

East Grinstead Conservation Area Appraisal



2019

Consultation Draft



An appraisal of East Grinstead Conservation Area



74-84 High Street

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Statement of Special Interest

East Grinstead is one of the best surviving medieval market towns in Sussex¹, famous for its timber framed buildings and its ridgeline setting within the High Weald landscape. Remarkably its medieval town plan is still evident today. This was planned in 13th century and originally comprised a regular layout of 47 narrow building spaces either side of the wide High Street, with long, uniform, 180 metre deep thin strips of land known as 'Portlands' (signifying town lands) set behind each plot. Each individual house was one burgage, which carried the right to vote at parliamentary elections.

Some of the Portlands began to be enclosed and amalgamated in the fourteenth century, with buildings constructed on them. The section to the rear of numbers 58-84 High Street represents the only surviving block of whole and undeveloped medieval Portlands within the town and, as such, is an important surviving feature of the early urban landscape.

The Conservation Area contains a high number of listed buildings, many originally built as houses and now converted into shops or offices, that form long rows either side of the streets. In particular, the southern side of the High Street features the longest run of timber-framed buildings in England. These originated as Medieval Open Hall Houses, some of the Wealden type, a regionally distinctive building style. Other buildings date from the 15th and 16th centuries, together with examples from the Georgian and Victorian periods.

Particularly notable buildings include St Swithun's Church, a key landmark around the town and Sackville College, the pre-eminent building, founded in 1617 and Grade I listed. Both these buildings are set in spacious, verdant grounds in contrast to the tight urban grain of the rest of the Conservation Area.

Another delightful characteristic found along the High Street is the island of free standing buildings of Middle Row, with its double frontage. Its origins probably lie in the conversion of market stalls to permanent buildings in the late 13th or early 14th centuries. Also in the middle of the western end of the High Street, where once a medieval forge stood and then some cottages, is the imposing Constitutional Buildings (the former Conservative social club), replacing the cottages in 1893.

The appearance and character of the conservation area also owes much to the traditional shopfronts, the rich variety of architectural forms, styles and visibility and attractiveness of the materials represented in its buildings. These reflect the influence of successive historical periods, as buildings have been adapted to meet changing economic circumstances and includes timber framing, brick, sandstone, tile hanging, timber cladding and Horsham stone and tiled roofs. These materials and details add authenticity to the conservation area.



48 High Street

¹ East Grinstead Historic Assessment Report - Sussex Extensive Survey (EUS)

Key Elements of Character to be preserved or enhanced

Feature	Contribution to significance
Street Plan and Hierarchy of Streets	<ul style="list-style-type: none"> • The medieval town plan in the form of the wide High Street running east west, lined by regular burgage plots, with long thin Portlands running behind these at right angles to the street. • The surviving Portlands which are still evident on both sides of the street, but especially to the east of Hermitage Lane to the rear of numbers 58 - 84 High Street and survive to their 180m length, as set out in the 13th century. • The existing network of intricate pedestrian lanes that run from and behind the High Street and form shortcuts between different areas of the town centre. • The High Street, London Road and the roads to Turners Hill and West Hoathly were historically much the same as today as was Hollow Lane, now Hermitage Lane. Portland Road, the lower part of Ship Street and Cantelupe Road did not exist before 19th century.
Key Views	<ul style="list-style-type: none"> • The linear layout and almost continuous run of buildings either side of the High Street creates a sense of enclosure with the main long views focused along the length of the High Street. This aids in illustrating the towns historic development on a significant trading route and then a coaching highway. • The end elevations of Middle Row and Constitutional Buildings are key focuses when looking up and down the High Street. • St Swithun's Church and the Water Tower, situated at the top of the ridge line are prominent in long distance views from the town itself, and the wider countryside, as well as in more localised views around the Conservation Area. • Views are afforded out from the Conservation Area along London Road, West Street, Ship Street, Hermitage Lane, Church Lane, Cantelupe and Portland Roads where they meet the High Street at right angles. There are also views back up these roads and lanes towards the buildings in the High Street. • There are more localised views where there are small gaps between buildings that line the High Street such as: through the distinctive carriageways where there are views of the service buildings and yards at the rear; the entrance to the church; and the twitten between 10 and 11 Middle Row.
Landmark / Focal Buildings	<ul style="list-style-type: none"> • St Swithun's Church, Sackville College, the Water Tower, Claredon House and Old Stone House, 11 Middle Row, The Midland Bank (1 Middle Row), Constitutional Buildings, Cromwell House and The Ship Inn are all noted as landmark buildings i.e. drawing attention to themselves and positively contributing to the identity of the area. These also assist in orientation and wayfinding.

<p>Timber-Framed Townhouses</p>	<ul style="list-style-type: none"> • The survival of an almost unbroken run of 14th, 15th and 16th century timber framed townhouses extending along the south side of the High Street is particularly remarkable. Many were originally what is known as an Open Hall house which consisted predominantly of a single main room or Hall with a single hearth in the middle of the floor for cooking and warmth. • The wide frontages of Cromwell House and Clarendon House are undoubtedly the most impressive timber framed townhouses.
<p>Coaching Inns</p>	<ul style="list-style-type: none"> • There are early records of a high number of coaching inns and guesthouses in East Grinstead. In 17th century, the town topped the County in terms of the provision of guest beds. While many of these inns have been converted to other uses, the Crown Hotel and the Dorset Arms, (formerly the Cat) together with their associated carriageways still survive, as does The Ship.
<p>Carriageways</p>	<ul style="list-style-type: none"> • A charming feature of the High Street is the survival of a number of original carriageways along the south side of the High Street with a first floor above and which give access to the rear buildings and yards. Some of the floors under the carriageways are surfaced with historic bricks and cobbles. Historic carriageways can be seen at Sackville House, The Dorset Arms, between 46-48 High Street, next to the Tudor Bookshop at 24 High Street and adjacent to 10 High Street.
<p>Buildings for Religion</p>	<ul style="list-style-type: none"> • There appears to have been a church at East Grinstead since 11th Century on the site of the present St Swithun's Church in the High Street. Rebuilt in 1789 to the designs of the eminent architect James Wyatt, it is Grade II* listed. • Zion Chapel, West Street is an early Non Conformist Chapel built in 1810 by the Burt family, wealthy brewers and bankers. It is Grade II listed.
<p>Public Buildings</p>	<ul style="list-style-type: none"> • The most important building in the town is considered to be Sackville College, Grade I listed. Built as almshouses in 1620, it is a stone built complex based around a quadrangle, having a communal hall and chapel. It now has an attractive open frontage setting on the eastern approach to the town.
<p>Shops and Shopfronts</p>	<ul style="list-style-type: none"> • There are a number of very good examples of traditional shopfronts in the High Street, many of them dating from the 19th century. Some of the best examples are listed in the appraisal document. Generally, they are constructed from timber and painted, with traditional details including decorative pilasters which support a cornice and fascia, with a shop window below. • Most of the shops are located in relatively small historic buildings and are therefore modestly sized and on a domestic scale. Many are used by local specialist shops such as books, clothes and gifts.

Building Materials	<ul style="list-style-type: none"> • The pre-1700 buildings are predominantly timber frame. Some of the framing is close boarded and others, square fanning with arched braces in large panels. Several 17th century buildings are sandstone, most notably Sackville College, Porch House and Old Stone House. • Thereafter, brick is the most dominant material. Clay tiles are used for roofs and tile hanging and Horsham Stone on all pre-1800 buildings.
Architectural details	<ul style="list-style-type: none"> • The Conservation Area is rich in traditional architectural details. There are very attractive tall brick chimneys stacks, hipped and half hipped roofs, numerous gabled dormers, historic shopfronts, dentil courses, Oriel and casement windows with leaded lights, panelled and planked doors and fanlights above doors. • The iron industry has also left a legacy of many good examples of local ironwork including the archway to St Swithun's Church and some grave slabs in the churchyard.
Public Realm	<ul style="list-style-type: none"> • The High Street is characterised by a consistent palette of materials of red brick or concrete pavements in a stretcher pattern for the pavements and black tarmac for the roads. • Where the pavement widens such as to form the small square adjacent to the western end of Middle Row and outside the Dorset Arms, sandstone pavements are used. Outside the High Street the paving and road services are generally black tarmacadam.
Boundaries and Entrances	<ul style="list-style-type: none"> • Most of the buildings are constructed right up to the back of the pavement without any frontage boundary features. However there are some attractive historic sandstone and brick walls around Sackville College, the Churchyard and the vicarage. • The backyards or service areas behind the buildings retain some historic brick and sandstone walls many delineating the boundaries of the historic Portlands. • The church has a fine pedestrian entrance approached from the High Street to the south with a cast-iron gateway separately listed at Grade II. This has square-section openwork piers with zig-zag ornament, crowned with anthemias.
Open Spaces and Trees	<ul style="list-style-type: none"> • The main public space greenspace is the churchyard with attractive winding paths and the large green in front of Sackville College. • Three mature Plane trees, one ancient, line the lawn outside the frontage of Sackville College. • There are also rows of pollarded limes along the south western end of the High Street and at the front of the churchyard. • Attractive mature trees are located in and along the boundaries of the churchyard and the grounds of Sackville College.

Sackville
College,
High Street



PART A - EAST GRINSTEAD CONSERVATION AREA APPRAISAL

1. Introduction

Purpose

- 1.1 The aims of this Conservation Area Appraisal are:
- to define the special architectural and historic interest that justifies the designation of the conservation area;
 - to sustain or enhance the significance of the area in planning decisions;
 - to identify those elements that contribute positively to the character and appearance that should be preserved or enhanced for the enjoyment of this and future generations; and
 - to identify issues that detract from the area's special interest, or affect its character, in order to inform the preparation of management proposals in future.
- 1.2 The Statement of Special Interest will

also help to raise public awareness of the qualities that make East Grinstead a special place.

- 1.3 This document is to be used by:
- Development Management Officers when determining planning or listed building consent applications in the Conservation Area or within its setting;
 - Owners and Developers when making changes to buildings or land in the Conservation Area or within its setting; and
 - East Grinstead Town Council when commenting on Planning Applications in the Conservation Area or within its setting.
- 1.4 Part A of the document forms the appraisal of the Conservation Area. It identifies the elements that contribute the the special historic and architectural character of the Conservation Area. Part B, The Management Proposals sets out a series of recommendations to preserve or enhance the area and also includes proposed changes to the boundary of the Conservation Area.
- ### History of designation
- 1.5 The Conservation Area, centred on the High Street, was originally designated in 1969. As well as the High Street, it includes Middle Row, part of Ship Street

and West Street, and the east side of Church Lane. The Conservation Area was extended in 1985 to include an area known as 'The Portlands' to the south, and again in 2003 to rationalise the boundary and include a terrace of Victorian properties on the west side of Ship Street.

Legislation and policy context

- 1.6 Conservation areas are defined as 'Areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.'
- 1.7 The main consequences of designation are that:
- Planning permission is required for the demolition of buildings;
 - Notice must be served on the Council where works to trees are proposed;
 - The Council must pay special attention to the character of the Conservation Area when considering planning applications.
- 1.8 Government policy relating to Conservation Areas is set out in the National Planning Policy Framework (NPPF) (2019) 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'.
- 1.9 The Mid Sussex District Plan 2014- 2031 was adopted in March 2018 and includes Policy DP35 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 District Plan that relate to listed buildings and other heritage assets, and historic parks and gardens.

Appraisal Methodology

- 1.10 Under the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Planning Authorities have a duty to periodically review the Conservation Areas within their District. The review should consider whether the boundaries of existing Conservation Areas should be changed, and new areas identified. This same Act also places a duty on Local Planning Authorities to draw up and publish proposals for the preservation and enhancement of their Conservation Areas.
- 1.11 It is good practice, as advocated by Historic England in their document 'Historic England Advice Note 1: Conservation Area Designation Appraisal and Management (2016)' for a Local Planning Authority to prepare Conservation Area Appraisals to inform this process. Historic England advises that these appraisals should clearly identify the qualities which make a Conservation Area special, and how these qualities can be preserved and enhanced. This preparation of this Appraisal document has followed the best practice set out in the Historic England guidance and is based on field survey work and historic research.

