

**DRAFT
CONSERVATION AREA
APPRAISAL**

CHAILEY GREEN

DESIGNATED 16.06.76

DRAFT CHAILEY GREEN CONSERVATION AREA APPRAISAL

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DRAFT CHAILEY GREEN CONSERVATION AREA APPRAISAL

1 SUMMARY

1.1 Key Positive Characteristics

- The conservation areas primarily focus on Chailey Green and the development that encloses it with glimpsed views between the properties.
- Distinct identity within Chailey as one of the few nucleated historic settlements.
- Quiet, rural ambiance.
- St. Peter's Church.
- Polite classical appearance of several of the dwellings and the vernacular farm buildings helping to maintain the areas rural qualities.
- The small front gardens of many of the properties facing Chailey Green sense of enclosure.
- Use of vernacular materials in the buildings giving the conservation a strong sense of local distinctness.
- The retention of several of the village amenities, including a primary school, village hall and the public house.
- The simplicity of the public realm.
- The tree coverage within the settlement, be these woodlands, tree groups or individual trees, most notably trees located along Chailey Green Road, the rural lanes off Chailey Green Road and within the churchyard of St. Peter's.
- Area of Archaeological Interest designated within the conservation area because of potential medieval and post medieval remains.

1.2 Recommendations

- When new development is proposed it is of a high quality.
- Consideration is given to the designation of an Article 4 Direction to reduce permitted development rights and allow the Local Planning Authority greater control over minor development.
- The rural character of the conservation area is protected.
- That public consultation takes place to revise the conservation area boundary.

2 INTRODUCTION

2.1 The Chailey Green Conservation Area

The Chailey Green Conservation Area was first designated by Lewes District Council on June 1976 and its boundary has remained unaltered or extended since this time. The boundaries of the Chailey Green Conservation Area have been drawn to include Chailey Green, the buildings that surround it and several buildings that are located along the A275, Chailey Green Road, which becomes East Grinstead Road. Church Lane, a no through road off Chailey

Green Road, also has a small number of buildings. The conservation area is set within the countryside and has a pleasant rural ambiance, disturbed by the speed of traffic along the xxx. See Townscape Appraisal Map.

2.2 The Purpose of a Conservation Area Appraisal

This document seeks to record and define the special architectural and historic interest of the Firle Conservation Area, to help ensure that the conservation area is both preserved and enhanced, not only for people today, but also for future generations to enjoy. The content of this appraisal is based on best practice as advised in English Heritage's publication "Understanding Place: Guidance on Conservation Area Appraisals" (2005).

Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 where 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". It is the quality and interest of a whole area and not just individual buildings which are important considerations when designating conservation areas.

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas. Section 72 specifies that, in making a decision on an application for development in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

This appraisal will help satisfy the requirements of the Act by defining the special character and appearance of the Chailey Green Conservation Area and by setting out a number of recommendations for its preservation and enhancement. It therefore provides a consistent and sound basis on which to determine applications for development within, or that affect the setting of, the Chailey Green Conservation Area.

2.3 Community Involvement

This is the first draft of the Chailey Green Conservation Area Appraisal. It has been drafted following a meeting on 19th March 2009 with the area's District and Parish Councillors. Copies of this draft appraisal and maps will be provided for consultation purposes to District Councillors, Chailey Parish Council, relevant amenity groups, East Sussex County Council and English Heritage. A copy has been posted onto the Council's website and a press release will be sent to local papers. Two months will be allowed for comments to be submitted, after which any comments will be taken into consideration and the draft will be amended where necessary in preparation for its final adoption.

2.4 The Planning Policy Context

The policies which seek to preserve and enhance conservation areas and other relevant planning policies are set out in the Lewes District Local Plan (adopted March 2003). This Conservation Area Appraisal needs to be read in conjunction with Lewes District Local Plan. The Local Plan is available from Lewes District Council offices or online at www.lewes.gov.uk.

