to the rural character of the Lane. The private gardens to the scattered properties along the lane complement this character.

## 13. The setting of Langton Lane Conservation Area

The rural setting of Langton Lane Conservation Area makes a strong contribution to its special interest as a hamlet of ancient origin (Pakyns Manor dates from the 13th century) set in the countryside outside, and separate from, Hurstpierpoint village.

Although in recent years development has infilled some of the open space between Hurstpierpoint and Langton Lane, notably along the northern side of Albourne Road, as at The Grange, the hamlet retains a sense of rurality and a distinct character which sets it apart from Hurstpierpoint village. The open fields which form the setting of the Conservation Area to the south, west and north, and between Langton Lane and the edge of Hurstpierpoint village, are very important to this key part of the character of the Conservation Area.

Rural views looking south from and between properties along Albourne Road, including the grounds of Pakyns Manor, are important in placing the Conservation Area in its rural setting. Views along Albourne Road to and from the open countryside to the west are also significant in this respect. Langton Lane is flanked on both sides by open fields, with public footpaths running across them. Although the lane itself is quite enclosed to its southern end by the height of the roadside banks and vegetation, glimpsed views of this countryside are very significant in placing the Conservation Area in context- views from the properties alongside and above this part of the lane will also be significant in this respect. Towards the northern end of the Conservation Area, near Langton Lane, the topography changes and more open views are possible from the Lane itself.

*Photo 129: Views across open fields from the northern part of the Conservation Area*



Footpaths run across the fields in all directions from the Conservation Area and allow further views looking back into it across the fields in which it is set.

### **Development within the setting of the Conservation Area**

The rural nature of the setting of the Conservation Area, and the sense of separation it allows between Langton Lane and Hurstpierpoint village are very significant to the special interest of the Conservation Area and the way in which this is appreciated. Development within the setting of the Conservation Area, where this acceptable, should be mindful of this and should preserve key views into and out of the Conservation Area.

### **14: Negative features of Langton Lane Conservation Area**

Where off street parking has been created

along Langton Lane (such as at Blossoms Well cottages, where graveled forecourts with brick retaining walls have been inserted into the roadside bank) this can detract from the character of the lane. Care must be taken that such development is carried out in a manner which in keeping with the rural character of the Lane.

*Photo 130: Off street parking on Langton Lane*



The unsympathetic replacement of traditional timber windows with uPVC has harmed the appearance of some of the buildings along Albourne Road.

## **15. Boundary reviews**

Under the Planning (Listed Buildings and Conservation Areas) Act 1990 the Council has a duty to periodically review its Conservation Areas and their boundaries. In carrying out this appraisal the Council has, with the assistance of the Hurstpierpoint Society, identified a number of areas where it considers that the boundaries of the Hurstpierpoint and Hurst Wickham Conservation Areas should be adjusted. These are considered in detail here.

### **Hurstpierpoint Conservation Area**

**North boundary (Western Road)** to be extended to include:

The rows of small terraced Edwardian cottages and the Victorian semi-detached cottages on the west side of the road, stretching from the existing boundary to Cromwell Cottages nos. 32 & 34, adjacent to Nursery Close.

*Photos 131, 132 and 133 Victorian and Edwardian terraces on Western Road*



**Reasons:** These terraces are some of the oldest in Western Road and retain much of their original appearance. Attractive and characterful, they also contribute to the historical narrative of the village and the Conservation Area as good examples of the great expansion of the village that occurred in the late 19th and early 20th centuries. They complement and lead logically on from the earlier development further north on Western Road. This part of Western Road therefore merits protection through Conservation Area status.

**North boundary (Cuckfield Road)** to be extended to include:

St Christopher's, all houses on east side of the road finishing with the Methodist church after no.40 Cuckfield Road.

The Old Bakery no.35a & Old Bakehouse no.35c on the west side of the road.

**Reasons:** St Christopher's house is dated 1898 and has four spectacular stacks of ornate brick chimneypots as well as decorative hopper heads to the downpipes. This is followed by several attractive Victorian and Edwardian houses with strong architecture, then the Methodist church. The Victorian and Edwardian houses retain many original features such as Palladian window surrounds.

*Photo 134 and 135: St Christopher's on Cuckfield Road*





*Photo 136: The Methodist Chapel*



The boundary of the Conservation Area on Cuckfield Road at present excludes this historic cluster of buildings including the old bakery and Methodist Chapel, as well as a mix of Victorian and Edwardian properties including St Christopher's which are attractive and characterful, and retain many original features. Most front gardens are planted with hedges and trees which soften the street scene.

The long straight road is the main northern approach to Hurstpierpoint, and looking south allows glimpses of the landmark church steeple in the distance. It is a key gateway into the village centre, and is lined by attractive and characterful buildings. A boundary adjustment would help safeguard the special character of this part of the village.

