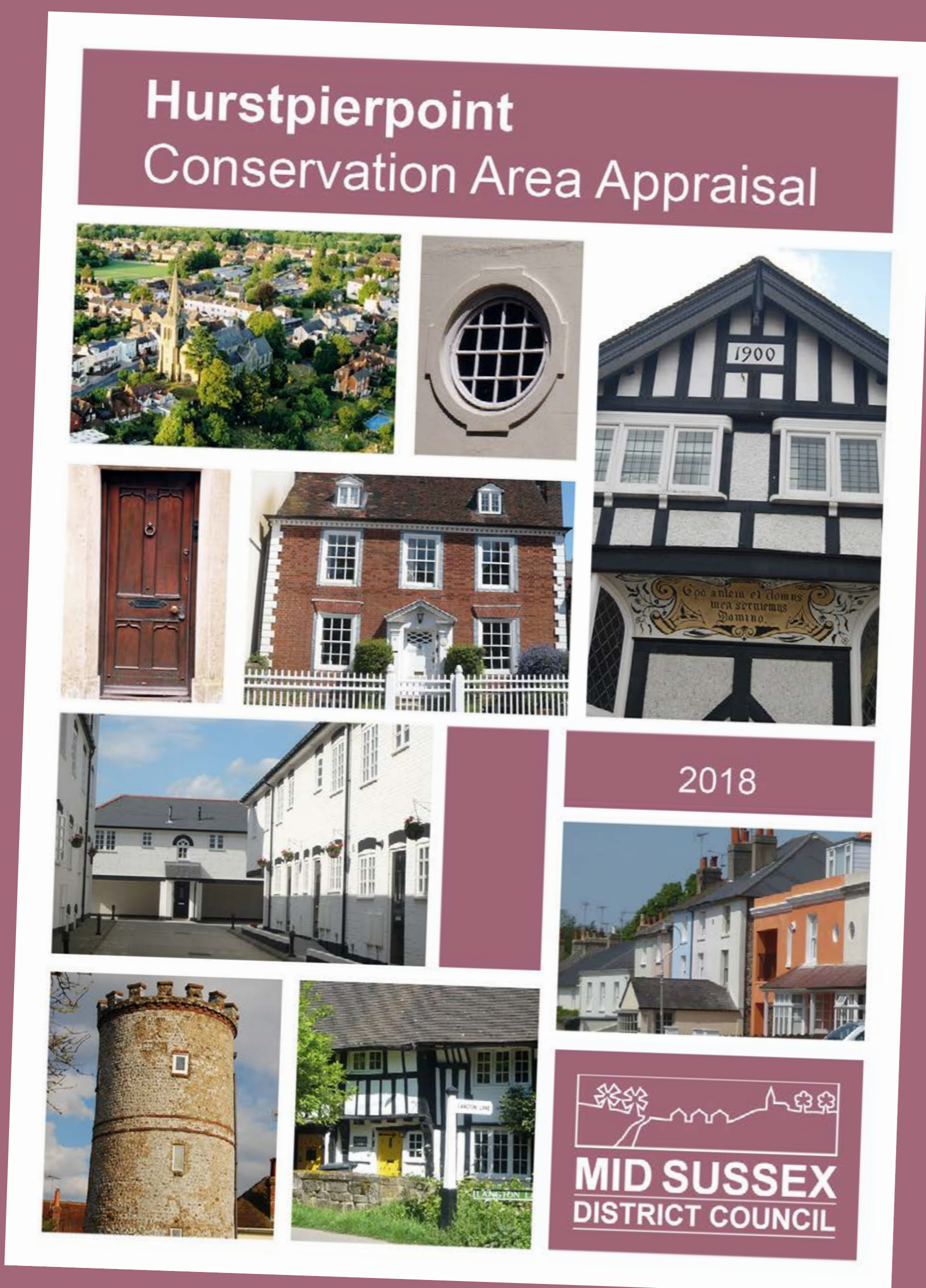


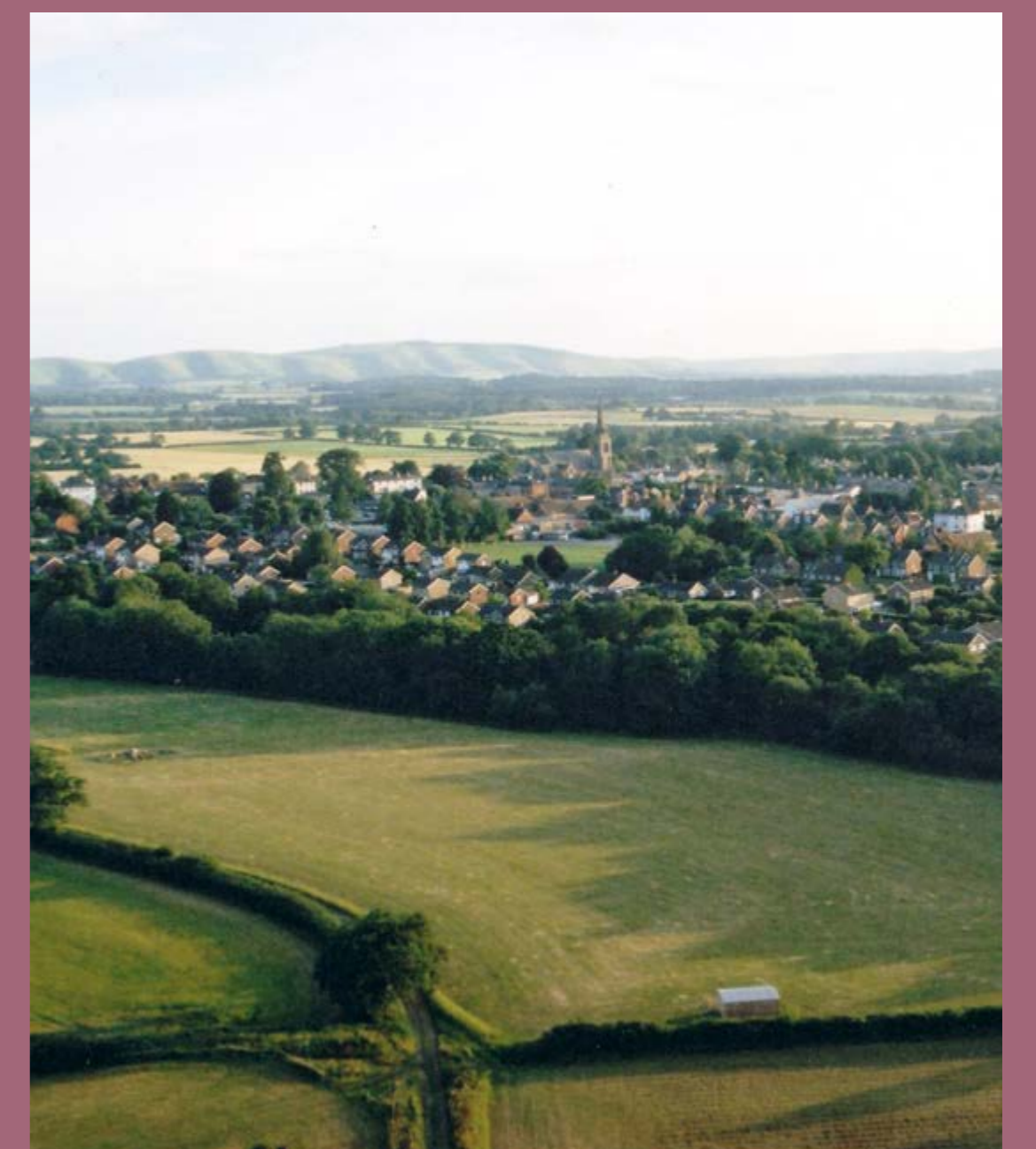
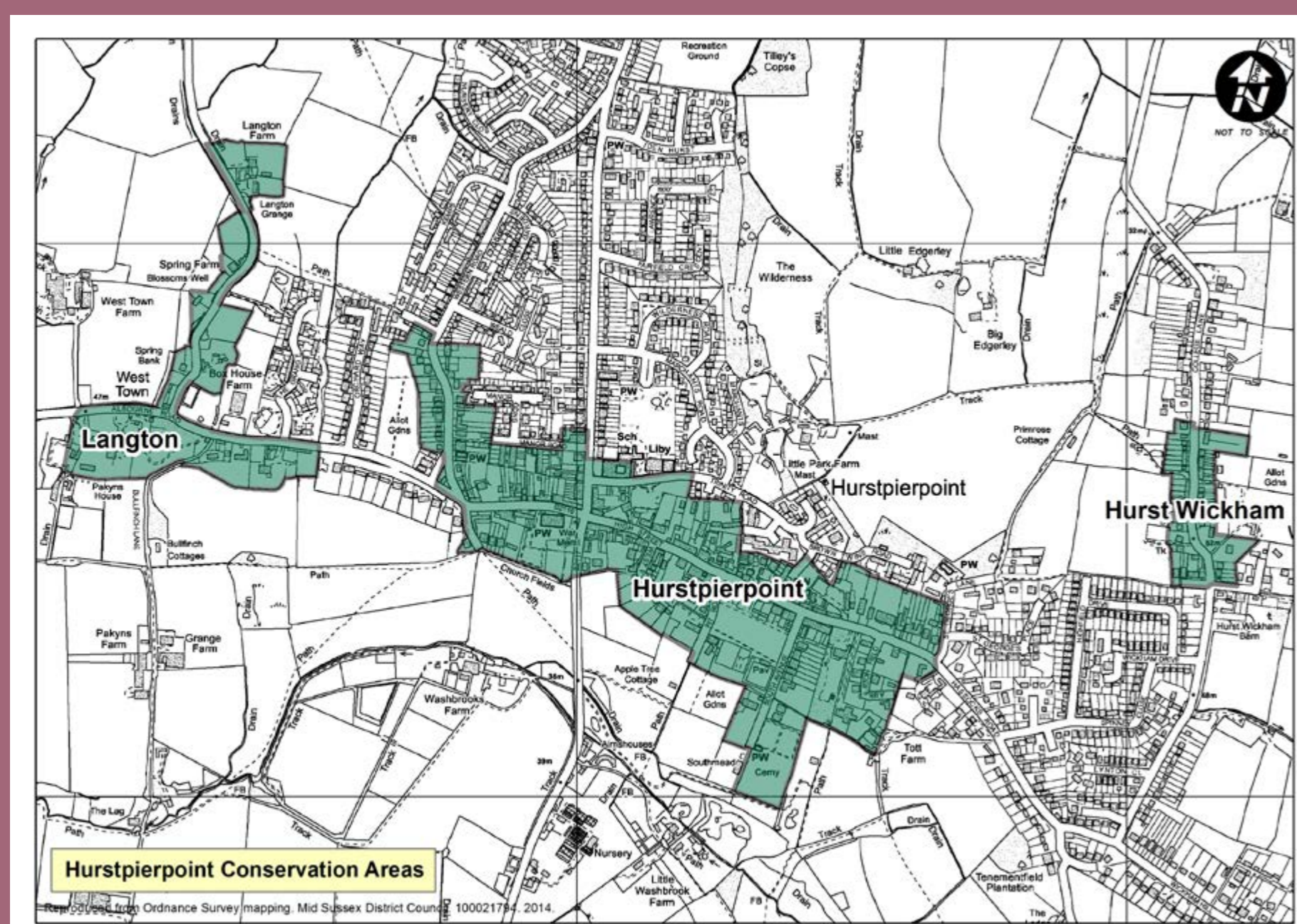
# Hurstpierpoint Conservation Area Appraisal

Conservation areas are designated by local planning authorities under the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990. 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'. Designation of a conservation area is in recognition that an area has a special character and identity that is worth preserving or enhancing.