The Council is currently drawing up revised policies as part of its Local Development Framework (LDF), which will ultimately replace the Local Plan. This appraisal will form part of the evidence base for the LDF and will be supplemented in due course by a further document, the Chailey Green Conservation Area Management Plan, which will set out a programme for improvements and monitoring.

This document should also be read in conjunction the East Sussex Structure Plan and national Planning Policy Guidance and Planning Policy Statements, particularly Planning Policy Guidance Note 15 (PPG 15) – Planning and the Historic Environment or any documents superseding these.

3 LOCATION AND LANDSCAPE SETTING

3.1 Location and Activities

Chailey Green is located within the countryside, 6½ miles to the north of Lewes, the county town of East Sussex. Lewes Road, the A275, runs through the conservation area on the eastern boundary of the Green. Also notable are the narrow lanes, several of which are unmade roads that run around and off the Green and Chailey Green Road.

The Chailey Green Conservation Area is primarily residential however there is also the Parish Church of St. Peter, Chailey Church of England Primary School, a village hall known as Faulkners Reading Room, The Five Bells, a popular public house. Farming was historically the main industry in Chailey and there is a working farm house with associated vernacular and modern agricultural buildings in the Chailey Green Conservation Area, which provides a valuable link to the rural setting.

3.2 Topography and Geology

The conservation area is located on a slight ridge with the southern side raised and gently sloping down to the north. The immediate surrounding countryside is softly undulating.

Geologically the conservation area is comprised of clay which has historically been used to make bricks, tiles and pottery. This accounts for the prevalence of brick and tiles used in the construction of many of the historic buildings in Chailey Green and the surrounding area. Today clay is still made into bricks at the nearby Chailey Factory in South Chailey.

3.3 Relationship of Conservation Area to its Surroundings

Chailey Green forms part of the wider area of Chailey, which generally has a very dispersed settlement pattern within a countryside setting. However Chailey Green itself has distinct identity because it is one of the few nucleated historic settlements within Chailey. Despite being within the open countryside the conservation area has a pervading sense of enclosure, almost separateness, provided by the concentration of buildings that surround The Green. Despite this enclosure the rural setting is important as it is an integral part of the character of the conservation area, with views across open fields possible in several locations.

The conservation area is approached from the north and south along the linear A275. This road is surrounded either side by trees and woodlands, near the road, and fields which typically have high hedges on their boundaries. At times Chailey Green Road adversely affects the conservation areas quiet, rural ambiance.

3.4 Biodiversity

The Barcombe Conservation Area is identified in the Lewes District Local Plan as being within the countryside outside the Planning Boundary. New development within this area is therefore very strictly controlled. Policy CT1 of the Lewes District Local Plan (Adopted March 2003) and any subsequent replacement should be referred to.

There are two landscape conservation designations within the Barcombe Conservation Area. There is a Site of Conservation Importance located in St. Peter's churchyard and the whole settlement is within a 500 meter buffer of Ancient Woodland. While there are few statutory landscape designations, this should not undermine the contribution that the countryside makes to the character of the conservation area.

4 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

4.1 Summary of Historic Development

The name Chailey is thought to derive from the Saxon word "chag" which referred to the gorse and broom which grew in the area. The areas name has evolved, during the late 11th Century and early 12th Century when it was known as Chagleigh and prior to the 17th Century as Chagley.

The oldest standing building in the conservation area is St. Peter's Church, part of which dates from the 13th Century.

The conservation area lies along Chailey Green Road alongside which is The Five Bells public house, thought to be 16th Century. The building was historically one of a string of coaching inns along the route between London and Brighton. Notably Chailey is shown along the London to Shoreham on

Sea route in John Ogilby's 'Britannia', dating from 1672, which considered one of the first road maps to be published in Europe.

There are a number of buildings that are thought to date from the 17th Century including Durrants and the Corner Cottage. Chailey Moat Bosun and Beards too are from this period however they were given a classical reface in the 18th Century.