Public consultation

- 1.12 Early engagement on the draft document took place with Ward Members, East Grinstead Town Council, East Grinstead Society and East Grinstead Business Association.
- 1.13 The draft document is now subject to a formal six week period of public consultation between 17th June and July 2019 with statutory consultees and the local community.
- 1.14 An exhibition in East Grinstead is taking place at East Grinstead Library within the 6 week period. Following consultation, there will be a review of the feedback

received and, where appropriate, changes will be made to the Appraisal document. The Appraisal will then be adopted by the Council as a material consideration in the determination of planning applications.

2. Landscape Setting

Location and Activities

- 2.1 East Grinstead is one of the three main towns in Mid Sussex. It is located on the former London to Lewes Road on the northern edge of Mid Sussex District, adjacent to the boundary with Surrey. With a population of around 25,000, it is the largest settlement in the northern part of the District. It is also one of the oldest towns in the County, and its importance as a market, industrial and commercial centre dates back to medieval times. In common with other towns its character and role has evolved gradually over many centuries as economic and social circumstances have changed.
- 2.2 The Conservation Area lies at the heart of East Grinstead and forms part of the town centre. It comprises a distinctive and lively area of independent shops and offices providing specialist and high quality services and products, traditional pubs, restaurants and cafes which all benefit from the attractive traditional shop units. The Conservation Area also retains some residential properties towards the eastern end of the High Street, along Ship Street and above or at the rear of the shop units.

Geology and Topography

- 2.3 The town is set in very attractive countryside, which extends to the edges of the built up area and includes, to the south and east, part of the High Weald Area of Outstanding Natural Beauty. Ashdown Forest with its 25 square miles of wood and heathland is close by. The early town was established on a flat-topped ridge, which extends from Ashurst Wood in the southeast to Imberhorne Lane in the west.

A ridge also extends along Holtye Road to the northeast, and southwards towards Saint Hill Green. Steep-sided wooded river valleys to the south of the town dissect these ridges. This physical form has given the town a distinctive character and setting in relation to the surrounding area.

- 2.4 All of East Grinstead lies on the complex succession of sandstones, silty sandstones and mudstones of the Hastings Beds (Lower Cretaceous). The historic core is built on a wide band of Ardingly sandstone above 130m OSBM, with the churchyard and Sackville College occupying much of the crown of the hill and High Street just below this. On the south side of the High Street, the land falls away steeply east of Portland Road dropping over the length of the historic burgage plots in this area. Otherwise the historic core is on comparatively level land with the 19th and 20th century suburbs spreading to cover the slopes surrounding the earlier town.



Setting

- 2.5 The Conservation Area has an urban context of generally low rise development. To the south it is largely surrounded by 19th and 20th century suburbs following the arrival of the railway and the commuting opportunities this provided. It was in 19th Century, when the High Weald became a favourite area for the extension of 'London into Sussex'. To the north is London Road lined by shops dating from the Victorian period, some

distinctive 1930's buildings and some other more modern buildings with large floor plates. Also to the north is Cantelupe Road with a number of commercial office blocks. To the west is larger scale modern development including, Waitrose supermarket, the library and the new Queens Walk development together with associated service yards and car parks that open directly onto West Street and Ship Street. To the east are Victorian properties along the B2100 heading north and modern flatted development along the eastern approach to the town.

3. Historical Development

Origins

- 3.1 In 1086, the Domesday Book refers to the area and hundred as 'Grinstead', perhaps derived from 'grenestede', the old english for 'green place'. Such a description would be more appropriate for a scatter of farmhouses rather than a distinct settlement. The establishment of the Church in 11th Century and the great width of the High Street, suggest a common feature of the High Weald, open areas or focal points for trade on major routeways to which churches were attracted to serve the dispersed settlements. This would have been the early origins of the town.
- 3.2 It has been suggested that East Grinstead was a planned new town, founded by Gilbert D'Aquila (the overlord of the rape of Pevensy) in the 13th Century, as a commercial venture on the road from London to Lewes and the coastal towns. While the precise facts of this lack documentary support, the town was clearly deliberately planned, most likely in the early 13th century.

Early Growth of the Town

- 3.3 There are several pieces of more formal evidence of a new town developing

at East Grinstead throughout the 13th century: in 1235 it was first recorded as a borough in a tax list; by 1274 it had its own courts and gallows and assize of bread and ale; and the town was significant enough to send representatives to Parliament from 1300.

- 3.4 The origins of the burgage plots, or Portlands, are also considered contemporary with the founding of the town in the early 13th century. The linear plan, the uniformity and spaciousness of the c.180m deep plots lying at right-angles to the High Street implies a deliberate medieval planned form. The aim was to fit in as many plots as possible with street frontages, given that residents were typically traders or artisans who might wish to do business with through traffic.
- 3.5 A rise in rent income recorded in 1292 also seems congruent with encroachments towards creating a commercial heart of the town. Moreover, commercial buildings seem to have developed along the High Street from the late 13th or early 14th century, including butchers' stalls and a shop.
- 3.6 The gap of the High Street might seem strangely wide today, but this because it began life as a thriving market place. The weekly market was granted by the Crown in 1247 though has been suggested to have entered existence earlier. Permanent structures in Middle Row were first established in the late 14th/early 15th century, following a common trend of medieval towns replacing market stalls with more permanent buildings.
- 3.7 The southern side of the High Street is most impressive, with a near unbroken run of 14th, 15th and 16th century townhouses. This frontage is remarkably uniform, with building widths approximately 33 feet, the standard two rods for medieval builders. These were originally Open Hall houses,

while two storey 'Wealden' type houses appear in the late 15th century. In front of the church, 'cottages' were built as encroachments on the medieval town plan, without the substantial back plots that characterised the early Portlands across the street.

Prominence in the Early Modern Period

- 3.8 East Grinstead was a particularly prominent county town from the 16th to 18th centuries. As the nearest Sussex town to London, it held the county assizes since the late 13th century, and in the early 16th century, the court was housed in a dedicated building: the Session House. This brought valuable custom, in the form of judges, lawyers, as well as those involved in court cases and their families.
- 3.9 Further evidence of East Grinstead's strategic importance and relative prosperity during this period is from the early record of inns; there was a proliferation of them along the High Street, mostly formed by merging of adjacent burgages. The high number of inns reflected increasing stagecoach travel in the 17th century. Meanwhile, the turnpiking of the London to East Grinstead road in 1717 was the first in the county, reflecting the importance of the route and subsequently, the town. Stage coaching linked Shoreham, Brighton, Newhaven and Lewes to London, via an overnight stop at East Grinstead, from 1741.
- 3.10 Despite Henry VIII's 'Dissolution of the Monasteries', East Grinstead's church remained largely unharmed, though the dissolution of Lewes Priory allowed Richard Sackville to acquire rectorial rights, including the land at Sackville College, by 1560. Moreover, the vicar of St Swithuns at the time, Robert Best was removed, along with 52 other clergy in Sussex. In the end, he was one of seven to be reinstated following the accession of

the protestant Queen Elizabeth in 1558.

- 3.11 The collapse of the church tower in 1785 followed years of neglect and took much of the church with it. The rest was demolished and new building began in 1789, to the designs of James Wyatt. In 1795 services returned to the church from their temporary location at Sackville College chapel. The earliest pictures of the church are from the late 18th century, showing the church as it was rebuilt.
- 3.12 Perhaps the most important building within the Conservation Area, Sackville College, was established c.1620. Founded by the will of Robert Sackville, 2nd Earl of Dorset, the college was effectively an almshouse, albeit with private lodgings for the Sackvilles. This was also the household in which John Mason Neale wrote the Christmas carol 'Good King Wenceslas' in 1609. Remarkably, this grade I listed building has retained its original function and is still in use as an almshouses today.
- 3.13 Nonetheless, towards the end of this period East Grinstead's pre-eminence was waning. Though most assizes were held at East Grinstead in the 17th century, the summer assizes were lost from the town at the beginning of the 18th century and the Lent assizes were moved to Lewes in 1800. The Session House was demolished in 1828.

Pre-War History

- 3.14 Since 1800, East Grinstead has experienced a sustained period of population and economic growth. In the second half of the 19th century, population growth was comparable with the nearby new railway towns of Haywards Heath and Burgess Hill, and ahead of all inland Sussex market towns except Horsham.
- 3.15 Schemes to connect East Grinstead by rail were developed and came to fruition in 1855. It stimulated rapid residential

development concentrated near the railway, such as the Chequer Mead estate. With this, minor industries and trades have been somewhat replaced by commuter jobs, becoming the new economic basis for the town.

- 3.16 In contrast, a decline in business and trade can be traced (at least in part) to the creation of a more direct route from London to Brighton in 1761. By the 1770s Brighton was established as a major resort, and growth of the town accelerated dramatically after 1780. Moreover, the London-Brighton railway (1841) was the most important line going south from London, and its establishment immediately damaged the market and general trade of East Grinstead. With East Grinstead off the main route to Brighton the chance for reflected prosperity was reduced.
- 3.17 St Swithun's church remained intact as an institution throughout this period. Although, in 1965 most of the vicarage garden was sold off, then built over by housing, and the vicarage replaced by a more modest house. Furthermore, the churchyard proved incapable of coping with the increased population and was closed in 1869, to be replaced by the new cemetery (Queens Road), with this in turn replaced by that at Mount Noddy in 1916.

20th Century and Beyond

- 3.18 East Grinstead's population growth in the 20th century was considerable. Remarkably, it more than doubled in the second half of the century; comparable with the very rapid expansion of Horsham and Burgess Hill.
- 3.19 Most commercial development in the 20th century has taken place on the periphery of the High Street, preserving the historic centre of the town. London Road arguably forms the main retail centre of the town today, with the landmark Whitehall building completed in 1936. In 1943,

Whitehall was hit by a bomb dropped from a German aircraft, killing 108 people and injuring 235 more. The art-deco façade survived this incident and can be seen today.

- 3.20 Additionally, the need for local authority housing following the First and Second World War contributed to the expansion of the town, such as the development at Orchards Way in the late 1960s.
- 3.21 Complementing its historic tradition, the town has also embraced modern arts and culture through a number of prominent developments. The Public Hall had gone out of public use by the end of the 19th century and was converted to the Cinema-de-Luxe in 1913. Chequer Mead Theatre (formerly Chequer Mead Community Arts Centre) was built in the 1990s and is a 320 seat theatre. In 2006, the East Grinstead Town Museum was moved to new custom-built premises set just back from the High Street down Cantelupe Road.
- 3.22 In 2014, Anne, Princess Royal, unveiled a monument to Sir Archibald McIndoe and the Guinea Pigs. The Guinea Pig Club, established in 1941, was a social club and mutual support network for British and allied aircrew, injured during World War II, who had undergone experimental reconstructive plastic surgery at the town's Queen Victoria Hospital. The sculpture stands in front of Sackville College at the east end of the High Street. It was funded by a public appeal and sculpted by Martin Jennings, whose own father was a Guinea Pig.
- 3.23 Today, the town has a low unemployment rate with a large proportion of the population commuting to London. It has predominantly a service economy, although there are some industrial and business parks on its outskirts. Although the town centre is performing relatively well economically, it has come under pressure, as have many High Streets

today, from changes in shopping habits as well as competition from larger surrounding centres. The redevelopment of Queens Walk will however help to improve the shopping offer available in the town.

including the early church and the earlier market or focal point. As a result of the good survival of medieval plots and buildings on these, the potential for archaeology in the Conservation Area is high.