Mid Sussex District Council has designated 36 conservation areas. Once a conservation area is designated the Council is required by legislation to preserve or enhance the character of the area and development proposals have to be considered in light of this requirement. Local authorities are required to review the extent of designation and to draw up and publish proposals for the preservation and enhancement of their conservation areas.

The Council in collaboration with the Hurstpierpoint Society has undertaken an appraisal of the Hurstpierpoint, Langton Lane and Hurst Wickham Conservation Areas. This involves making a detailed assessment of the special interest and character of each conservation area so as to protect its essential qualities and to provide guidance for planning. It also involves reviewing the boundaries of the conservation area and in some cases extending or reducing the area designated. As a result of the appraisal, the Council is proposing changes to the boundaries of the Hurstpierpoint and Hurst Wickham Conservation Areas. The Conservation Areas Appraisal will be a material consideration when determining planning applications.



# Hurstpierpoint Conservation Area

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. 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. 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. It is considered that the Hurstpierpoint Conservation Area can be divided into 5 different areas of special character.

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

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. 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 across the fields towards the South Downs.

Period properties now line both sides of this western 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.



## 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. The east and west sides of Western Road have different but complementary 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. 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).

## Area of special character: the village centre

This part of the Hurstpierpoint Conservation Area is the retail and commercial hub of the village. The long High Street is lined with shops, restaurants, hairdressers, as well as many specialist suppliers. There are also a number of commercial businesses as well as a bank and a post office.

The High Street 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.

Twittens run beside some of the properties on the north side, one giving access to Ribbets 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.



## 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. On the south side of the High Street is an Edwardian red brick terrace with small front gardens, bay windows and porches to recessed front doors. Further east the north side of Hassocks Road is lined with early to mid-Victorian villas, a number of which are statutorily listed, and are predominantly in the neo-classical style with low pitched slate roofs, rendered elevations and sliding timber sash windows.

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.

## 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, semi-rural character, it provides views between buildings and along roads. There is a path to the countryside to the south of the Conservation Area which make a strong contribution to its character.

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. 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.

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 an imposing row of Victorian and Edwardian houses in South Avenue. It provides a large open space in the middle of the village, with attractive mature trees, and well used playground and sports facilities, as well as providing an annual host to St Lawrence Fair (granted a charter in 1313).



## The Setting of Hurstpierpoint Conservation Areas

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. 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. Views into the Conservation Area across the surrounding fields also contribute to the manner in which its special interest is appreciated.



# Hurstpierpoint Conservation Area Boundary Review

## 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.

**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.

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.

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.