There are also a number of attractive Victorian properties although since the late 19th century historic maps of Chailey Green show that the settlement has changed little, with only a few modern infill houses and agricultural buildings having been built.

4.2 Archaeology

There is an Area of Archaeological Interest designated within the conservation area because of potential medieval and post medieval remains.

5 SPATIAL ANALYSIS

5.1 Plan Form, Site Layout and Boundaries

The Chailey Conservation Area is most notable for the development around the Green, although this has taken place informally over a period of time. Most of the houses in the conservation area have been built detached, semi-detached or have become subdivided later such as Durrants. Many of the properties have their frontage elevations facing onto The Green or onto the lanes off The Green, although there are several that have their front entrances along their side elevations.

The buildings that surround The Green give the area a sense of enclosure, although there are glimpsed views between the properties, typically terminated by trees and vegetation. There is an area where there is no development around The Green, located within the conservation area along the northern part of Chailey Green Road, between Faulkners Reading Room extending northwards to Chailey Church of England Primary School. This area is comprised of fields, however because of the mature trees along the field's boundary with the Chailey Green Road views of the open countryside are confined.

Garden sizes vary considerably, although most have small front gardens with larger rear or side gardens.



Bosun with its typically small front garden facing the public highway and The Green

Chailey Place and Chailey Moat are notable because they are large detached houses sitting well back from the lanes that access them. They are set within large gardens, with several buildings that would have historically been associated with them nearby. Although today several of these buildings, such as The Lodge, have become private residences, separate from the main house.

Other notable exceptions to the typical relationship that buildings have to the public highway include Church House Cottage and Church Farm Cottage along Church Lane. These have little in the way of a front garden, as they almost directly abut Church Lane.



Relationship of Church House Cottage and Church Farm Cottage with Church Lane

The front boundary treatments of the properties notably include picket fences and iron railings which are generally no higher than 1 metre or garden hedges and planting of varying heights. Notably many of the residential properties in the conservation area have their own private driveways and off street parking.

Notable exceptions to these typical front boundary treatments can be found at St. Peter's Church which has a 1 metre high sandstone wall on its northern boundary facing onto the Green and the modern multi-coloured 'colouring pencil' fence that fronts the Chailey Church of England Primary School.

Although today agriculture is a less important primary activity in Chailey there are still several working farms within the area that help to maintain the areas rural qualities. Church Farm is located within the conservation area, it being comprised of a cluster of modern and vernacular farm buildings which form a farmstead. Another notable vernacular farm building can be seen along Church Lane, close to the entrance to Chailey Moat, sadly in a poor state of repair.

5.2 Focal Points, Views and Vistas

The conservation area provides a number of attractive historic buildings which together form a cohesive whole. St. Peter's Church on the southern side of the Green is the main focal point, although all the buildings that enclose the Green are notable.



St. Peter's Church

Perhaps most notable is the house called Beards, to the southern side of the Green, next door to St. Peter's, because of its attractive Georgian character and its slightly raised location due to the gentle north-south slope in the topography. Notable also is Faulkners Reading Room which while a small single storey building that, while appearing to have been altered significantly in its history, is a focal point because it sits prominently on The Green.

Views into and out of the conservation area are limited due to the enclosed nature of the properties that surround the Green. Views of the wider countryside are possible along the northern part of Lewes Road between Faulkners Reading Room and Chailey Primary School, although these are limited by the mature trees located between the road and the fields.

There is an attractive vista into the conservation area from the south where Lewes Road is tree lined with some views of the open countryside and where Place Cottage and Beards terminate the vista.

An attractive vista is found up and down the tree lined lane that leads to Chailey Moat, also either side of the lane there are fields which can be seen through a continual line of trees. Standing on The Green looking at the properties that enclose it also gives a number of pleasing views and vistas. These are shown in more detail on the Townscape Appraisal Map.