**North east boundary (St George's Lane)** to be extended to include:

St George's Church and surrounding walls, Bee Cottage and Russell's Farmhouse.

**Reasons:** The present boundary excludes St George's Church which is historically linked with Bishop Hannington's family and was built as Little Park Chapel in 1852. The grade II listed church is set in its original churchyard surrounded by old flint walls. It is now deconsecrated and is a private residence.

*Photo 137: St George's Church*



Russell's Farmhouse is a characterful building which forms a group with the Church at this corner of St George's Lane. Although relatively modern Bee Cottage incorporates attractive flint walling to the street elevation, which relates well to the walls surrounding the church yard, and adds to the semi-rural nature of this part of the Lane.

The 19th century and earlier buildings and the semi-rural character of this part of St George's Lane complement the character of the existing Conservation Area just to the south, and the views from the corner of the lane across the fields to the north of the village anchor it within its rural setting.

**East boundary (Hassocks Road)** to be extended to include:

Wych House, Halton Shaws, & no.14 Withiel - down to Tott Lane.

**Reasons:**

The present boundary excludes several Victorian and Edwardian buildings of architectural merit. It is suggested that the conservation area boundary is amended to include Wych House, Halton Shaws and no.14 Withiel and the line extended south along the

garden wall of 14 Hassocks Road down to meet Tott Lane.

This would widen the conservation area to embrace an attractive rural lane with the listed Tott Farm (already within the Conservation Area) as a focal point, Victorian and Edwardian houses as a backdrop and an open aspect across the fields to Wolstonbury Hill. Tott Lane is a small, unique part of the village with stunning countryside views only a few steps from Hassocks Road.

Halton was a large house built by 1897 with a prominent stable and coach house. The stables remain as one large residential property (Wych House), with the grounds sold off for four houses in the 1950s-60s and the original house converted to flats. Withiel was built in about 1910 in a similar style with ornate tile-hanging.

*Photos 138 and 139: Halton Shaws*



## Hurst Wickham Conservation Area

**South boundary (College Lane)** to be extended to include Nos. 16, 18 and 20 College Lane and Hurst Wickham barn.

### Reasons:

16-10 College Lane are an unusual terrace of three houses built in a symmetrical U-shaped plan. The brick built houses have Arts and Crafts influences including leaded light windows set in dark oak frames. An original stepped path of well-worn bricks leads to a trio of front entrances. The houses mark the entrance to the hamlet of Hurst Wickham.

Hurst Wickham Barn, opposite, marks the site of the original Wickham farm and predates the growth of the hamlet to the north. While the building has been renovated into a private residence, its surviving character and prominent position contribute significantly to the southern entrance to the Conservation Area.

*Photos 140 and 141: Arts and Crafts terrace at 16-20 College Lane*



Photo 142: Hurst Wickham Barn



The inclusion of these buildings in the Conservation Area will contribute to the preservation of their particular characters and will also help to protect this key entrance into the Hurst Wickham Conservation Area.

**North boundary (College Lane)** to be adjusted to exclude No. 82 “Treetops” on the west side of the lane and No. 109 on the east side

**Reasons:** No. 82 has been so altered and extended over the years that it looks too modern to be part of historic Hurst Wickham. No. 109 has no architectural merit to justify its inclusion in the conservation area. Nos. 105 and 107, the pair of brick cottages, very clearly mark the end of the row of historic houses that gives the lane its picturesque quality.

Photo 143: 82 College Lane



Photo 144: 109 College Lane



## 16. Development within the Conservation Areas.

### The need for planning permission for alterations to buildings.

It is recommended to seek advice from the District Council before proceeding with alterations to dwellings in conservation areas as planning permission and/or consent under the Building Regulations may be necessary. Planning permission may also be necessary for the demolition of buildings and structures within Conservation Areas, including in some cases boundary walls and railings.

Where it is required, planning permission will only be granted for proposals which preserve or enhance the character or appearance of the conservation area (Policy B12, B13 and B15 of the Mid Sussex Local Plan (2004) and Policy DP33 of the emerging District Plan).

Listed building consent may be required for alterations or extensions to the interior or exterior of listed buildings within the Conservation Area. Consent will only be granted for works which preserve or enhance the special interest of the building. (Local Plan (2004) Policy B10 and emerging District Plan Policy DP32).

Proposals affecting undesignated buildings of merit (buildings of local architectural or historic interest) will be assessed according to the requirements of Local Plan (2004) Policy B11 and emerging District Plan Policy DP32.

Paragraphs 128 – 138 of the National Planning Policy Framework (NPPF) will also be relevant to the consideration of proposals affecting the Conservation Area or its setting, any of its Listed Buildings or their settings, or any undesignated buildings of merit.

