

## LODGE HILL LANE, BODDINGTONS LANE, VILLAGE GREEN AND POND.

### PRINCIPAL FEATURES

- Old drove road along Lodge Hill Lane and its continuation south known officially today as 'The Droveway';
- Picturesque ensemble of pond, Village Green and War Memorial green;
- Prominent views of St. Margaret's Church, the South Downs and surrounding countryside;
- St. Margaret's Church (grade I) which holds a prominent position on a knoll above the village;
- Ditchling Museum, housed in the former National School building;
- Architectural and historic interest of the area's buildings, notably St. Margaret's Church, Ditchling Court and The Old Manor House;
- Prominent trees and other vegetation, particularly willows beside the pond and individual trees on the green;
- Flint and brick churchyard wall;
- War Memorial designed by Eric Gill;
- Village Green created from a former farmyard;
- Pond with ducks and moorhens;
- Tranquil atmosphere in Boddingtons Lane.



Village pond

### VILLAGESCAPE

This is the most picturesque corner of Ditchling with a distinctly different atmosphere to the village centre. The area is quiet except for traffic entering and leaving the village on the B2116 (West Street).

Lodge Hill Lane is part of an old drovers' route alongside Lodge Hill which continues southwards over the road beside the War Memorial and runs past the aptly named Drove Cottages which are included in the conservation area because of their historic interest. The fields on the left beyond Drove Cottages are important to the setting of the village.



*View over St Margaret's Churchyard to the South Downs*



*The War Memorial green*



*Eighteenth century barn beside the village green*

The Village Green is the focus of the area, around which are positioned St Margaret's Church, Wings Place, Cotterlings, the War Memorial, Ditchling Court and Old Manor House, restored former farm buildings, and the village pond. There are good distant views of all these historic buildings and more distant views to the windmills on top of the Downs. The surrounding area is well tree'd, particularly west of Cotterlings.

A rustic post and rail fence separates the road and a footpath to the church from the pond, but

a telegraph pole, litter bins and parked cars blight the otherwise idyllic setting. Elsewhere, willows and other greenery extends to the water's edge.

The area is mainly residential except for the recreational use of the Village Green. The area's few dwellings are in Lodge Hill Lane and Boddingtons Lane and are mostly detached and set well back from the road.

The Old Manor House and Ditchling Court (formerly Court Farm) is the most significant historic building in the area (listed grade II). Other buildings are 20th century or are the converted outbuildings of Court Farm. Lodge Hill Cottage, though much altered, is included in the Council's 'local list' and holds a prominent corner location, especially as viewed along Boddingtons Lane. Boddingtons Lane is an unsurfaced road with grassy verge, not open to through traffic, and thus a quiet leafy backwater.

#### ISSUES

- Litter bins and a telegraph pole beside the pond spoil the setting of the pond;
- Modern close-boarded timber fences are out of character with the conservation area's high quality railings and flint and brick walls.



## NORTH END

## PRINCIPAL FEATURES

- Historic route to the foot of The Downs and, via Ditchling Beacon, to Brighton;
- Views of surrounding countryside, especially Lodge Hill;
- Architectural and historic interest of the area's buildings;
- The prevalent use of local building materials;
- Trees and mixed-species roadside hedges;
- Old street lighting columns adapted for modern use;
- Red brick paviers in roadside pavement;
- Well tended allotments.

## VILLAGESCAPE

North End is an important entrance to the village. The road is a two lane road with a footpath on the eastern side and several vehicular entrances to properties on either side of the road. Cats' eyes in the road continue into the village until Forge House.

The roadside is characterised by hedgerows and front gardens. High, mixed species hedges and garden trees give the area the character of a rural lane though this is gradually eroded by road markings and traffic calming measures as one approaches the village centre.

Until the beginning of the 20th century, North End Farm marked the northern extent of the village. Today the road northwards from this point contains modern ribbon development and this is not included in the conservation area.

With the exception of Lappland, a 1980s dwelling, and part of the modern Dumbrells Court development, all of the dwellings along North End date from the late 19th century or earlier and all make a positive contribution to the varied architectural and historic interest of the conservation area. Nos. 12 to 15 directly front the road at the back of the pavement but other buildings are generally set back in spacious gardens. Bowries, Forge House and Forge Cottage are grade II listed timber-framed buildings from the 15th and 16th century. North Cottage,



*Bowries, a timber-framed house in North End*



*Allotment gardens, North End*



*Grade II listed sixteenth century timber-framed building, North End*



*Northgate, North End*

Rowlescroft, Chestnut and White Lodge date from the early 19th century. All are listed.

Traffic entering and leaving the village via North End is controlled by traffic calming measures comprised of two chicanes that artificially narrow the road with timber bollards, road markings and road signs. These are a regrettable intrusion into a rural conservation area but fortunately are located well away from the historic core.

The characteristic red paviers extend to just beyond no. 18. There are southward views of the

Downs outside Rowlescroft. On the west side, fields extend to the roadside in two places. The area is exclusively residential and contains generous back gardens as well as an area of well tended allotment gardens.

#### ISSUES

- The traffic calming measures intrude upon the rural ambience of North End.



### 8.1 AREA 1 :THE VILLAGE CENTRE

- Telephone control boxes in High Street and South Street are in need of painting;
- Insensitive re-instatement of the characteristic red paviers with red coloured cement;
- Unsightly and damaged bollards in the High Street;
- Traffic congestion at the crossroads;
- Overhead wires intrude upon attractive views or vistas.
- Use of concrete slabs and/or inappropriate brick paviers to the detriment of historic floorscape;



*Traffic at the cross-roads*

### 8.2 AREA 2 : EAST END LANE AND THE TWITTEN

- Some modern developments, especially garages, are roofed in machine-made clay tiles or red coloured concrete tiles which do not have the distinctive colour or shape of hand-made clay tiles;
- The area of parking and garaging behind no. 42 East End Lane mars the special character of The Twitten;
- High volume of on-street parking;
- The Twitten is in need of re-surfacing or maintenance and repair.