Archaeology

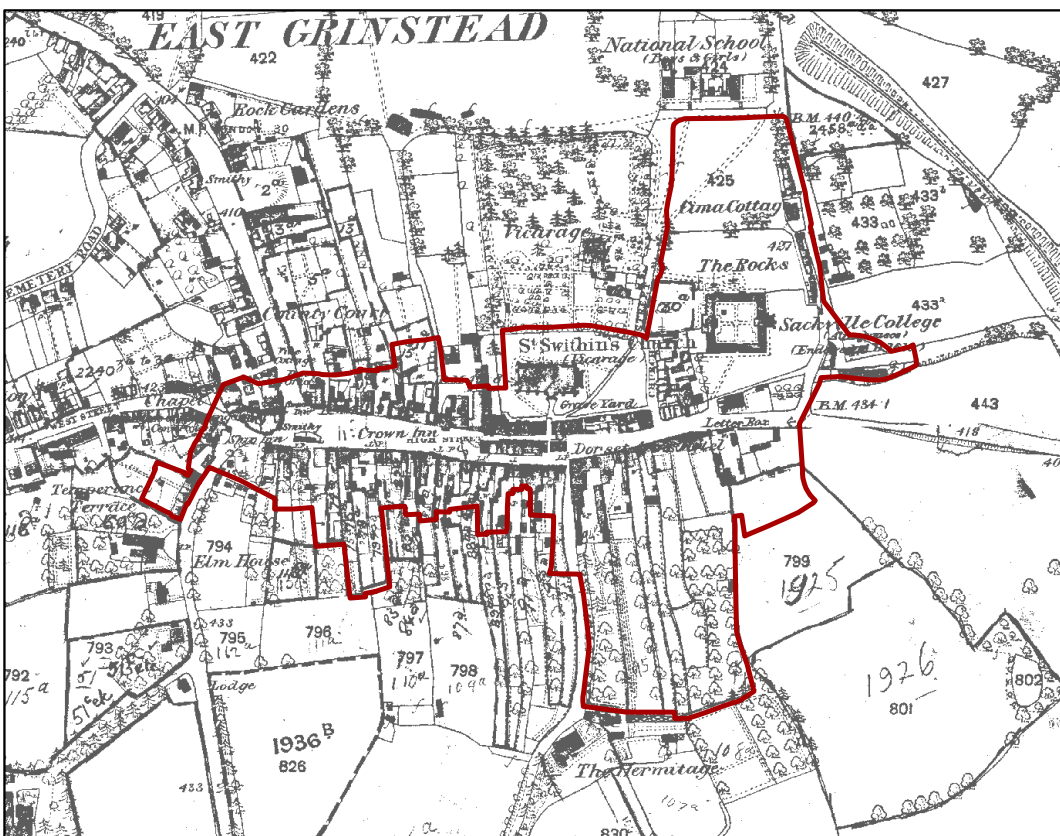
- 3.24 There is little evidence of any prehistoric activity in the Conservation Area, but evidence indicates that the ridge top on which the Conservation Area sits appears to have been an early routeway and Mesolithic and Iron Age sites and finds have been discovered nearby. The lack of evidence of prehistoric archaeology is more likely to reflect the lack of archaeological excavation rather than an absence of prehistoric material.
- 3.25 While the Romans did not settle here, the north-south London-Hassocks Roman road lies 3.7km west of the centre of East Grinstead. The Romans also had ironworking sites in the area, including one near Kingscote to the south of East Grinstead. After the Romans left, the Saxons who arrived in Sussex during fifth century carried on smelting iron along the small streams in the area. However, within the Conservation Area, no excavations have revealed Romano-British or Saxon archaeology, again perhaps reflecting the lack of archaeological excavation rather than an absence of material remains of this period.
- 3.26 Evidence for the early origins of the town would suggest that like some other settlements in the High Weald, it originated as an open area or focal point for trade on major routeways and to which churches were attracted to serve the dispersed settlements.
- 3.27 The town centre has not been subject any significant archaeological excavation and record. There is a need to better understand the archaeological evidence of the pre-urban usage of the town,

Map 1 East Grinstead Conservation Area - East Grinstead Tithe Map dated 1842

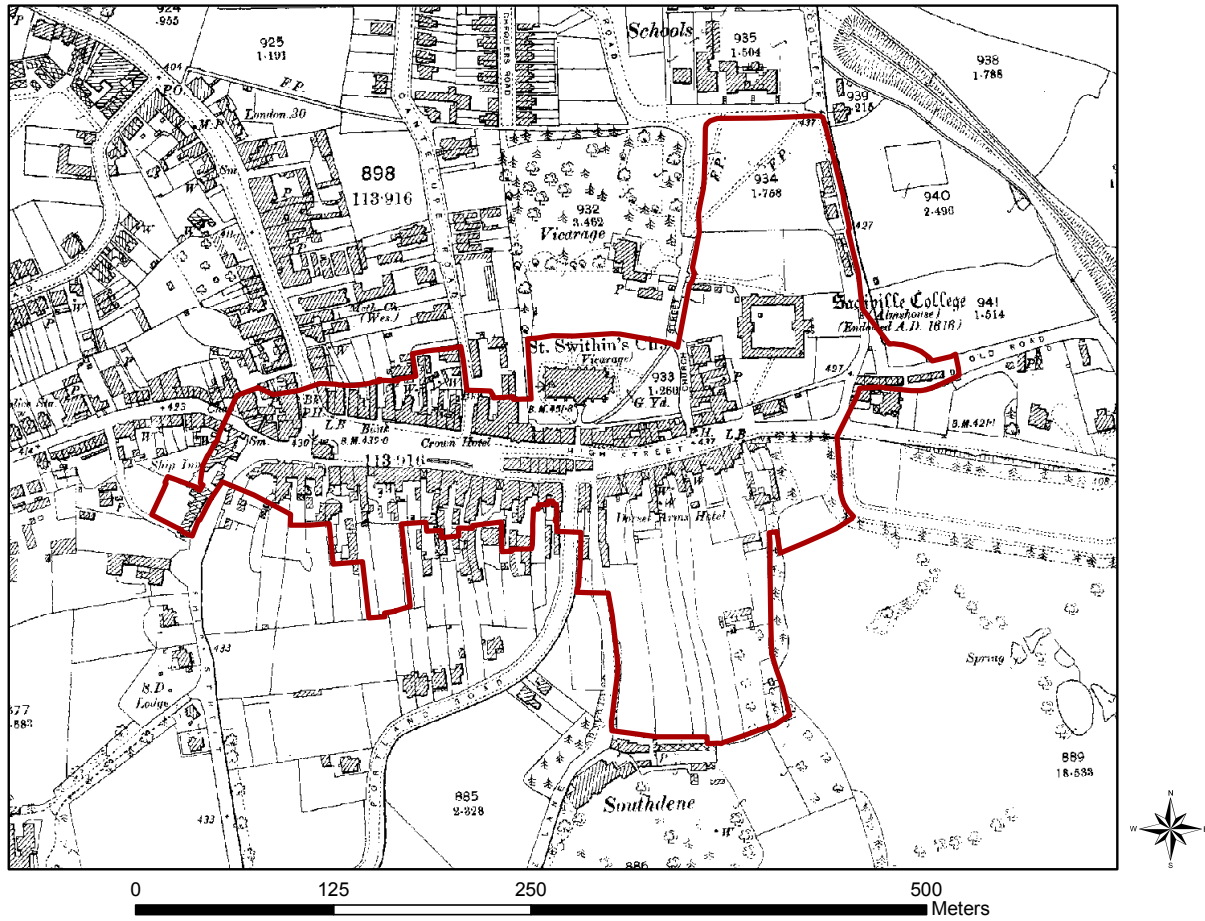


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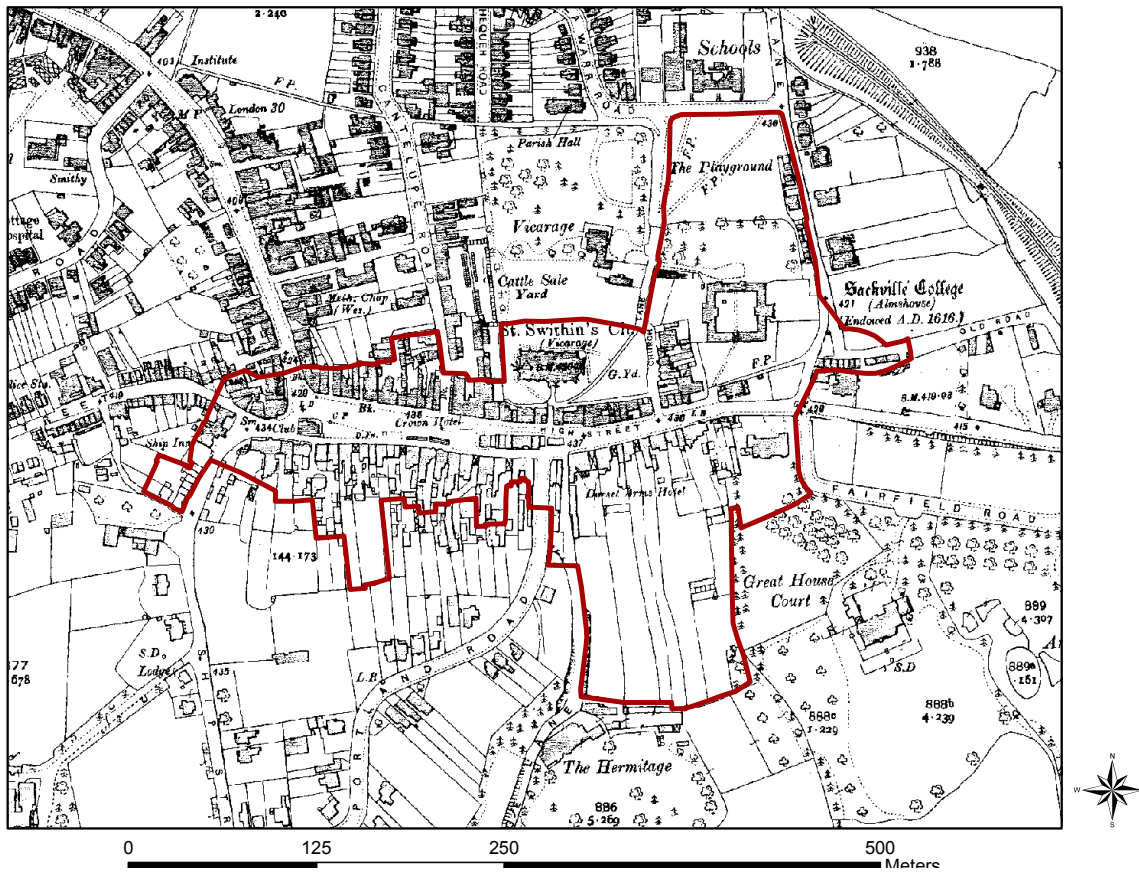
Map 2 East Grinstead Conservation Area - 1st Edition Ordnance Survey Map dated approx. 1843-1893



Map 3 East Grinstead Conservation Area - 2nd Edition Ordnance Survey Map dated approx. 1891-1912