Information and guidance on the planning process, including how to make a planning or listed building consent application, or seek pre-application advice, can be found on the District Council's website, [www.midsussex.gov.uk](http://www.midsussex.gov.uk)

A Parish Design Statement has been produced by Hurstpierpoint & Sayers Common Parish Council, which offers advice on building styles and materials appropriate to the village. It recommends the use of traditional materials that enhance and harmonise with the character of the street scene.

### **New buildings and extensions.**

New buildings and extensions within the Conservation Areas and their settings, both in broad form and detailing and in their relationship with other buildings and spaces between the buildings, should be sensitively designed to reflect the characteristics of the area in terms of scale, density, colour and materials.

Where permission is to be granted to carry out alterations and/or extensions, appropriate traditional materials should be used.

### **Other alterations to buildings in the Conservation Areas**

#### **Chimneys**

Alterations to chimneys to buildings within the Conservation Areas may require planning permission. Chimneys are very important to the character of buildings and of the street scene and their unsympathetic alteration or loss will be resisted.

#### **UPVC windows and doors**

Timber sash or casement windows and panelled timber doors are important to the

character of many of the buildings within the Conservation Areas. UPVC windows and doors are not a suitable replacement and will detract from the appearance of period buildings. The replacement/installation of UPVC windows and doors will therefore be strongly resisted wherever possible.

*Photo 145: UPVC windows damage the character of historic buildings.*



#### **UPVC windows**

The replacement/installation of UPVC windows will be strongly resisted.

#### **Satellite Dishes**

Planning permission may be required for the erection of satellite dishes within the Conservation Areas. Unsympathetically located dishes can harm the appearance of period buildings and will be resisted.

*Photo 146: Prominently located satellite dishes can harm the character of the Conservation Area*



### 17. Trees in the Conservation Areas

In most cases the District Council must be given six weeks notice of any works to trees in a conservation area.

### 18. Repairs to buildings in the Conservation Areas

Repairs and renovations within the Conservation Areas should be carried out in a sympathetic manner and using traditional materials, to ensure that the special character and appearance of the areas is preserved. Period details should be retained.

#### Roofs

Roofs lend character to buildings and extensions and repairs should always match the original materials where possible, as should the restoration of bargeboards and fascias. There are a variety of roofing materials evident within the Conservation Areas, including local Horsham stone tiles and tiles from Keymer clay-tile works at Burgess Hill. Slate roofs are a common feature of Victorian buildings within the Conservation Areas.

*Photo 147: Roofing materials and detailing such as bargeboards are very important to the character of buildings in the Conservation Area*



#### Windows & Doors

Original sash and casement windows make a strong contribution to the character and appearance of buildings within the Conservation Areas and their repair or sympathetic like for like replacement is advised wherever possible.

*Photos 148 and 149: Original windows and doors are very important to the character of buildings within the Conservation Areas*





Planning permission will be required for the demolition of any wall or fence over one metre which adjoins a road or open space within the conservation area, or over two metres high elsewhere.

*Photo 150: Boundary walls such as the listed wall to Mansion House are very important to the character of the area*



Guidance and best practice on the maintenance, repair and thermal upgrading of traditional windows can be found on the Historic England website, here:

<https://www.historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/>

Advice should be sought from the District Council regarding the construction of dormer windows or sky lights on the roof slopes of buildings within the Conservation Areas as planning permission may be required.

Original front doors and their furniture should be conserved as they make a strong contribution to the character of period houses.