### 8.3 AREA 3: LODGE HILL LANE, BODDINGTONS LANE,VILLAGE GREEN AND POND

- Litter bins and a telegraph pole beside the pond spoil the setting of the pond;
- Modern close-boarded timber fences are out of character with the conservation area's high quality railings and flint and brick walls.

### 8.4 AREA 4: NORTH END

- The traffic calming measures intrude upon the rural ambience of North End.



An Article 4 Direction could help preserve the character of this building in The Twitten

### 9.1 ARTICLE 4 DIRECTION

There is already an Article 4 Direction in Ditchling covering all of the unlisted family houses in the core of the conservation area. The Article 4 Direction should be extended to cover all buildings identified as ‘positive buildings’ within the conservation area (see Villagescape Appraisal map) including the proposed extensions to the conservation area in Lewes Road and Beacon Road.

The Article 4 Direction requires that house owners or tenants obtain planning permission from Lewes District Council for a number of alterations, listed below, which would normally be considered permitted development. This is done to ensure that all alterations to these buildings are carried out sensitively and enhance the special character of the conservation area by using the correct materials and details.

Work which requires planning permission includes:

- Any alteration to a roof, including roof coverings, roof lights and solar panels
- Building a porch
- Erecting sheds and temporary buildings
- Building a swimming pool
- Building a hard standing
- Installing a satellite dish or antenna
- Removing, or building walls, gates, fences or other means of enclosure
- Exterior painting of previously unpainted surfaces or changes of external colour schemes
- Any enlargement or improvement or alteration such as an extension or conservatory
- Any changes to doors or windows, including changed materials, details and designs and types of decorative finish





*Unightly telegraph pole and litter bins beside the pond*

There is no fee for an Article 4 planning application and because the Council has powers of enforcement to ensure that any unauthorised work is rectified at the owner's expense, it is always advisable to contact the Planning and Environmental Services Department before commencing work. Because permission may also be required separately under the Building Regulations, it is also advisable to contact the Council's Building Control Department.

## 9.2 OPPORTUNITIES FOR ENHANCEMENT

There are a number of sites where enhancement would be beneficial to the character and appearance of the Ditchling Conservation Area:

- Garages and parking area east of The Twitten;
- Pole and litter bins beside pond at western entrance to Village Green;
- Surface of The Twitten.

## 9.3 CONSERVATION AREA BOUNDARY CHANGES

Beacon Road and Lewes Road contain properties dating from the 1890s and early 20th century expansion of the village. It is recommended that the conservation area should be extended to include areas of Beacon Road and Lewes Road which contain good examples of domestic architecture from the period 1890-1930 and which form part of the history of the development of the village.

### *1. Proposed Beacon Road extension*

Beacon Road is the continuation of South Street, an old route leading over the Downs to Brighton. Apart from South Gate, which was an early 19th century toll house, development of the lane south of the Clayton Road junction did not begin until the 1890s. Nos. 4 and 4a, 18 and 20, and 22 were built in the 1890s and remain relatively unaltered.

During the first decades of the 20th century,

further development continued southward on the east side of the road. Nos. 26, 28, 36, 38 (Gospels) Beacon Road date from this period. They are large dwellings set back from the road, retaining much of their original character.

Of particular note on the west side of Beacon Road is Hillway House and Hillway Cottage, nos. 15 and 17 Beacon Road, completed in 1930 in a vernacular revival style by Arthur Penty, listed grade II .

It is recommended that the conservation area boundary is extended to include these well maintained and relatively unaltered examples of late 19th/early 20th century domestic architecture, especially the grade II listed Hillway House, together with mature trees and other greenery. Together they create a locality that makes a significant contribution to the village's overall historic character and appearance.

## *2. Proposed Lewes Road extension*

At the end of the 19th century, there was no development along Lewes Road east of Fieldway, which was then a footpath across open fields. By 1910 eight dwellings had been built on the south side, set back from the road with long gardens to the rear. These remain, some altered and extended, but mostly retaining their Edwardian architectural character and appearance. They are nos. 32, 34 and 36, 38, 40 (former home of Edward Johnson, calligrapher), 44 and 46. This Edwardian expansion of the village is a significant part of the village's history. In addition, the garden land south-west of no. 30 is important to the landscape setting of this proposed extension of the conservation area.

On the north side of Lewes Road, nos. 31/33 and no. 35 (dated 1891) are good examples of late 19th century dwellings contemporary with nearby Sunnyside (1898) (nos. 19-25 Lewes Road) which lies within the conservation area. The former are set back from the main road just beyond the entrance to Fieldway from where there is an important 'arrival' view of St Margaret's Church. To the north (rear) of these properties are a garden and an open car parking space with flat



*Lewes Road (proposed extension)*

roofed garages that is prominent in views from The Twitten.

It is recommended that the boundary is extended along the south side of Lewes Road to include good quality Edwardian houses (nos. 32, 34 and 36, 38, 40, 44 and 46) which make a positive contribution to the village's historic villagescape and the house and garden on no. 30 which is vital to landscape setting. It is further recommended that, on the north side of Lewes Road, nos. 27-35 (odd) together with the garden and parking space to the north is included within the conservation area because of the historic interest of the buildings and spaces and their importance to the setting of The Twitten.



## APPENDIX I BIBLIOGRAPHY

- |   |  |
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