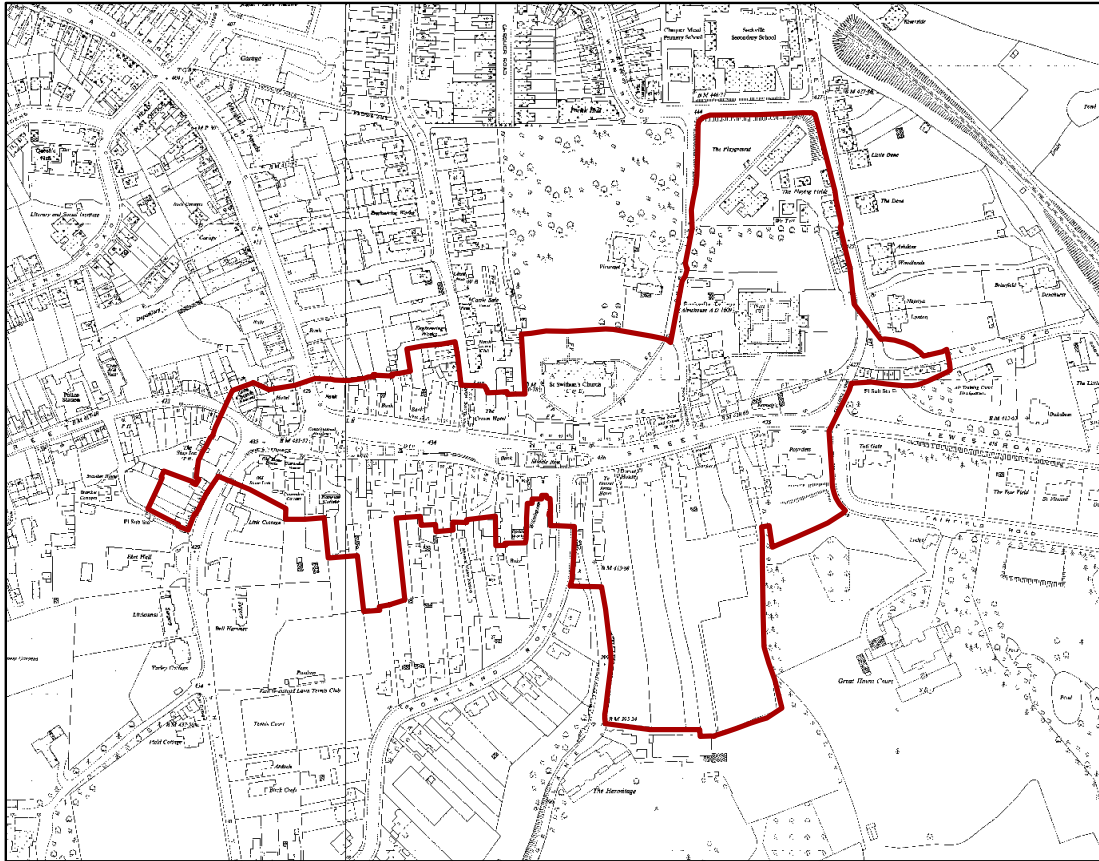


Map 4 East Grinstead Conservation Area - 3rd Edition Ordnance Survey Map dated approx. 1904-1939



Map 5

East Grinstead Conservation Area - 5th Edition Ordnance Survey Map dated 1956



0 125 250 500 Meters

4. Spatial Analysis

General character

- 4.1 The Conservation Area is generally a lively, characterful place but which is intimate in scale. Continuity and enclosure are good here, with built form facing on to streets and defining space. The vibrancy of the Conservation Area is due to it remaining part of the town centre where independent shops, cafes and pubs have taken advantage of the historic buildings and attractive traditional shopfronts. The fine grain and vertical rhythm of the built form creates structured variety and encourages activity through plentiful doors and openings. The rich historic architectural detailing and materials also provides variety and interest.
- 4.2 The south eastern end of the High Street, which was once the fashionable part of the town, has some grand and elaborate residential properties. Ship Street and Old Road also have a residential focus. These areas along with the spacious and secluded grounds of the Church, Water Tower and Sackville College have a quieter character.
- 4.3 While the frontages of the buildings in the Conservation Area are lively and active, the backyard areas of the buildings, where there are service yards and car parks, are naturally quieter.



86 and 88 High Street

- 4.4 The high amount of traffic passing through the High Street and lorries and large vans making service deliveries does however impact negatively on the public enjoyment and experience of the surrounding historic environment.

Plan Form

- 4.5 The original street pattern of the medieval planned town is still strongly evident today and forms the underlying structure of the Conservation Area.
- 4.6 A detailed survey of the borough undertaken for the crown in 1564 was converted into a map and discussion paper by PD Wood in 1968 (see Figure 1). This shows that the layout of the 16th century town is centred on the wide High Street running east west, which was designed to provide adequate space for the holding of markets and fairs. This is lined by continuous frontages of regular burgage plots (each individual house was one burgage), with long thin Portlands running behind these at right angles to the street. Originally there were 47 burgages, each with a Portland behind it. Their primary use was for domestic agriculture comprising mostly arable farming with some animal husbandry.
- 4.7 While originally each burgage had its own Portland in the same ownership, by late 13th or early 14th century a process of encroachment had begun with cottages erected on some of the Portlands and on other adjacent land. Permanent buildings were erected within the wide market area of the High Street forming the island that is Middle Row, most likely the conversion of market stalls. Properties also appeared along the south side of the church possibly on land that formed part of the highway. The Church and the four acres of Glebeland to the north of it on which the vicarage stood since 1360 became part of the layout.

- 4.8 By mid 17th century, many burgages had no Portland and others had been amalgamated. Further erosion of the Portlands occurred (most destructively by the creation of Portland Road in the 19th century), however they are still evident on both sides of the street, but especially to the east of Hermitage Lane and survive to their 180m length, as set out in the 13th century.
- 4.9 Historically, the High Street, London Road and the roads to Turners Hill and West Hoathly were much the same as today as was Hollow Lane, now Hermitage Lane. Portland Road, the lower part of Ship Street and Cantelupe Road did not exist before 19th century.
- 4.10 There was little reorganisation of the town between 1500 and 1900 to upset the medieval plan. This is evidence by the tithe map of 1840 (see page 12). Change and growth was largely confined to rebuilding and occasional amalgamation of burgages, apart for the building of

Sackville College which was founded in 17th century on a largely vacant site at the eastern edge of the High Street but which did destroy some surrounding cottages. Revival and expansion of the town took place with the arrival of the railway in 19th Century however this tended to add to the town rather than destroy the earlier town. Victorian terraces and villas for commuters to London were constructed at the edges of the conservation area along with the Zion Chapel in West Street.

Open Spaces and Trees

- 4.11 East Grinstead town centre is mostly built-up, with little space between the buildings and with predominantly service yards and car parking at the rear. The main public green space is the churchyard with its attractive winding paths and the large green in front of Sackville College. Mature plane trees, one ancient, line the lawn outside the frontage of Sackville College. There are also rows of pollarded limes along the south western end of the

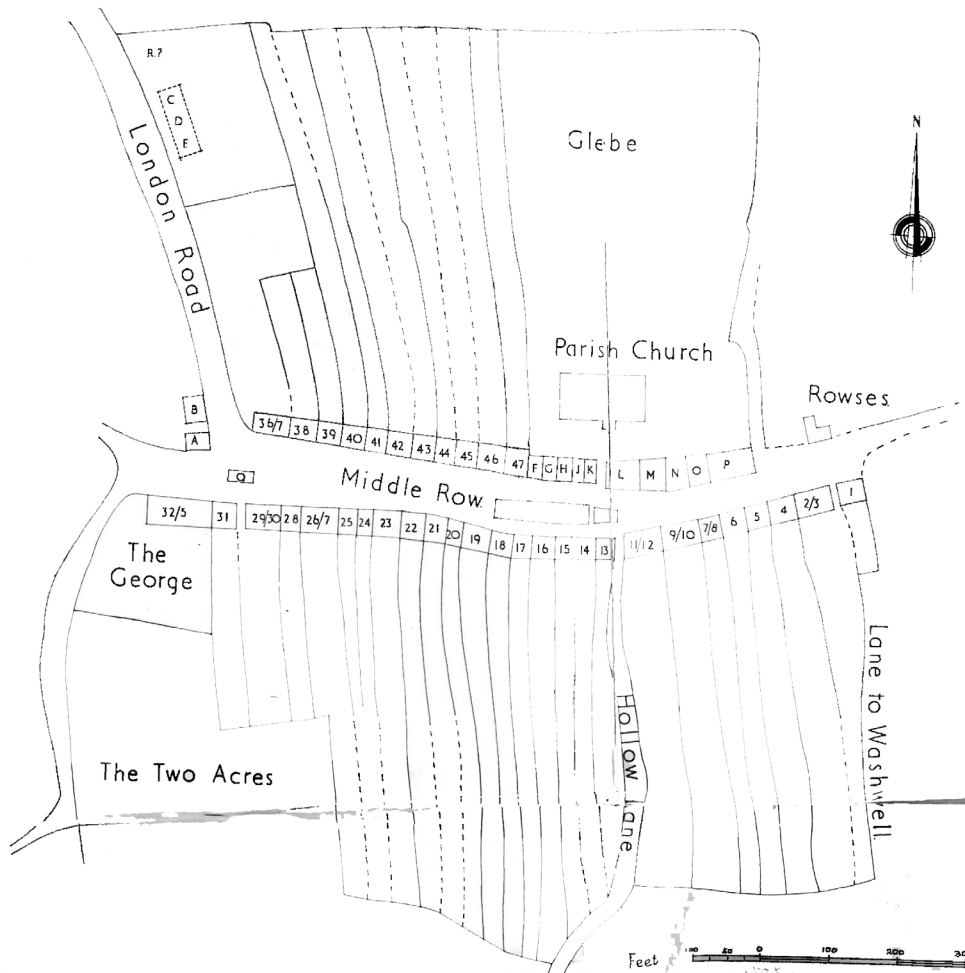


Figure 1
A reconstruction of the borough in 1564

Source: PD Wood - Reconstructed 1564 Survey produced in 1968

High Street and along the southern edge of the churchyard. Important trees in the Conservation Area are identified on Map 2 - Townscape Appraisal Map.



Cherry trees along South Western walkway of High Street

4.12 The wide High Street at its western end has enabled the creation of some formal public open spaces. A small square has been created where Middle Row meets the south western end of the High Street. This is used by market stalls on certain days of the week. The steps, terraces and raised flower beds that are built up above the road on the southern side of the High Street create an attractive formal open space for people to sit and observe the comings and goings along the High Street. They show how much the level of the road has worn away over the centuries. Within this space is the War Memorial and historic Jubilee Water Fountain, both Grade II listed buildings. This area also signifies where historic events took place. Up until 1829 there was a whipping post and stocks in the High Street. In the reign of Mary Tudor, three protestant martyrs were burnt at the stake in the High Street.



Pollarded lime trees along South Western walkway of High Street



Ancient plane tree, in front of Sackville College

4.13 Private green spaces also contribute to the character of the area. Sackville College is set within its own grounds with attractive mature trees and the long Portlands behind 58 - 84 High Street survive and provide green lungs within the town centre. The main green spaces in the Conservation Area are shown on Map 2 - Townscape Appraisal Map.

Views, focal points, focal buildings

- 4.14 While the town is set on a ridge line, views within the Conservation Area are largely internal along the townscape of the streets and roads. There are longer distant views out towards the edges of the town and the countryside where the High Street meets Lewes Road, London Road, West Street and Ship Street. Due to the elevated location of the Conservation Area, the tower of the Church and the Water Tower are key focal points in a large number of views around the town and the wider countryside. The views to and from the Church and the Water Tower must be preserved and protected. Due to their size and architectural detailing Cromwell House, Claredon House and Old Stone House are also focal buildings.
- 4.15 Middle Row and Constitutional Buildings provide focal points in views up and down the High Street as does the Ship Inn.
- 4.16 Views are also afforded where there are breaks in the building line formed by adjoining, twittens or carriageways. Glimpses of buildings and spaces behind draw the eye and spark interest of what is beyond.
- 4.17 The principal views, focal points, and focal buildings, are all identified on Map 2 - Townscape Appraisal Map.



View of the Former Midland Bank, from West of High Street



4.18 View towards the Ship Inn from the Western end of High Street



View towards Constitutional Buildings from Southern end of London Road

Gateways

- 4.18 Sackville College and the large green in front of it create a splendid gateway from the south east to the High Street. The West Street gateway formed by the West Street car park and Waitrose

store and the Ship Street gateway formed by its junction with West Street are not as distinctive or as attractive. The new development at Queens Walk now dominates some of the views on the approach from the West. The two main gateways to the Conservation Area are identified on Map 2 - Townscape Appraisal Map



Green to South of Sackville College

Property boundaries

- 4.19 In such a densely built up area, with properties built right up to the backs of the pavements, boundary walls are less apparent. However, there are some attractive historic sandstone and brick walls around the grounds of Sackville College, Churchyard and former Rectory.
- 4.20 The backyard, service areas also retain some historic brick and sandstone wall delineating the boundaries of the historic Portlands and are an important historic feature.



View South from Church of St Swithun

- 4.21 The church has a fine pedestrian entrance approached from the High Street to the south with an attractive black wrought iron archway.