### **Boundary walls and fences**

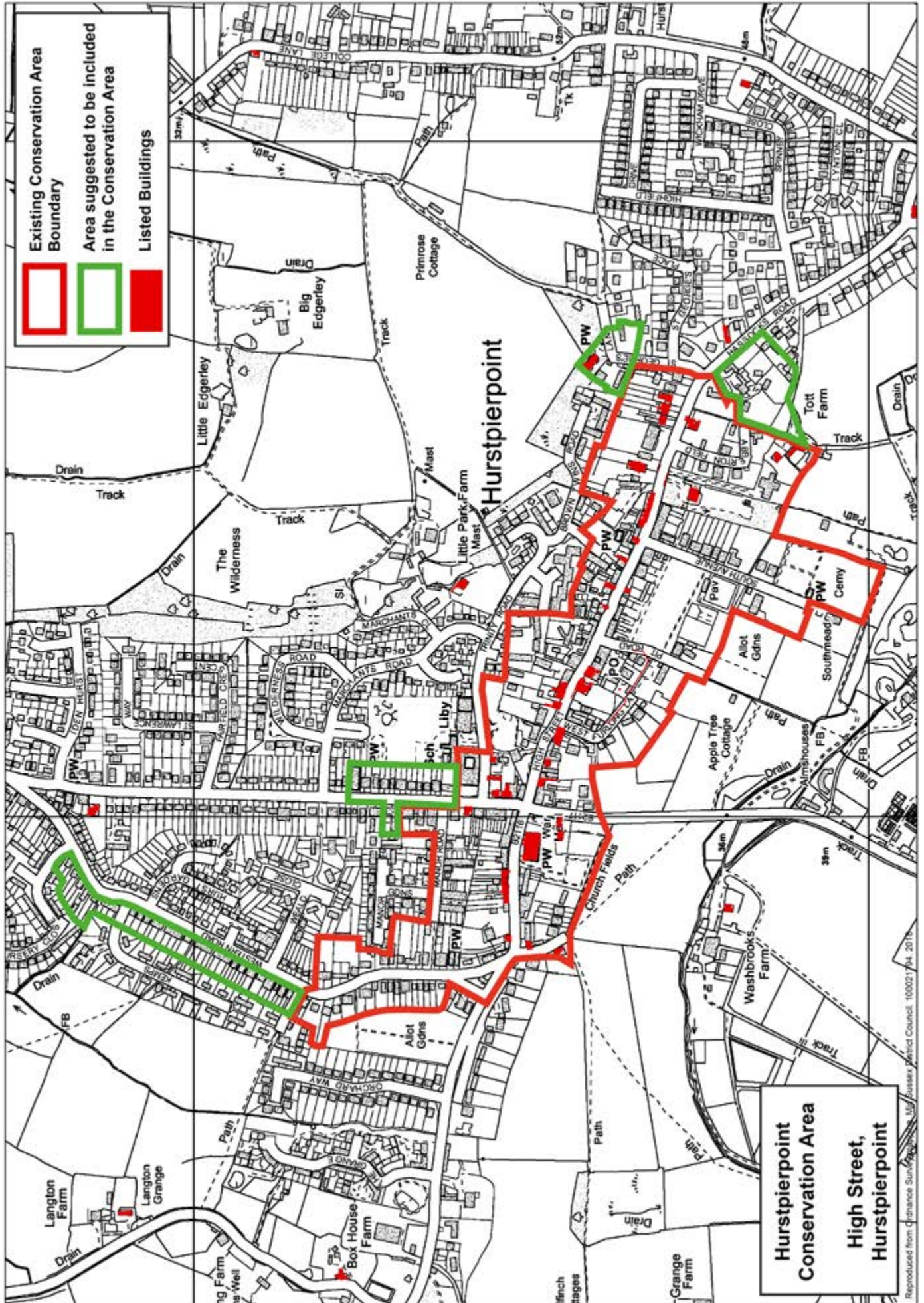
Conservation area protection includes old walls, gateways and iron railings which often mark the boundaries of properties. There are many fine examples of brick, knapped flint, sandstone and rendered walls around the village, which make a strong contribution to its character and appearance.

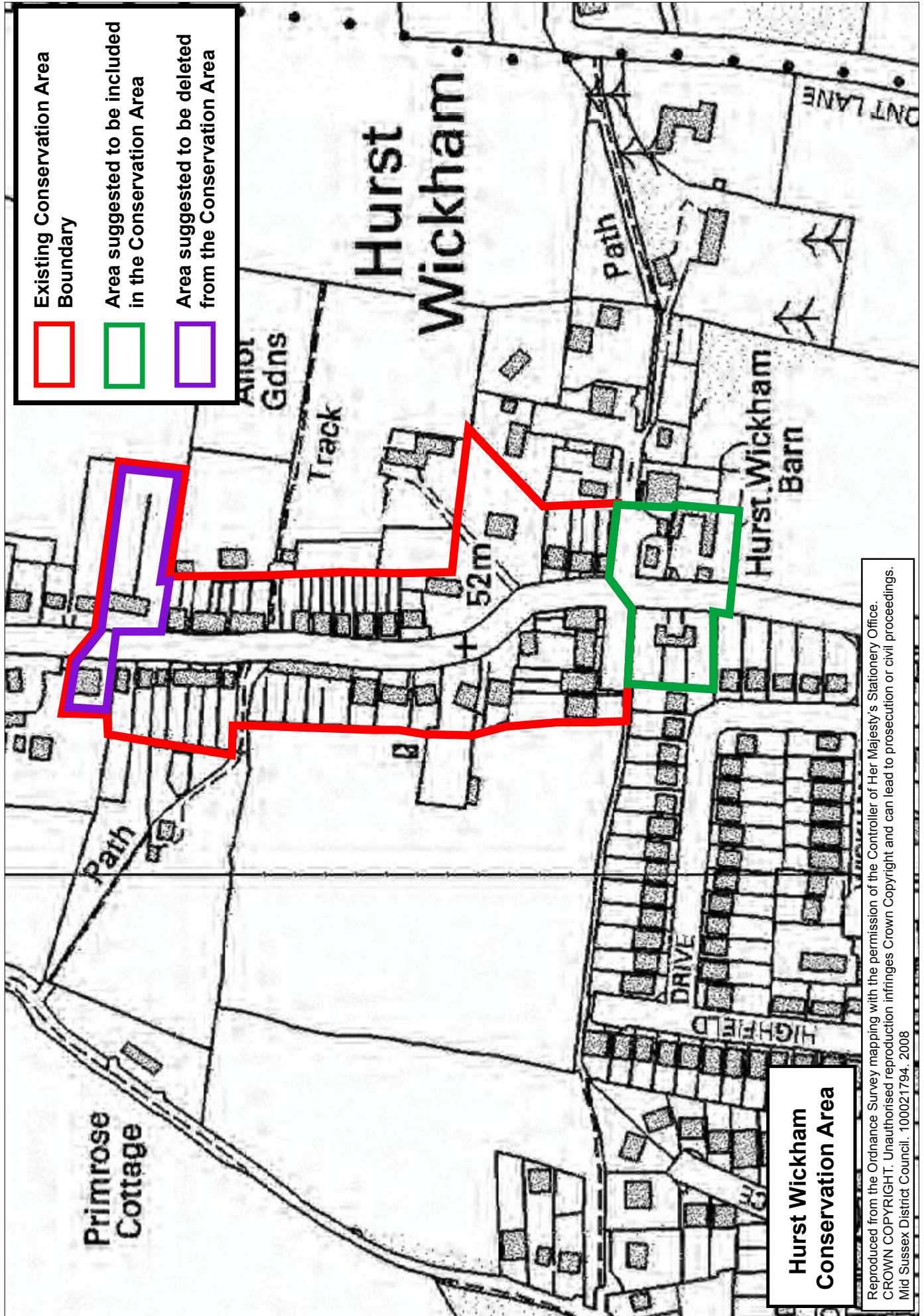
In the Hurst Wickham conservation area, several terraced cottages have their pretty front gardens set off by a row of original iron railings which add to their charm.