The conservation area has a number of public foot paths running through and around it where there are attractive views and vistas of the village and the surrounding countryside.

5.3 Open Spaces, Trees and Landscape

The key open space within the conservation area is The Green which is a grassed area with no trees. The green has a road that runs through it with an area of grasscrete that vehicles park along.



Chailey Green

Trees are an important part of the character of the conservation area. The most notable trees are located along Chailey Green Road, the rural lanes off Chailey Green Road and within the churchyard of St. Peter's. The trees and tree groups generally add to the rural character and help to create a sense of enclosure which helps to define the conservation area.

Trees within the conservation area are protected. Important trees and tree groups are identified in the Townscape Appraisal Map. However this should not be read as a comprehensive identification of all the trees of importance. Prior to the commencement of any tree works the Local Planning Authority Tree and Landscape Officer needs to be notified.

5.4 Public Realm

The Green is the most prominent feature of the public realm, with many of the properties in the conservation area surrounding it. The grass area of The Green is enclosed on a number of sides by either a very low timber fence or timber posts to stop vehicles parking, although there is designated vehicle parking, indicated by concrete grasscrete pavements, on the southern side of the lane that runs directly through The Green. The Green itself has a bench, the war memorial, a flag post, the Faulkners Reading Room, a public telephone box, bus stop and the village sign located on it

The Chailey Green Road is at times a fast road with many vehicles speeding through The Green. This compromises what is otherwise be a generally quite and attractive public space.

There is a modern pavement that runs along eastern side of Chailey Green Road through the conservation area which terminates outside Bosun. However generally the area is characterised by The Green which only has a pavement on its most southern section near Beards, otherwise it does not have a pavement. The rural lanes within the conservation area also do not

have pavements, pedestrians having to share the surface with vehicles. The introduction of pavements and verges would be an unwelcome urbanisation, detrimental to the rural character of the conservation area.

The road surfaces and pavements, where they exist, are tarmac, although the area is also notable for a number of narrow rural lanes, some have tarmac while others have loose gravel. It is important that the roads retain their rural character through the retention of their loose gravel surfaces and lack of formal pavements.

6 DEFINITION OF THE SPECIAL INTEREST

6.1 Building Types

Building typologies in Chailey Green are mostly various historic residential dwellings. There are a number of larger 'polite' detached houses, including Chailey Moat and Chailey Place but it is the modest houses that are commonest building type in Chailey Green. Other, less numerous building types in the conservation area include vernacular farm buildings, St. Peter's Church, the Five Bells public house, the reading room, the forge (now a house adjacent to Durrants) and the Chailey Church of England Primary School.



Five Bells public house

6.2 Listed Buildings

A number of the buildings in the conservation area are on the Council's local list or have been statutory listed as being of special architectural or historic interest. Of the statutory listed buildings all are grade II listed with the exception of The Parish Church of St. Peter which is grade II* listed. These listed buildings are indicated on the Townscape Appraisal Map.

It should be noted that it is a criminal offence to execute, or cause to be executed, without first obtaining listed building consent any works for the demolition, in whole or part, of a listed building or any works of alteration or extension which would affect its special interest, or to fail to comply with the terms of any condition attached to a consent. This includes the theft of architectural fixtures. It is advisable to seek advice from the Council's Design and Conservation Officer.

6.3 Positive Buildings

In addition to the conservation area's statutory listed buildings, a number of unlisted buildings have been noted as being positive buildings, i.e. buildings that make a positive contribution to the character and appearance of the conservation area. These buildings have been identified during the survey process and, as recommended by PPG15, are recorded in the Townscape Appraisal Map.

Buildings identified as making positive contribution to the conservation area vary but typically they will be good examples of relatively unaltered historic buildings where their style, detailing and building materials provide the conservation area with architectural and/or historic interest.