Wall at Eastern boundary of Church of St Swithun



Wall following College Road to East of Sackville College

Backyards and Service yards

4.22 Many of the backyards or service yards behind the buildings in the Conservation Area were historically long strips of land (i.e. Portlands) laid out behind the properties and used for domestic agriculture. Over time, many of these strips of land were amalgamated and built upon. The only ones that survive intact today are those to the east of Hermitage Lane behind 58-84 High Street which form delightful long extensive gardens, and, as such, are an important surviving feature of the early urban landscape. The other backyards are used as service areas and/or for parking.

4.23 Some of the rear elevations and backyards of the properties at the western end of the High Street, are generally less attractive and more rundown in appearance compared to those at the eastern end. This is partly due to them being shortened as a result of the construction of Portland Road or through encroachment of modern development. However, in some cases there is a general lack of repairs and investment in buildings, poorly designed new extensions or alterations, unsightly commercial wastebins, air conditioning and extractor units and external storage of materials. Many of these back areas are open to view through gaps between buildings or through carriageways as well as from the car parks and public buildings at the rear of the High Street. The poor designs of some of the extensions or new buildings at the rear and the rundown and neglected appearance of these areas is leading to the erosion of the overall authenticity and special interest of the Conservation Area. This results in the façades of buildings becoming the main qualitative element of this part of the High Street. It is an issue that this Appraisal seeks to address.



Service yard behind 42-46 High Street



Yard to West of Sportsman Pub



Rear of 58-64 High Street

Public Realm

4.24 The High Street does suffer from the amount of traffic travelling through it. Up until 1979 it carried the main A22 traffic. Relief came with the opening of Beeching

Way which diverted some of the traffic away from the High Street along one of the old railway tracks. In late 1990/early 2000 public realm improvements and traffic calming were carried out which have helped to slow the traffic down and create a more pedestrian friendly environment.

- 4.25 The western end of the High Street at the roundabout where London Road, High Street and West Street meet is heavily impacted by traffic. It is difficult for pedestrians to cross the road here as a result of the barriers, few crossings points, and the amount of traffic.
- 4.26 Pavements were traditionally of local red brick. Some of the older bricks still survive under the carriageways where there are also some worn historic stone cobbles. The remaining historic surfaces of the carriageways should be protected. However, as part of the wider public realm works, the traditional brick paving has now been replaced with red concrete pavements laid in a horizontal pattern which lack the vitality and interest of the historic examples.
- 4.27 Street furniture is largely consistent in the Conservation Area with black metal Swan Neck lamp posts, black metal bollards, railings and litter bins which were all rationalised as part of the public realm works mentioned above.



View West along Southern walkway of High Street

5. The Buildings of the Conservation Area

Historical Uses

- 5.1 The Conservation Area has a high density of listed buildings in recognition of the quality of the buildings and the historical value of this part of the town.
- 5.2 It has evolved from once being the whole of East Grinstead to its modern role as part of the centre for a much larger settlement. As the importance and wealth of the town grew, many of the buildings that started off as residential became commercial buildings such as inns, workspaces or shops, incorporated into the ground floors with living accommodation above.
- 5.3 The documentary records of the town during 1500-1800 saw the expected trades of a medium sized medieval market town. These included specialised



11 Middle Row

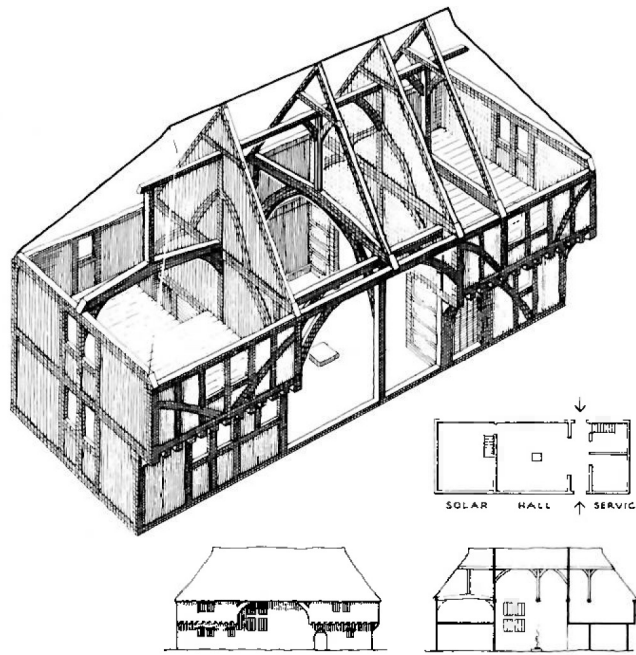


Figure 2: A Wealden House
 Source: R Harris -
 Discovering Timber
 Framed Buildings

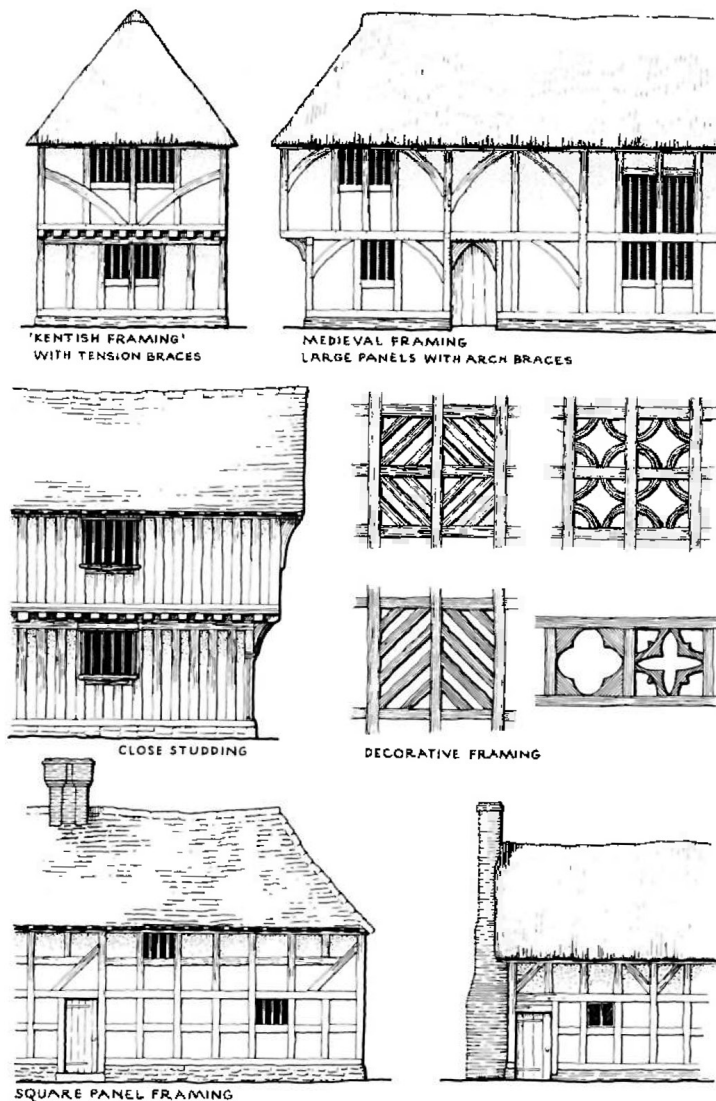


Figure 3: Patterns of
 Wall Framing.
 Source: R Harris -
 Discovering Timber
 Framed Buildings

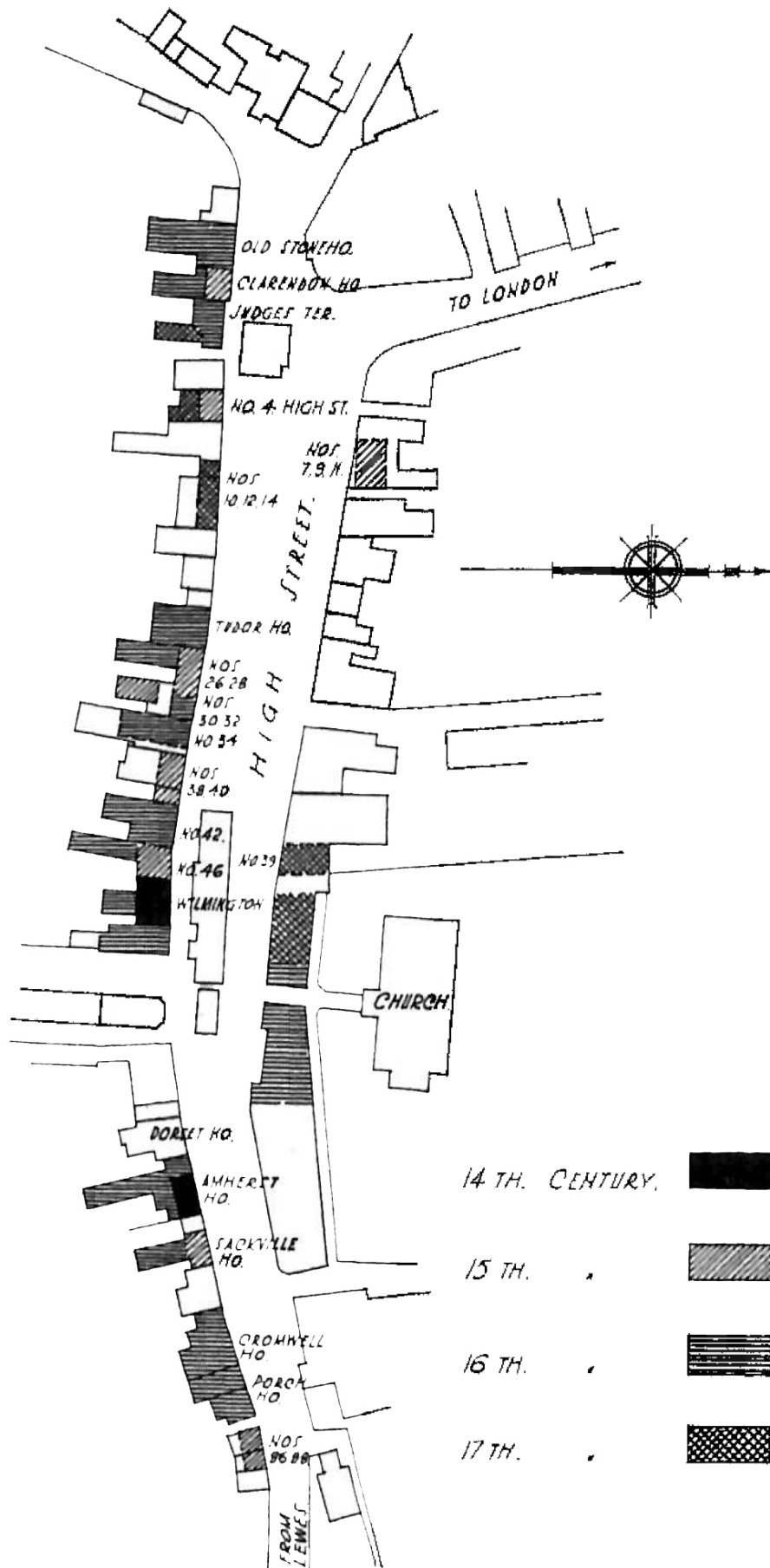


Figure 4: Dates of Buildings in High Street
 Source: R T Mason - East Grinstead Notes on it's Architecture.

trades, such as that of armourer who appears to also have worked as a barber-surgeon, apothecary, cutler and pewterer. The town also had a long association with the leather industry with a cluster of leather trades in Middle Row with inspectors and sealers of leather appointed in the borough between 1637-1749.

- 5.4 Wealden iron production had a significant impact on the economy. The first English blast furnace had been established 8km from East Grinstead at Newbridge on the Ashdown Forest. The industry expanded rapidly in 16th century, thereafter declining to the point of extinction by the end of 18th century. There were 22 ironworks of this period within 10km of East Grinstead. Burgage holders such as Edward Payne and John Duffield were owners and operators of furnaces in the late 16th century. Their wealth is seen in the building of the impressive close studded timber framed buildings in the High Street such as Cromwell House. More modest evidence of the iron industry is found in St. Swithun's Church in the form of iron graveslabs. Three are preserved here, surviving the late 18th century Church re-building.