The repair and maintenance of these walls and railings should be carried out in a manner which is sympathetic to their character, and using original materials and techniques.

## **19. References**

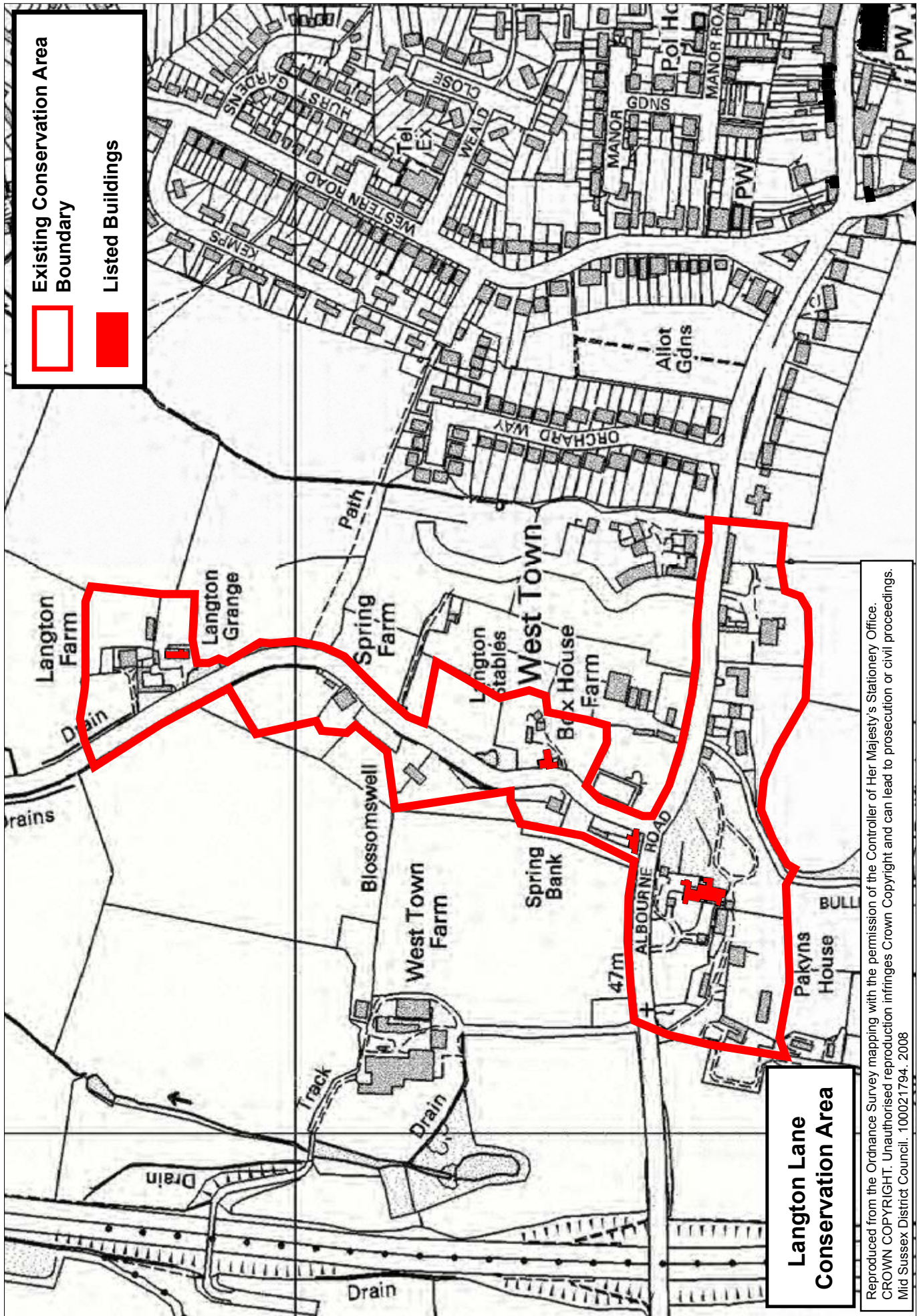
- Hurstpierpoint –kind and charitable. Edited Ian Nelson Ditchling Press Ltd 2001
- The Weekes Diaries. Edited Ian Nelson
- Danny House: A Sussex Mansion Through Seven Centuries Colin and Judith Brent Phillimore and Co Ltd 2013
- The Pleasure Grounds of Sussex M Dudeney and E Hallett Mid Sussex Books 2001
- Oral information from historical walking tour of Hurstpierpoint with Ian Nelson