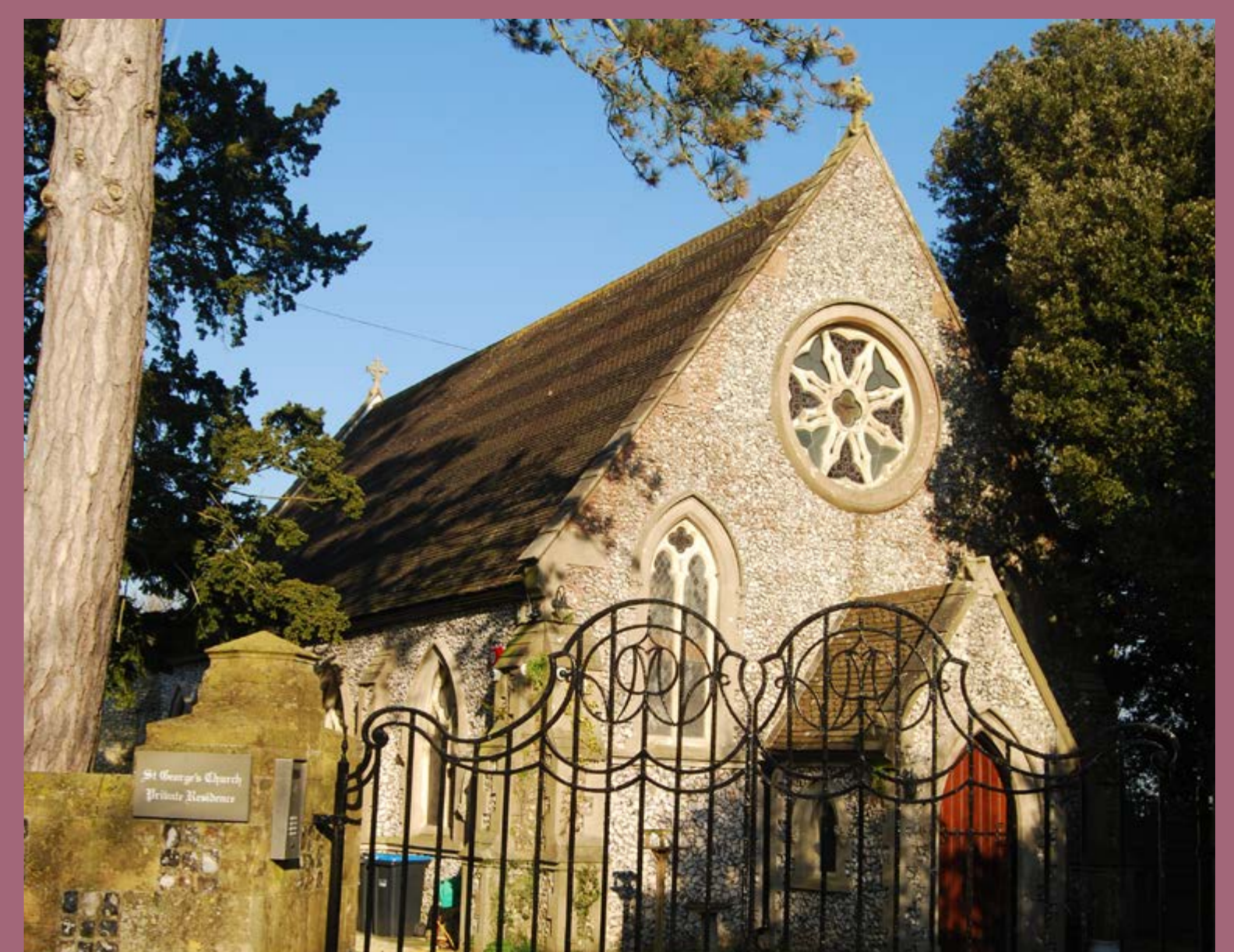
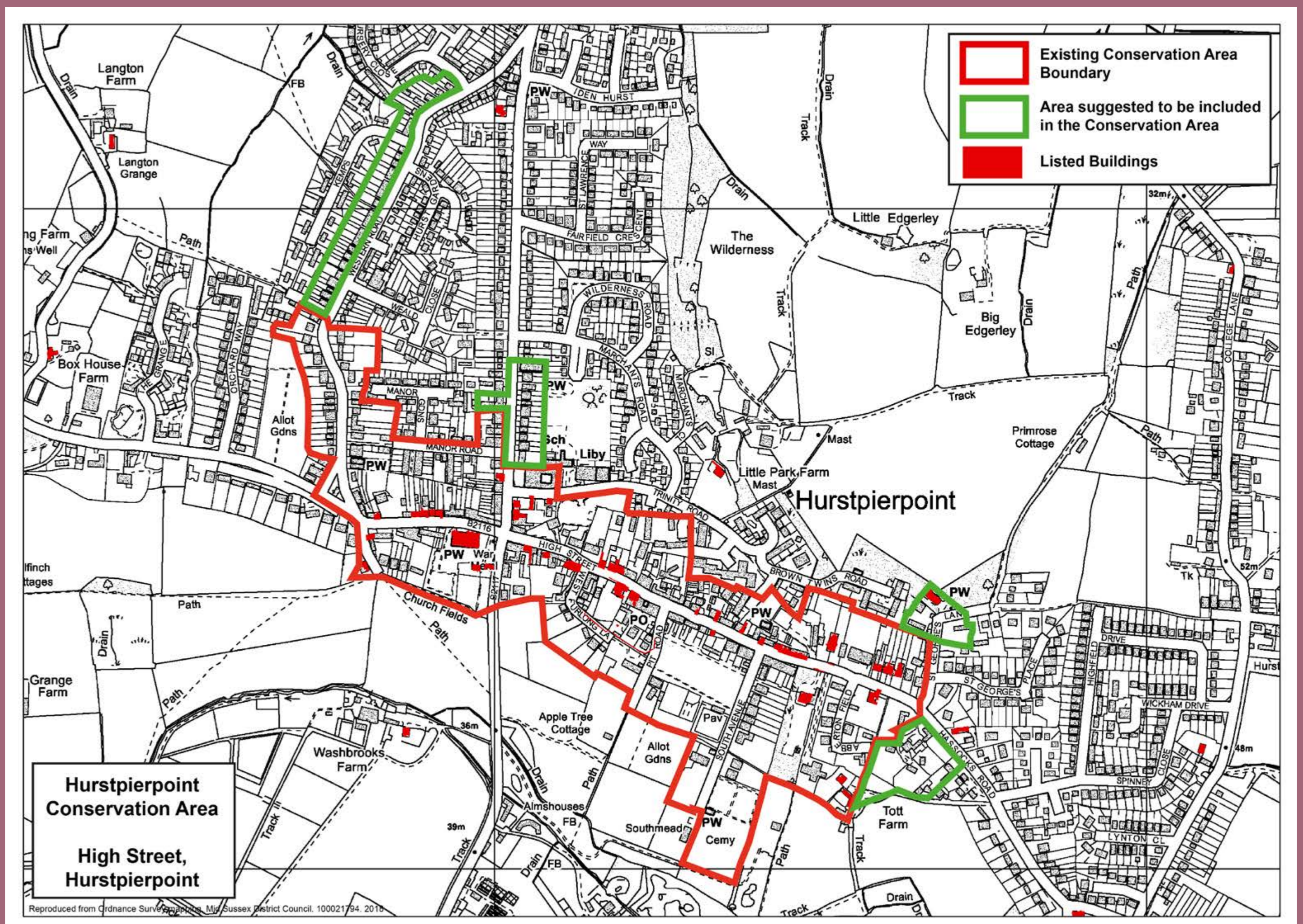
The 19th century and earlier buildings and the semi-rural character of this part of St George's Lane complement the character of the existing Conservation Area just to the south, and the views from the corner of the lane across the fields to the north of the village anchor it within its rural setting.