Iron grave slab inside Church of St Swithun

Building Types

Timber Framed Town Houses

- 5.5 East Grinstead is fortunate in the survival of a large number pre-1500 timber framed townhouses along the High Street. There are 12 buildings that, at least in part, date from this period and all of which are timber framed and have evidence of former Open Halls (some of the Wealden type). These consisted of a central main room or Hall, open to the roof with a fire in the middle of the floor. At one end, a screen with a moulded beam separated the hall from the servants quarters and a room above. Larger houses had a similar pair of rooms at the other end as well. Roofs were covered with thatch to allow the smoke from the fire to escape. Several of these timber framed buildings stand out. Broadleys (34-40 High Street) actually comprises two medieval structures, the eastern part having a broad frontage parallel to the street, and the western part representing a range a right-angles to the street. The front range, which has an aisled hall, has been dated by dendrochronology to 1352, showing that wide plots (or amalgamation of plots) had occurred within a century or so of setting out of the burgages. At Amherst House (68 High Street), the former Open Hall is more easily recognizable in the external timber framing, and this has been dated by dendrochronology to 1370. The western part of Wilmington House (i.e. 48 High Street) also appears to date from the later 14th century.



Wilmington House, 48 High Street

Carriageways

- 5.8 The southern side of the High Street contains a number of original carriageways with first floor accommodation above which give access to the rear service yards where the stables would have formerly been located. Some of these still retain attractive brick and cobbled stone floors. Historic carriageways can be seen at Sackville House, The Dorset Arms, between 46-48 High Street, next to the Tudor Book at 24 High Street and adjacent to 10 High Street.



Carriageway between 46 and 48 High Street

Inns

- 5.9 An important feature of the history of the town was its prevalence of inns serving the all important coaching trade. This was due to the town's strategic position half way between London and the south coast. In a survey of 1686 East Grinstead



Cromwell House, 80 High Street

- 5.6 Other early townhouses are 15th century, and include the primary phase of Clarendon House, dated by dendrochronology to 1438-67 and, concealed behind an 18th-century brick façade and 1-2 Judges Terrace (1448). Timber-framed construction had reached its height in the town at the end of the 16th century, with Cromwell House (1599), a three-storey townhouse with jetties marking each floor. Other, more modest, use of continuous jettying (and therefore no Open Hall) survive, most obviously nearby at Sackville House, 70 High Street (dated 1574). Timber framing continued into the 17th century, with seven examples showing that it remained the dominant building material for all but the grandest buildings: a late example is 7-8 Middle Row, dated to 1690-1710, albeit over an earlier cellar.
- 5.7 Some of these properties were refaced in brick or stone in the 18th Century when timber framing became unfashionable. This includes The Old Stone House and the Porch House, both 16th century and grade II* listed.

topped the County in terms of the provision of guest beds (103). A number of these former inns are in a hospitality use today.

- 5.10 The earliest reference to an inn is the Crown (now the Crown Hotel) in 1502 which still survives today and was formed from three burgages and part of the area occupied by the later Cantelupe Road. The George (now Clarendon House) at the western end of the High Street was built in the late 15th century. It occupied four burgages as shown on PD Woods interpretation of the Borough in 1564 but was converted to a house in 17th century. The Cat (now the Dorset Arms) still reveals its origins as a coaching inn, in the wide entrance through which coaches were driven. The Ship on the corner of Ship Street was built in 1677.



Crown Hotel, 35 and 37 High Street



Dorset Arms, 58 High Street

Churches

- 5.11 A church existed at the present site in the 11th century. Following the collapse of the tower in 1785 after years of neglect, St Swithuns Church was rebuilt in late 18th century in the Perpendicular style by the eminent architect of the day, James Wyatt. The church commands an imposing position at the highest point of the ridge with its tower visible from miles around. Non conformism strengthened in 19th century with the building of the Zion Chapel in 1810 now named West Street Baptist Church.



The Parish Church of St Swithun

Shop Fronts

- 5.12 There is a variety of shopfronts in the East Grinstead Conservation Area, many of them dating to the 19th century. They are generally constructed from timber and painted, with traditional details including decorative pilasters which support a cornice and fascia, with a shop window below. These are full plate glass or subdivided using mullions and transoms, sometimes with fine glazing bars. Stall risers, which protect the glass from the pavement, are also prevalent, and these are often divided into panels with mouldings, or are tiled. They also have recessed doorways. Most of the shops are located in relatively small historic buildings which were originally built as family houses – they are therefore modestly sized and on a domestic scale.

5.13 There are many good examples of shopfronts in the Conservation Area. Of particular note are Something Else (2 Middle Row), Flint Owl Bakery (3 Middle Row), Middle Row Barbers (7-8 Middle Row), 11 and 12 Middle Row, Pizza Express (39 High Street) with its fine pilasters, Penny Farthing, (30 High Street) with its leaded windows and penny farthing sign hangings, F A Anderson (49a High Street), Monsoon (51- 53 High Street), The Menders (63 High Street), Daisy Chain (73 High Street), The Fireplace (77 High Street) and the Tudor Bookshop, (22 High Street). Other premises have introduced more modern designs with a uniform appearance, heavy glazing bars, large panes of glass and over large fascia boards and can be seen in some of the premises at the edges of the Conservation Area at West Street, Ship Street and London Road.

5.14 The retention and enhancement of these historic shopfronts is one of the key objectives of this Conservation Area Appraisal as is the encouragement to improve or replace those that have overly large fascias or have inappropriate modern shopfronts with a more traditional design. The loss of historic shopfronts should be strongly resisted.



28 High Street: Positive shopfront



12 Middle Row: Positive shopfront



7 - 9 High Street: Negative shopfront - oversized fascia and garish paint colour



Shopfronts along Southern walkway of High Street: Positive

Architectural details and Materials

5.15 East Grinstead Conservation Area has a rich and varied architectural heritage with many fine historic buildings.



Dormers on Cromwell House, 80 High Street



Leaded-light timber window - Cromwell House, 80 High Street



Timber framing and sandstone wall of 84 High Street



Cromwell House, 80 High Street



Fishscale tile hanging, 10 Middle Row



Brick infill panels to side of 1-2 Judges Terrace



Rich detailing and cork panels on 22 and 24 High Street



Oak door with iron detail of The Porch House, 82 and 84 High Street

glazing bars) supported on a metal frame. Many examples of leaded light windows can be seen in the buildings in the High Street. A distinctive window design that is prevalent in the Conservation Area is that of the Oriel window i.e. similar to a bay window but usually at first floor level often supported on brackets. Good examples can be seen on the buildings behind Middle Row and at Broadleys Outfitters (30 -32 High Street).



Tile hanging - The Old Midland Bank, 1 Middle Row

5.16 Most of the buildings face onto the principle streets with their roofs running parallel to these. They were mostly built as houses and are therefore on a domestic scale, usually two or sometimes three storeys high with a varied roof form, materials and architectural detailing. Chimneys are a key feature, with tall, impressive brick stacks dominating the roofscape. Roofs are generally hipped and half-hipped, many with small gabled or flat roofed dormers added later. Doors are largely panelled and plank doors but in the Georgian period pedicled hoods and flat headed door hoods were introduced along with large hipped roofs and overhanging modillion cornices.

5.17 Originally windows would have been simple shuttered openings or for the higher status buildings, glass set in diamond shaped leaded cames (small



Oriel windows, 30 High Street

5.18 Materials used in the Conservation Area reflect historical periods and what was locally available in this part of Sussex. St Swithun's Church and Sackville College were primarily built in sandstone reflecting their importance.

5.19 The other pre - 1700 buildings are all timber framed. The timber, usually Oak was sourced locally from the extensive

forests in the surrounding High Weald. There are many good examples of timber-framed buildings include Wealden Hall Houses. Timber framing is seen in a variety of patterns, some close studded denoting wealth and status and others in the more vernacular/local style of large square panel framing with arched braces. The timber frame would have been infilled with wattle and daub, a lime based plaster held together with animal hair.



Coloured glass window at rear of Gothic House, 55-57 High Street

- 5.20 The 16th century buildings also see similar dominance of timber framing. Likewise, although timber framing is prevalent amongst 17th century buildings, sandstone is increasingly used for example at the Stone House and the Porch House.
- 5.21 The stone was from the Ardingly Sandstone and Cuckfield Stone members of the Hastings Beds, an important and substantial fine-grained building stone, especially the deposits won in the East Grinstead area. It is very variable in

colour depending on its origin, weathering and lichen cover. The stone is markedly grey in some buildings, biscuit-coloured or fawn in others, sometimes iron-caked or rust-stained from iron deposits. It tends to be used as ashlar (cut and dressed stone) for more substantial and expensive buildings, rarely used as rough or random stone.

- 5.22 From the early Medieval period onwards, roofs on the more modest buildings were usually covered in thatch, but on more important buildings Horsham Stone is also used for roofing particularly on pre-1800 buildings. It is a flaggy, fine-grained sandstone from the Weald Clay, so-called because the beds occur principally around Horsham. The massive sandstone slabs, often marked with wave formations, are used mainly for roofing and sometimes for paving, and attract a rich patina of mosses and lichens.
- 5.23 The 18th century saw brick replace timber framing and stone, with good examples such as 74 - 76 High Street. That timber-framed buildings were rendered unfashionable is evident from the considerable re-facing of such earlier buildings in brick. Both the Crown Hotel and the Dorset Arms were so treated, but the side passage to 1-2 Judges Terrace means that here the junction of 18th-century brick façade and underlying 15th century timber frame is most visible. The early bricks were brown from the local brickworks but in the 19th century brick became cheaper to transport from wider afield and we see a predominance of red brick sometimes mixed with semi glazed grey headers. The former Victorian bank building at 13 High Street is designed with polychromatic brick work i.e. bands of different coloured bricks.
- 5.24 Clay tiles also became more prevalent in 19th century for roofs and also to great effect on some buildings for tile hanging using a variety of patterns including plain, diamond, fishscale, bull nose and club.



Polychromatic brickwork on 13 High Street

5.25 Maintaining the character of the conservation area becomes increasingly challenging as locally produced materials become rare and/or expensive. Horsham stone is expensive and difficult to source, manufacturers of hand made Wealden clay tiles find it difficult to compete on cost with mass produced imitations and more importantly designers, bricklayers, metalworkers, masons and carpenters with skills and traditional building techniques are increasingly difficult to locate.



Lunette window at 1 Church Lane

Listed Buildings

5.26 A full list of the Listed Buildings in the Conservation Area is set out in Appendix 1. There are 43 listed buildings, or groups of buildings, in the Conservation Area. One Grade I, five Grade II*, and 37 Grade

II. Of these, 11 predate 1500; six are 16th century; 10 are 17th century; seven are 18th century; four are early 19th century; four are later 19th century; and one is 20th century. There are no Scheduled Ancient Monuments in the town.

Unlisted Positive Buildings

5.27 In addition to the listed buildings, there are also buildings that make a positive contribution to the character of the Conservation Area, even though they are not specifically designated. These buildings are identified on Map 2 - Townscape Appraisal Map. They are important components of the designated area and their conservation is a material consideration in planning decisions.