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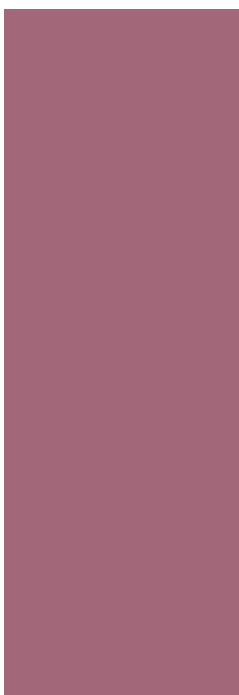
**Langton Lane Conservation Area**

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**Web:** [www.midsussex.gov.uk](http://www.midsussex.gov.uk)

**Email:** [planningpolicy@midsussex.gov.uk](mailto:planningpolicy@midsussex.gov.uk)

**Tel:** 01444 458166



## MID SUSSEX DISTRICT COUNCIL

### PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 SECTIONS 69 AND 70

#### NOTICE OF VARIATION OF THE HURSTPIERPOINT AND THE HURST WICKHAM CONSERVATION AREAS

Mid Sussex District Council ("the Council") hereby gives notice in accordance with Section 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, that on the 19<sup>th</sup> day of July 2018, boundary changes to the Hurstpierpoint and Hurst Wickham Conservation Areas in West Sussex were confirmed. This followed a public consultation on the draft Hurstpierpoint Conservation Area Appraisal between 16<sup>th</sup> April 2018 and 28<sup>th</sup> May 2018.

The amendments are described below and the extent of land involved in the boundary changes are shown on plans numbered HPP/CA/1 and HW/CA/1.

#### Hurstpierpoint Conservation Area

Additional properties in Hurstpierpoint included within the Hurstpierpoint Conservation Area:

- 28-150 (evens) Western Road (including The Bakehouse, rear of 44 Western Road and Flats 1 and 2, 128 Western Road)
- St Christophers Home (including all flats within), 12 Cuckfield Road
- Halton Lodge (including all flats within), Halton Shaws
- Wych House, Halton Shaws
- Redroofs, Halton Shaws
- 14-40 (evens) Cuckfield Road
- 35A-E Cuckfield Road
- St Georges Church, St Georges Lane
- Bee Cottage, St Georges Lane
- Pooh Corner Studio, St Georges Lane
- 1-5 Brewery Mews
- Little Withiel, Hassocks Road
- Colwood, Halton Shaws
- Cornercroft, Halton Shaws
- 31 and 33 Cuckfield Road
- Methodist Church/Church Hall, 42 Cuckfield Road
- The Bee Garden, St Georges Lane
- Pooh Corner, St Georges Lane
- Russells Farmhouse, St Georges Lane
- 14 Hassocks Road
- Fieldside, Hassocks Road

#### Hurst Wickham Conservation Area

Additional properties in Hurstpierpoint included within the Hurst Wickham Conservation Area:

- 16-20 (evens) College Lane
- 1-3 Hurst Wickham Close
- Hurst Wickham Barn, College Lane

Properties in Hurstpierpoint excluded from the Hurst Wickham Conservation Area:

- Tree Tops, 82 College Lane
- 109 and 111 College Lane

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

The main effects of the properties and land referred to above being included within a Conservation Area include the following:

1. In carrying out any function under the planning Acts (including the determination of planning applications) within Conservation Areas, the Council and the Secretary of State have a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of these areas.
2. Permitted development rights are restricted within Conservation Areas,
3. Additional controls over demolition within Conservation Areas,
4. Special publicity requirements apply to planning applications within Conservation Areas.
5. Notice must be given to the Council before work can be carried out to any tree within Conservation Areas.