As stated in Planning Policy Guidance Note 15 there is a presumption that positive buildings within the conservation area will be protected from demolition and the Council will only grant consent for applications for alterations or extensions to these buildings where they preserve or enhance their character and appearance.

6.4 Building Styles, Materials and Colours

Several of the buildings within the conservation area have a polite classical appearance, although this is not always as it would appear as several of the houses have been re-faced in this style in the Georgian period. These properties often have wide frontages with a central doorway and sash or casement windows either side, which on the first floor meet or almost meet the shallow eaves of the roof. This creates a symmetrical frontage typical of the classical style of this period.

Houses are typically two storeys high, with a variety of roof forms including hipped, pitched, half-hipped and cat-slide, with dormers a rare intrusion into the front roof slopes. Brick chimneys also feature prominently on residential properties. All the houses have a limited palate of materials and architectural detailing. There are also a number of farm buildings which have a vernacular appearance and are constructed of local materials.

Historic settlements are traditionally constructed from locally available materials. Chailey Green has a number of these materials but also more unusual materials imported into the village from further field.

Red handmade clay bricks could be said to be the defining material in the conservation area as it is one of the commonest. It is the dominant elevational treatment in buildings such as Beards, The Lodge, Corner Cottage, Heasmans Cottages, Bosun (now painted), Durrants (although the front elevation is now mostly rendered), the Rectory (which is tile hung on the first floor) and a number of the farm buildings adjacent to Church Farm to name a few.

A notable type of brick within the conservation area are the vitrified headers, these glazed brick became fashionable in the Georgian period and have been used on several building within the conservation area. These glazed bricks have been used for example on the ground floor of Chailey Moat, Church Farm Cottage, Church House Cottage and The Lodge.



Example of the use of vitrified headers within Church Farm Cottage

While red brick is the dominant building material there are also a number of other materials which make a smaller but not insignificant contribution to the character of the conservation area.

Timber features within the settlement in several different forms. Weatherboarding features but cannot be said to be a prevalent material. It is in evidence, for example, within the gables of Faulkners Reading Room, The Five Bells Inn, painted white in a small area of the first floor, side elevation of Corner Cottage and on several of the farm buildings. There is also an outbuilding associated with Chailey Place which is weatherboarded. There are also several timber framed buildings within the conservation area however the frames of these buildings are not shown on the external elevations. The Georgian and buildings refaced in the Georgian period often have small open sided timber porches. The lych gate of St. Peter's Church is oak, there are also numerous types of fences and gates made from timber, some painted white or more colourfully, as can be seen at the schools 'colouring pencil' fence, while others are left untreated. Painted timber is also common in windows and doors.



Lych gate at St. Peter's Church

Flint plays a very minor role in the character of the conservation area. It has been used historically in the Chailey Church of England Primary School, the original Victorian building having a field flint elevation (i.e. flints that have been found in fields), while a more recent extension, while attractive, has disappointingly incorporated uncharacteristic flint blocks (knapped field flints set into a concrete block then pointed). Field flints have also been used at the farm outbuilding next to Church Farm.



Chailey Church of England Primary School with its field flint facade

Stucco and render are also a feature of the conservation area and can be seen in Durrants and Chailey Place.

Slate and red handmade clay tiles are the roofing material within the conservation area, with tiles also hung on walls of some properties, notably at Chailey Moat, the Rectory and part of the side elevation of Beards.

The exceptions to the use of either slate or red tiles as a roofing material are St. Peter's Church which has a Horsham slate roof and shingle spire, the pantiles on Faulkners Reading Room (probably 20th century) and the modern extension to the school, which has a curved metal roof.

7 ISSUES

7.1 The Quality of New Development

Fortunately, the conservation area has been spared any significant later infill development. However a modern dwelling i.e. Fir Cottage has attempted to reflect the vernacular character but have not been successful.

Inappropriate alterations to dwellings are one of the most significant concerns in the conservation area. There are several buildings in the conservation area that have been subject to changes that harm the character and appearance of the conservation area.