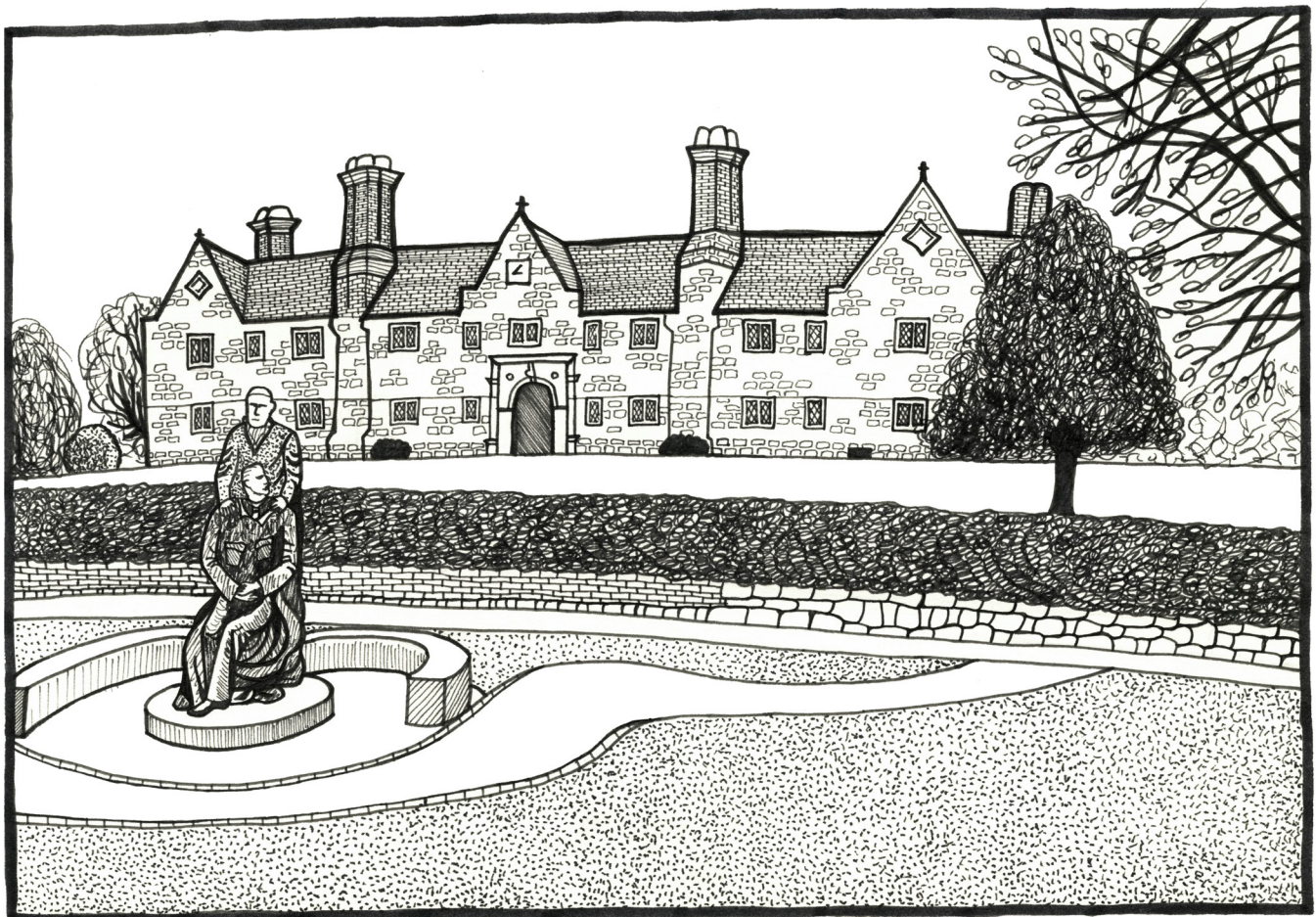


Illustration of Sackville College, High Street

6. Character Areas

6.1 The predominant character of the Conservation Area is largely derived from the survival of the original medieval street pattern and the historic buildings that lines these. However, within the overall Conservation Area there are four distinct areas that can be identified.

Character Area 1 - The Church, Sackville College, the Water Tower and cottages along Church Lane

6.2 This character area forms the north eastern part of the conservation area. Its coherence is largely defined by three large landmark buildings of St Swithun’s Church, Sackville College and the Water Tower, set in spacious grounds, as opposed to the tight urban grain and sense of enclosure of the High Street Character Area. This character area comprise irregular land plots that were not part of the original formal town plan, but

were later assimilated into it. It includes a number of cottages that line Church Lane which were originally typical medieval encroachments at the commercial heart of the town and which have historical association with the church and Sackville College.

6.3 The historic value of this character area is high as a result of the intact nature of both the church and college, the good survival of irregular historic plots and the archaeological potential of the area.

Landmark/Focal Buildings
• St Swithun’s Church – Grade II* Listed
• Sackville College – Grade I Listed
• Water Tower – Grade II Listed
Unlisted Positive Buildings
• 1 Church Lane
Negative Buildings/ Features

- There are no negative buildings in this character area
- There are unattractive views of waste bins and air conditioning units at the rear of 41-65 High Street that can be seen from the churchyard

Strengths

- The high quality prominent listed buildings of St Swithun’s Church, Saackville College and the Water Tower in open, spacious, verdant settings in contrast to the tight-knit urban grain of the High Street
- Attractive well maintained areas of open space
- Historic boundary walls

Weaknesses

- The Water Tower is set in a car park. This does still provide an open spacious setting to appreciate its full height. Importantly the car park area signifies the former Playfields (historically an area of public open space used for recreation and drying of clothes)

6.4 Approaching the Conservation Area from the east, Sackville College dominates the view and deservedly is one of the show pieces of the town, set back from the High Street at the top of the ridgeline. The College was established in 1609 by Robert Sackville, 2nd Earl of Dorset as Almshouses. The plan comprises a quadrangle made of Wealden Sandstone, with a chapel and hall, resembling that of an Oxford or Cambridge College but on a more domestic scale. It is set upon high ground thereby prominently visible from the surrounding roads. The College is designed with attractive stone mullioned windows, massive brick chimneys between gables and four exquisite old doorways. The College chapel was restored 1846 - 1866 by the eminent church architect Butterfield under the direction of the Rev Dr Neale, the then warden of the college, in early 14th century style. Butterfield also created the Wellhouse at the centre of the quadrangle. The Rev Neale played an

important role in the renaissance of Anglo Catholicism and established St Margaret’s Convent, another grade I listed building to the north of the town.

6.5 In front of the College, at road level, is a formal lawn area containing three well spaced and impressive Plane trees, including an ancient one. In 2014, a handsome bronze statue was placed on this lawn in tribute to the famous plastic surgeon Sir Archibald McIndoe, who performed his pioneering work in the town during WWII. The statue depicts a seated airman, his burned hands clawed together, his scarred face turned to one side. Standing behind him, resting a reassuring hand on each shoulder, is the figure of McIndoe. The memorial has been sculpted by Martin Jennings, who is well known for his statues of Sir John Betjeman at St Pancras station and Charles Dickens in Portsmouth.

6.6 To the east of Sackville College, on the other side of Church Lane, is the Church of St Swithun’s, a large and handsome stone building, in the Perpendicular style, that stands behind a row of timbered houses on the High Street. The Church is Grade II* listed and, with its the churchyard, forms an unique and special place in East Grinstead. It is sited above and back from the High Street, at the top of the ridgeline. Its distinctive tower and spire of the church can be seen in many viewpoints and is a landmark in long distance views from the countryside that surrounds the town.

6.7 The earliest mention of a church at this location is c1100. However, following the fall of the tower in 1785 it was rebuilt between 1789 – 1813 of stone from Wych Cross in Ashdown Forest to the designs of the eminent architect of the time James Wyatt. Wyatt may have owed his selection as architect due to his earlier work in the Gothic style at Sheffield Park, not far away. Wyatt intended a tower and started to build it, for above its west doorway is

the date 1789, but most of the tower was built after 1813 to a simplified design of 1811 by J T Groves.



Wrought iron gate piers and archway to Church of St Swithun

- 6.8 In the south east corner of the churchyard is the chest tomb of J M Neale, designed by G E Street, the highly important Victorian Architect who also designed the Grade I listed St Margaret's Convent to the North of the town and the Royal Courts of Justice in London. It is Gothic-style chest tomb with a floriated cross and a bible and chalice on the lid. There is also centenary plaque dedicated to J M Neale behind the chest tomb.
- 6.9 The church is approached from the south from the High Street via an attractive wrought iron gate piers and archway. The design of this comprises square-section openwork piers with zig-zag ornament, crowned with anthemion with a later lamp bracket and lamp attached. The church is also approached from Church Lane, via an attractive Oak and Horsham Stone lychgate at the north eastern corner of the churchyard. These routes are actively used by the public walking to and from the

High Street. A footpath also runs between the church and the back of the High Street providing access between Church Lane and the new museum in Cantelupe Road.

- 6.10 Behind Sackville College is the Water Tower, Grade II listed, built in 1914 by W Vaux-Graham, Engineer to the Water Board, as a result of the fire brigade's inability to prevent the nearby vicarage burning down, owing to insufficient water pressure. It is one of East Grinstead best known landmarks, 24 metres (80 feet) high and sometimes mistaken for a church. It was built on what was known as the Playfield, historically used for recreation and as a drying ground for domestic washing. However, this has now become a public car park. The building is constructed of sandstone in the similar Perpendicular style to the church, with a tall square tower and crenellated parapet. It has been sensitively converted into a private dwelling house.
- 6.11 On the east side of Church Lane, on the approach to the vehicular or service entrance to Sackville College, are 3-7 Church Lane. These are a row of two-storey brick and tile hung cottages, with square bay windows on ground floor and panelled doors with hoods. They were formerly almshouses built at the end of 16th century and replaced cottages that burnt down in 1720 or earlier. The early cottages were built as a result of encroachment onto church land and were not formal burgage plots such as to the west and south of the High Street. They remained in residential use until taken over for extra office space by solicitors in the late 1960's who occupied the more substantial house to the north at no 8 Church Lane. This is an attractive, classically fronted 18th Century house designed in red brick with purple headers that was used for a time to house the sisters of St Margaret before their convent was built in the late 19th century. This row of buildings is now currently being converted from offices back into their

original form of single dwelling houses. All of this terrace is listed as a group at Grade II.



Sackville Water Tower, Church Lane



4, 6 and 8 Church Lane

Character Area 2 - The High Street

- 6.12 Next to these cottages is 1 Church Lane, a mid 19th century three story building with a large distinctive lunette window at ground floor level and was once the former post office but is now used as a hairdressers. This was built as part of the towns first block of shops with accommodation over, along with 73-77 High Street. It forms a distinctive end stop to Church Lane.
- 6.13 Further up Church Lane is Sackville Lodge which gives the appearance of forming part of the original Sackville College estate but which in fact was built in 1974 in the style of the college. It fits in well in the street scene.

- 6.14 This character area gives the Conservation Area its distinctive and dominant character and appearance. Its main characteristics are covered in detail in the first sections of the Appraisal. It covers the area of the original medieval town plan and forms part of the commercial centre of East Grinstead. The cohesiveness of this character area is derived from: the long lines of historic buildings and burgage plots located either side of the High Street that provide continuity and enclosure; the rich architectural detailing and the visibility and attractiveness of the historic fabric; and the lively and vibrant character created by the independent shops, cafes and pubs with their ornamented traditional shopfronts.
- 6.15 The historic value of this Character Area is high as a result of the rarity of the survival of the burgage plots, Portlands and the late medieval and post medieval buildings, the completeness of the historic street fronts and the archaeological potential of the area.

- Cromwell House – Grade II* Listed
- Clarendon House – Grade II* Listed
- Old Stone House – Grade II* Listed
- Constitutional Buildings - Grade II Listed
- Midland Bank – 1 Middle Row
- 12 Middle Row

Unlisted Positive Buildings

- 13 High Street
- 39 High Street
- 65-71 High Street
- 73-77 High Street
- Midland Bank – 1 Middle Row
- Gothic House
- Poynders 92 High Street

Negative Buildings/ Features

- The majority of the buildings in the High Street are listed and there are no buildings that stand out as making a negative contribution
- There are some poorly designed shopfronts with modern features including heavy glazing bars and oversized fascias
- A small number of UPVC windows at first floor level and at the rear of buildings
- A small number of oversized dormers

Strengths

- Good continuity and enclosure
- Fine urban grain
- Wide High Street signifying the former market place
- Survival of medieval plan in the form of burgages and Portlands
- The survival of the Portlands to the rear of 58-84 High Street that run to 180m in length as set out in 13th century
- High number of listed buildings mostly in a good condition
- High number of timber framed buildings, originating as open hall houses
- Middle Row which originated as street stalls
- Survival of original carriageways
- Good examples of traditional shopfronts
- Visibility of historic fabric and attractive traditional detailing and materials

Weaknesses

- Some of the rear service yards at the north western end of the High Street are rundown in appearance and less attractive than these at the eastern end. Here there are buildings in need of repair, poorly designed extensions, poorly positioned commercial wastebins, air-conditioning and ventilation units and external storage of materials
- Wastebins along the south side of Middle Row
- Cromwell House, Grade II* listed has been vacant for some time and has a general lack of maintenance
- A few buildings lack maintenance and are in need of repair
- Amount of traffic in the High Street
- Vans and lorries making service deliveries and parked up on the pavements throughout various times of the day



64-76 High Street

South Side

- 6.16 Starting at the south east side of the High Street, set back from the road is Poynders, 92 High Street, a large, handsome house built at the turn of the 20th century in the Arts and Crafts Style. It was built for Dr Frederick Cecil Poynder, the local Doctor and from which it gets its name. Typical of the Arts and Crafts style, it is designed using fine quality materials and detailing, including sandstone window surrounds and mullions; red brick walls with vitrified headers in a Flemish bond

pattern and an attractive stone arched porch. It is now used by a local estate agent. The building is unlisted but makes an attractive and positive contribution to the street scene and the Conservation Area and is identified as an unlisted positive building on Map 2 – Townscape Appraisal Map.