**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.



# Hurst Wickham Conservation Area

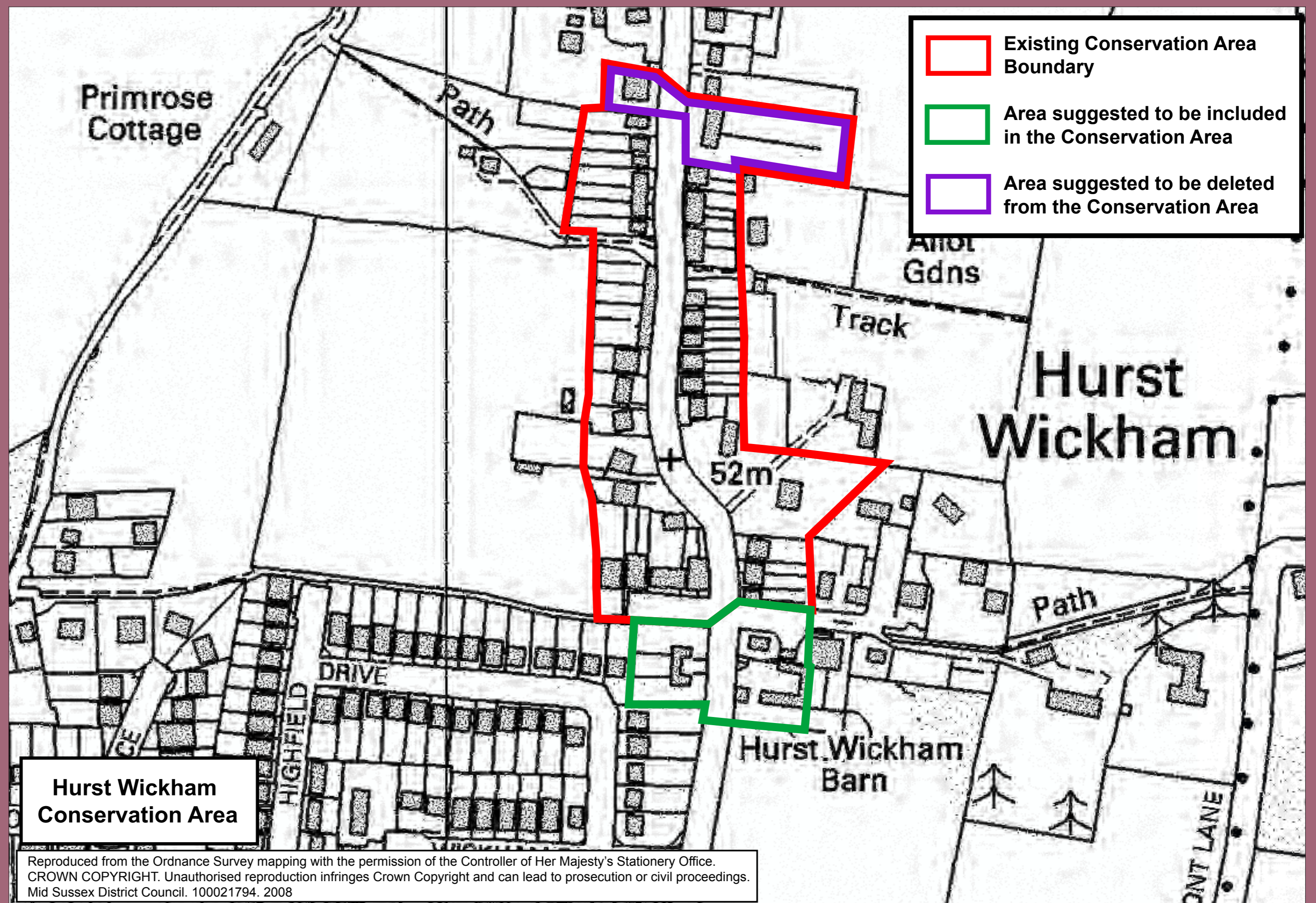
Hurst Wickham lies on College Lane, one of the ancient lanes running north from Hassocks Road which took its name after the establishment of St John's College (now Hurstpierpoint College) on its present site in 1853. By 1896, following the opening of the railway station at nearby Hassocks, the row of 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 to expand in 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.

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. 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. 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 Setting of Hurst Wickham 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.



## Boundary Review: 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, 18 & 20 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.

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.



# 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 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.

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.