The conservation area has been affected by the use of non-traditional materials and architectural detailing, for example the use of UPVC windows being used to replace the traditional timber windows.

7.2 Protecting the Rural Character of the Conservation Area

The conservation area and surrounding area still supports several farms. These uses provide a continuous link to the agricultural past of the settlement and should be protected.

The historic farm buildings at Church Farm appear to no longer be in use and are starting to deteriorate. Sympathetic uses need to be found for these buildings before they become more significantly at risk.



Poor condition of barn along Church Lane

The lanes within the conservation area contrite to the rural ambience of the area. The introduction of street furniture, road signs and road markings, pavements etc would undermine this character.

7.3 Traffic Management and the Public Realm

A major issue that detracts from the ambience and atmosphere of the conservation area is the busy traffic which passes through along the main roads, often at high speeds. This may in time lead to pressure for additional signs or speed control methods.

7.4 Conservation Area Boundary Review

A review of the historic and architectural interest of the existing conservation area and the area immediately outside the conservation area was carried out to establish whether the existing boundary defines the areas special interest. The boundary review is detailed in section 8.4 Conservation Area Boundary Review.

8 RECOMMENDATIONS

Based on the various issues identified in the Chapter 7, the following recommendations are made:

8.1 The Quality of New Development

The Local Planning Authority needs to ensure that all new development in the conservation area adheres to Local Plan policies and to the advice contained in PPG15 and any subsequent guidance.

Applications for extensions to residential properties, garages, other outbuildings and new dwellings will only be allowed where the proposal preserves or enhances the character and appearance of conservation area.

The Local Planning Authority will ensure that all new buildings and extensions include traditional materials and architectural detailing or materials and architectural details that of a high quality.

Consideration should be given to the designation of an Article 4 Direction to reduce permitted development rights and allow the Local Planning Authority greater control over minor development, such as the replacement of windows, to ensure that the character and appearance of the conservation area is preserved or enhanced.

8.2 Protecting the Rural Character of the Conservation Area

The Local Planning Authority will seek to retain the agricultural buildings in and around the conservation area in their original uses, and should resist further planning applications for change that does not reinforce agricultural uses. Where a change of use is necessary for the long term survival of the building they will need to be sympathetic to the character and appearance of the farm building.

8.3 Traffic Management and the Public Realm

It is important that any improvements to traffic management and the public realm are mindful of the potential effects on the character and appearance of the conservation area.

8.4 Conservation Area Boundary Review

As part of the appraisal process, the conservation area boundary was reviewed and no alterations are recommended.

MAP OF BARCOMBE CONSERVATION AREA

Please see attached sheet.

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LOCAL GENERIC GUIDANCE

Advice for owners of properties in conservation areas and listed buildings on the relevant planning legislation which affects them can be found in the leaflet *Planning Controls in Conservation Areas*, available online at: www.lewes.gov.uk.

Both leaflets are also available from the Planning and Environmental Services Department of Lewes District Council.

USEFUL INFORMATION AND CONTACT DETAILS

For further information and advice, please contact the Design and Conservation department at Lewes District Council:

Planning and Environmental Services
Southover House
Southover Road
Lewes
East Sussex
BN7 1AB

Tel: (01273) 471600

This document is one of a series of conservation area appraisals carried out on the District's 35 Conservation Areas. A full list can be obtained by contacting the above office, or by visiting the Council's website: www.lewes.gov.uk.

Historic records and Ordnance Survey maps of the area can be viewed at:

East Sussex Records Office
The Maltings
Castle Precincts
Lewes
East Sussex
BN7 1YT

Tel: (01273) 482349

FURTHER READING

Planning (Listed Buildings and Conservation Areas) Act 1990

Planning Policy Guidance Note 15

Understanding Place: Guidance on conservation area appraisals, English Heritage, 2005.

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