A copy of the Hurstpierpoint Conservation Area Appraisal and the plans numbered: HPP/CA/1 and HW/CA/1 can be viewed online at the Council's website: [www.midsussex.gov.uk](http://www.midsussex.gov.uk) or may be inspected free of charge at the offices of the Council, Oaklands, Oaklands Road, Haywards Heath, West Sussex, RH16 1SS during normal office hours.

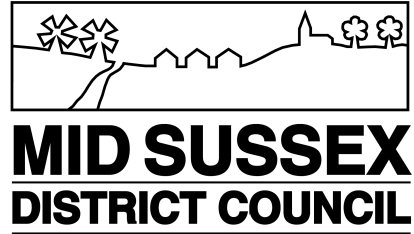
For enquiries or further information please contact the Conservation Officer on 01444 477385.

Signed:






Tom Clark  
Head of Regulatory Services  
Mid Sussex District Council  
Oaklands, Oaklands Road  
Haywards Heath  
West Sussex  
RH16 1SS

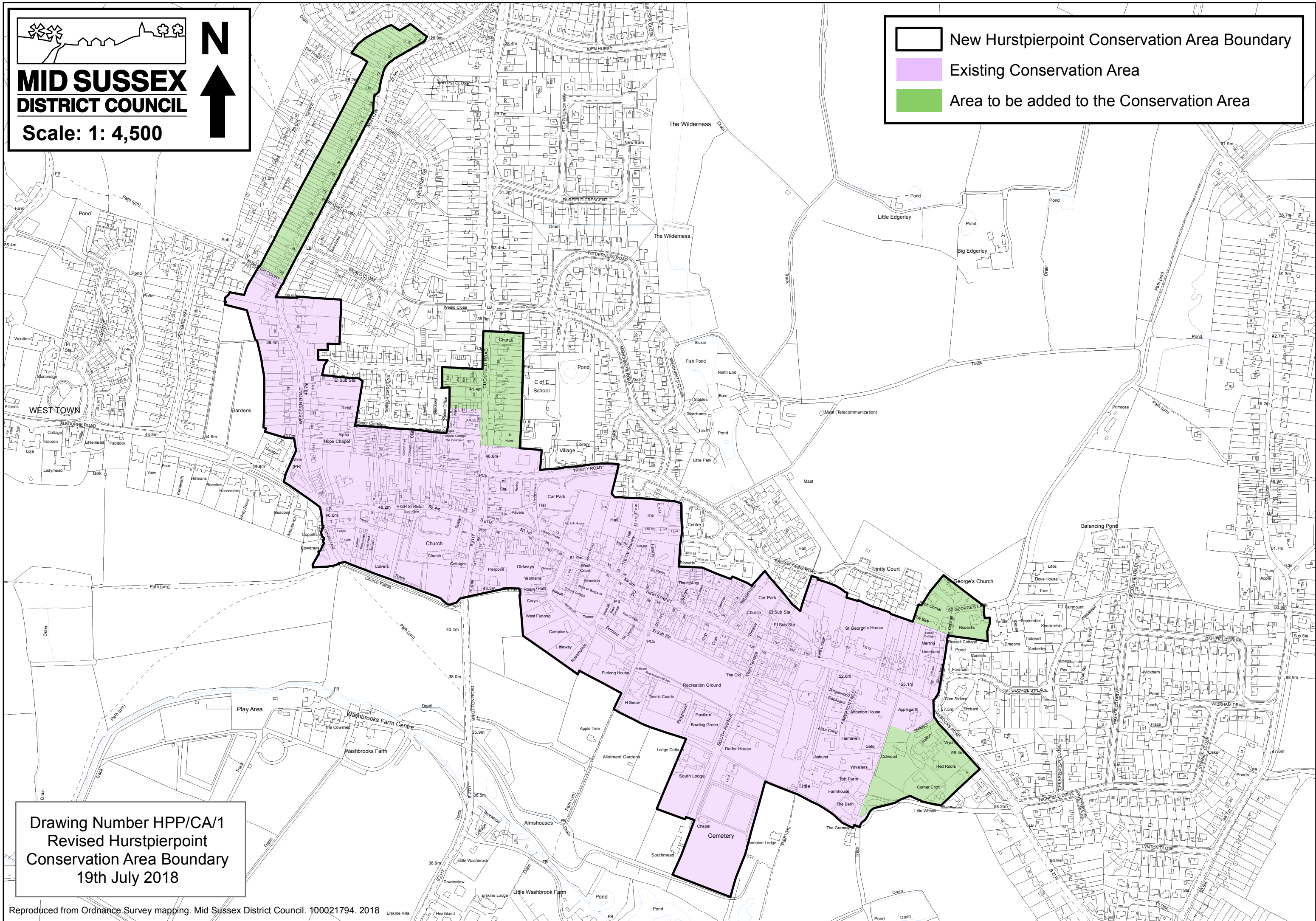