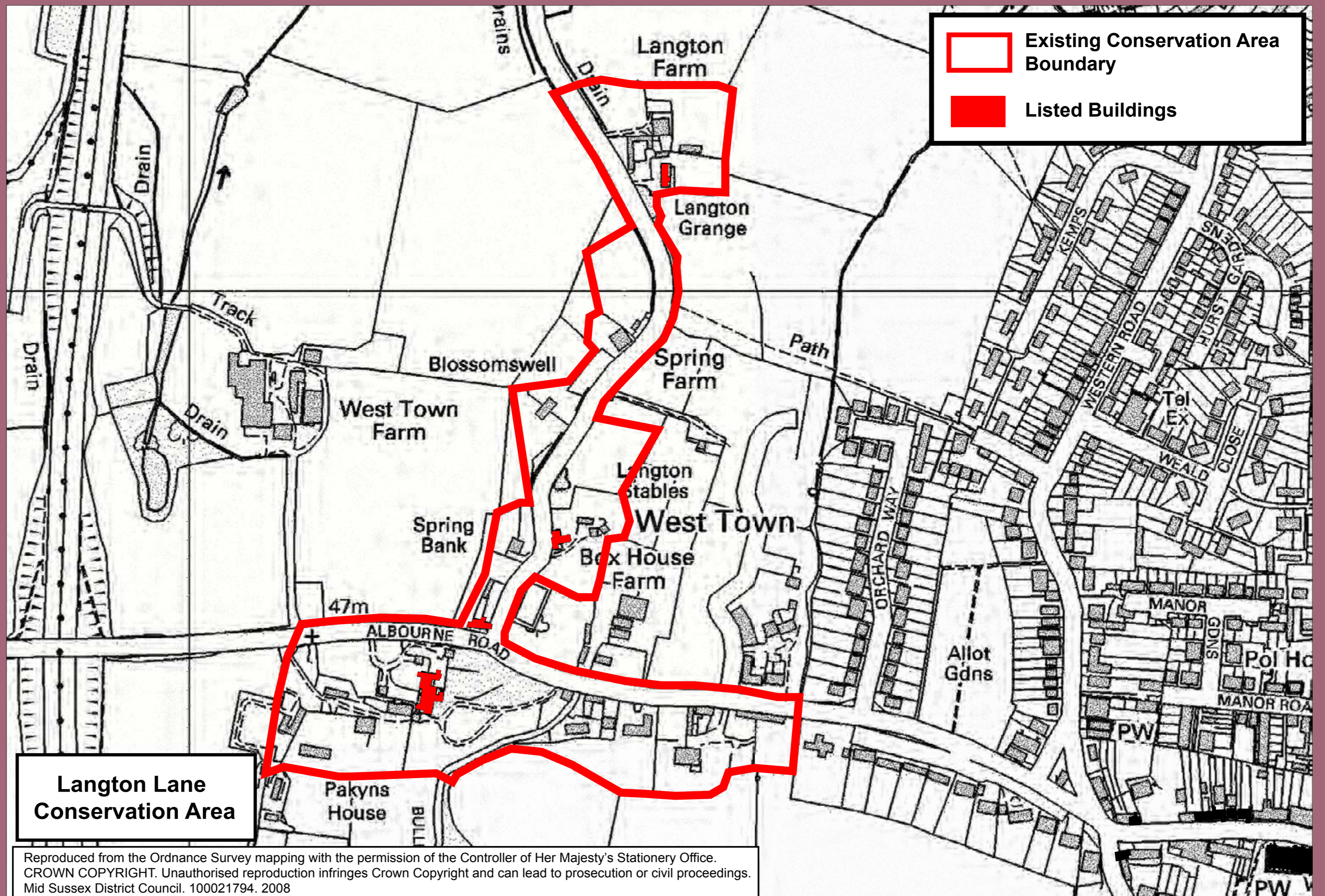
To the north of Albourne Road, adjacent to the entrance to Langton Lane, is one of the oldest buildings in Hurstpierpoint. This 15th century timber framed Wealden hall house, extended in the 17th and 18th centuries, is now split into two dwellings (Pigwidgeon and Spotted Cow Cottages). It is Grade II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

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.

## 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.

## There are no boundary changes to Langton Lane Conservation Area



Off Street parking on Langton Lane.

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 is in keeping with the rural character of the Lane.

## Consultation

Consultation will last for 6 weeks from Monday 16th April 2018 until Tuesday 29th May 2018

The consultation closes at midnight on Tuesday 29th May 2018.

The consultation documents and online form are available at:

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

You can also respond by post or email