Dated: 10<sup>th</sup> September 2018



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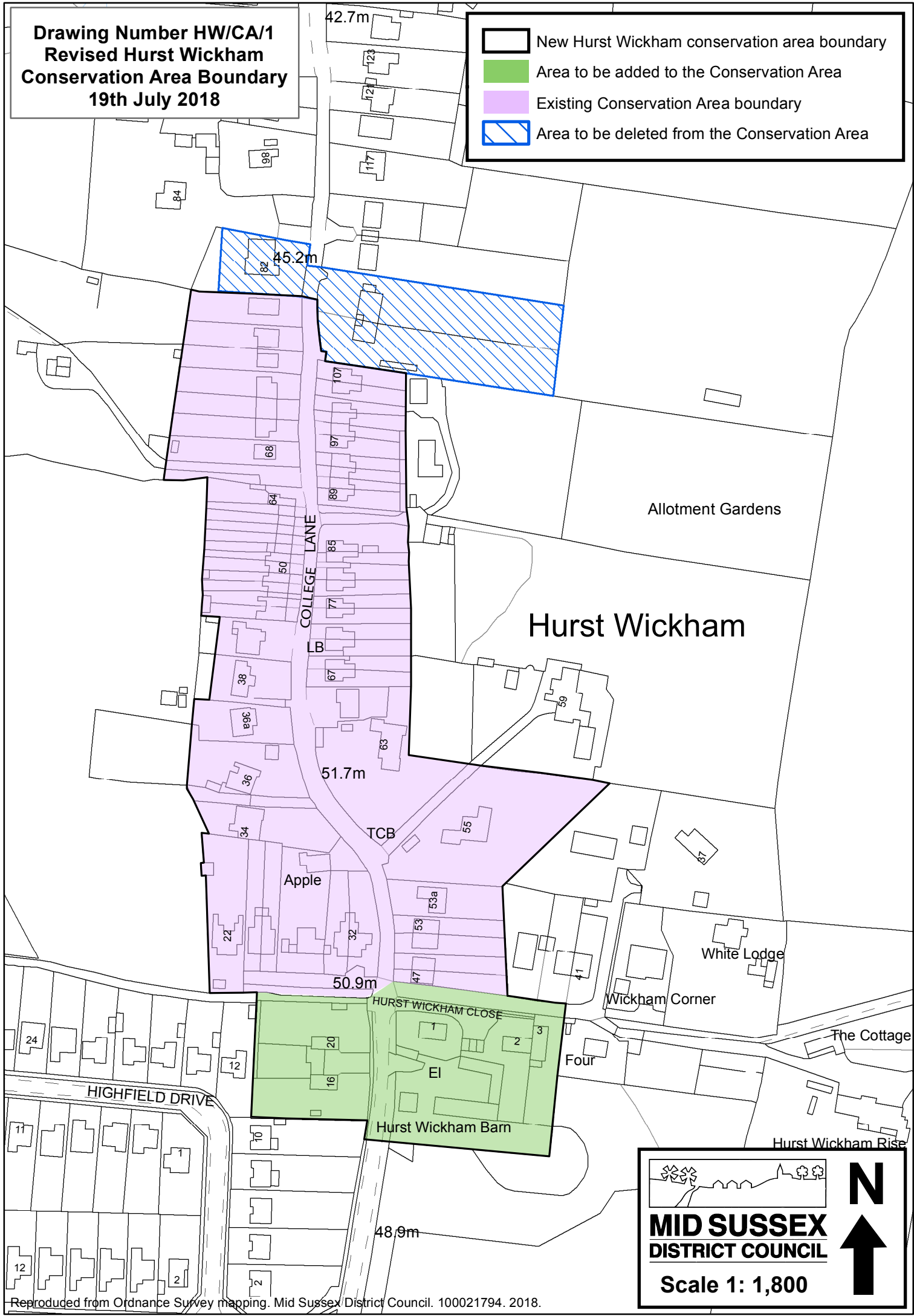
-  New Hurstpierpoint Conservation Area Boundary
-  Existing Conservation Area
-  Area to be added to the Conservation Area




Drawing Number HPP/CA/1  
 Revised Hurstpierpoint  
 Conservation Area Boundary  
 19th July 2018

**Drawing Number HW/CA/1  
Revised Hurst Wickham  
Conservation Area Boundary  
19th July 2018**

	New Hurst Wickham conservation area boundary
	Area to be added to the Conservation Area
	Existing Conservation Area boundary
	Area to be deleted from the Conservation Area



  
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Scale 1: 1,800