90 High Street

6.17 Next to this is 90 High Street, The Old Lock Up, purpose built as a combined town gaol and residence of the Town Constable in 1830. It is a distinctive building designed as two parallel brown brick ranges with two gables with stone copings facing the street. In the centre, on the right hand side, is a diamond-shaped window with iron grille which was the opening to the cell. The building is listed at Grade II.

6.18 Travelling west along the High Street, is a former Wealden Open Hall house. This is now a pair of cottages nos 86 and 88 High Street which together comprise a simple gabled type of house with 1450 on the frontage of no 88, Windsor Cottage. No 86 is clad with a distinctive Victorian diamond pattern clay tile hanging, underpinned with brick with two small gabled dormers. No 88 in contrast shows its original close studded timber framing. These cottages were built as an encroachment onto the original medieval town layout, as unlike the other burgage plots they never had a Portland

associated with them. Grade II listed, they form a very attractive pair with their contrasting materials and detailing.



84 and 88 High Street

6.19 Next comes Porch House (82 - 84 High Street) and Cromwell House (78 High Street) both individually listed at Grade II*, signifying their importance. The former, Porch House is a timber framed building of the early 17th century, refaced in stone at the front and the rear. The house presents a fairly plain façade to the High Street. The rear of house is much more distinguished, with a large projecting rear wing, and two gables with stone copings and finials. At the centre is the distinctive large porch added in 17th century, that gave rise to its modern name, with steps ascending from the garden and designed with fluted square stone columns and a hipped tile roof. The plot also contains one of the last remaining intact Portlands that step down the slope and stretches for some distance behind the house.

Magnificent views are afforded from the rear garden across the High Weald countryside.



74-84 High Street

- 6.20 To the rear of Porch House is Garden Building, a former detached Privy built in 17th century in Ashlar sandstone and in a similar style but subservient idiom to the main building. It is listed separately at Grade II.
- 6.21 Cromwell House, built in 1599, originally as two buildings, is a fine timber framed building with overhanging jetties to the front. It is Grade II* listed. The height and close studded timber framing denotes the wealth and status of its original owner Edward Payne who was a wealthy ironmaster. The right hand side is three storeys, all exposed timber framing and with a tile roof and three timber framed dormers. The left hand part is two storeys, the lower storey painted brick, the upper storey overhanging and timber framed and with a Horsham Stone roof. Both sections have substantial three flue chimneys and leaded light windows. The name Cromwell House has not been found before 1887, but it is suggested that the name originated from the fact that the house was built in the same year as Thomas Cromwell was born. It was gutted by fire in 1928 but excellently restored by Walter Godfrey of Lewes. The building is currently vacant and lacks maintenance.



Cromwell House, 80 High Street

- 6.22 Its neighbour is nos 74 and 76 High Street, a Grade II listed, white painted, brick built Georgian building with a well proportioned and elegant façade. A large shop window has been inserted in the left hand side and it is currently used by a watch repairer.



74 and 76 High Street

- 6.23 Next to this is the very fine Sackville House, a large 16th Century building with close studded timber framing, which like Cromwell House, denoting the wealth and status of its original owner. The house was built around 1525 as a four bay, continuous jetty house, with its own original carriageway giving access to the rear. Behind the house, and detached from it for reasons of fire safety, was probably a two bay detached kitchen, of which part of the last bay overlooking the garden still survives. It was in the 17th century that the Sackville family from nearby Knole in Kent started to actively acquire burgages in East Grinstead and

it is from this connection that the house got its name. The house was rescued from decay in 1919 by Geoffrey Webb, a devout Catholic and well-known stained-glass artist, who designed an iron grille in the wooden entrance gates so that passers-by could get a glimpse of one of the rare surviving Portland gardens. This is 630 feet, about 200 metres, with Ashdown Forest in the distance. The house is owned by the Landmark Trust and is let for holidays.



Sackville House and Amherst House, 66-72 High Street

- 6.24 Amherst House (68 High Street) adjoins Sackville House and is one of the oldest buildings in East Grinstead. It is an early 14th century building with its timber frame exposed and a Horsham Stone roof. Dendrochronology has dated the building to 1369. Built as a narrow two bay, Open Hall house and floored over end bay. Attached to Amherst House is what is known as The Annex which is also timber framed with a Horsham Stone roof and two small gabled dormers. In 1938 a new owner combined it with no 66 and exposed the timber framing. The building is listed at Grade II as Nos 66 & 68 (Amherst House and Annexe to West).
- 6.25 Next to this is Dorset House (62 and 64 High Street) a very fine Queen Anne house with a typical symmetrical brick façade, hipped roof and large overhanging cornice. It is Grade II listed. From 1790 until at least 1861, Dorset House was the home of three attorneys in succession. Between 1914 and 1923 it was converted as an annexe of the Dorset Arms. The brickwork is in Flemish bond and the brick arches and projecting string courses are fairly early examples of what is known as gauged or rubbed brickwork. Dated 1705 on a rainwater head with initials K T J for Thomas and Katherine James, it is the reworking of earlier timber framed building, probably late C16, (owners have been traced back to 1564). On the left side is a tall brick chimneystack and there are three 19th century gabled dormers in the roof. The rear elevation, which is three storeys with attics, was altered and extended in the late 20th century and is clad in 20th century tile-hanging with renewed sash windows.
- 6.26 The 18th century façade of the Dorset Arms (58 High Street) is about the same period as Dorset House and hides an earlier timber framed building within. The building is listed at Grade II. It is a long, symmetrical, painted brick building with eight windows at first floor level and four gabled dormers in the roof. To the right is one of the distinctive carriageways that leads to a line of traditional outbuildings along the western boundary and to what was Portlands but which is now a car park for the pub and the public. The inn has a long history that can be traced back to 1564. By 1605 it was a tavern, the Catt and the Ounce which references leopards which are on the Sackville Coat of Arms. In 1614 it was the Cat, a name which persisted until 1776. It then became a coaching inn on the London – Lewes-Brighton route. As one of East Grinstead's principal inns, it hosted balls, public meetings, courts of law and friendly societies as well as providing food and drink and accommodation.
- 6.27 Sandwiched between Hermitage Lane and Portland Road is a thin island of buildings fronted by nos 54 and 56 High Street. These were built in the Victorian period after the construction of Portland



Road. They are designed with decorative tile hanging and polychromatic brick work at first and second floor level above two attractive shopfronts.

internal feature is now exposed to public view. At the rear are two large wings, part timber framed, part tile hung. The building is Grade II listed.

6.28 After Portland Road and behind Middle Row is a picturesque row of buildings stretching from 30 to 48 High Street right up to Broadleys shop. Characteristic features include exposed timber framing with arched braces and Oriel windows on brackets which are in great contrast to the plain rear elevations of the businesses in Middle Row.



Wilmington House, 48 and 50 High Street

6.29 To the west of Portland Road, is 48 and 50 High Street, formerly known as Wilmington House. This comprises two abutting timber framed buildings that were repaired and restored in 1930s, with much of the original timber framing surviving. The western half is one of the oldest buildings in East Grinstead, an early 14th century Open Hall house. In 16th century, a carriageway was created through the former hall to the Portlands at the rear. The fine moulded beam that was once an

6.30 Attached to Wilmington House is 46 High Street, Grade II listed, another 15th century Open Hall House. It has an jettied upper storey with exposed timber framing and plaster, a large 19th century Oriel bay window on brackets with a Horsham slab roof and two dormers within this. At the rear is a timber framed wing.

6.31 Next is 42 and 44 High Street, a rambling timber framed jettied house of 15th - 17th century date. It has a large addition on the south side that at first floor level is clad in painted tile hanging, which conceals a timber framed overhanging storey underneath. At ground floor level are two shopfronts in painted brick. The building also has two early 19th century Oriel bay windows which form very attractive features. It is listed at Grade II as 42 and 44 High Street.



42 and 44 High Street

6.32 One of the oldest buildings and longest running businesses in East Grinstead is 34 - 40 High Street, Broadleys. This is a very attractive, long and spacious timber framed building with its timber framing and arched bracing exposed. Originally two separate buildings, it is now linked together by its shop frontage. The eastern end consists of an original Open Hall house with an integral carriageway which dendrochronology has dated to 1351- 2. Slightly later, in around 1410 - 20, a western range was attached and, unusually for East Grinstead, it was placed gable end on the street. This range has particularly fine timber framing which may have denoted that it was an important civic building. In 16th and 17th centuries, it was recorded as an inn, the Lion or Red Lion. Its current use, a tailor and outfitters was established at the end of 19th century and the building is still run today by the Broadley family as an outfitters.



34-40 High Street

6.33 Adjacent to Broadleys is 30 and 32 High Street. This appears to be a timber framed building in reality it is a fairly modern building that in 1968 replaced a 15th century timber framed building. At that time the building could not be protected against demolition as it was not formally listed. This loss alerted the public to the vulnerability of the Medieval buildings in the High Street and led to the formation of the East Grinstead Society.

6.34 Next is nos 26 and 28, also an Open Hall house of the second half of the fifteenth century, originally of two bays. It has an interesting chimney stack of three separate parallel flues. The frontage has exposed timber framing with three Oriel windows, the left hand one of 17th century. The horizontal timber beam above the shopfront retains a piece of fifteenth century moulding at the west end. It is Grade II listed.

6.35 22 - 24 High Street, known as Tudor House is a fine mid 15th century Wealden Hall House that is now used as a bookshop. In the Victorian period the frontage was entirely faced with cork arranged in panels with painted wood. At the western end is another of the distinctive carriageways. The building is Grade II listed.

6.36 16 -18 High Street were once a pair but no 18 was destroyed by a bomb in 1943 and was rebuilt using modern materials but with care so that it blends perfectly

with its neighbour no 16. This is a Grade II listed, two storey 18th century building clad in white painted weather boarding with a Horsham slab roof. At ground floor level it has a traditional shop front with a central recessed door and with shopfront windows either side with fine mullions. No 18 is unlisted as it is a reconstruction.



Tudor House, 22 and 24 High Street

frame structure has been dated by dendrochronology to 1452. The ground floor is faced in painted brick with exposed square panel framing at first floor level. The roof is covered with Horsham Stone slates. Behind Constitutional Buildings is 2 High Street, a simple flat fronted 19th century cottage with white painted brickwork and an attractive shop front at ground floor level.



10, 12 and 14 High Street

6.37 Nos 10,12 and 14 is a very striking, long, timber framed Jacobean building, Grade II listed. It dates from mid 17th century and the long narrow plan suggest that it was originally designed as an inn, (known as the Bull), together with a carriage way on its western side which led to stabling behind. The whole of the exterior has been covered with plaster and black stripes painted on in imitation of the timbering which exists underneath. It ceased being an inn around 1800, a consequence of East Grinstead losing its coaching traffic due to a direct route on the London to Brighton Road. The building is now used as two shop units at ground floor level.

6.40 Hampton Cottage lies directly behind the High Street accessed from Judges Terrace. It is a simple building of white painted brickwork, casement windows with segmental arches and a plain door. It is Grade II listed.

6.41 Further west is 1-2 Judges Terrace, partly behind Constitutional Buildings, and which forms a group with Old Stone House and Clarendon House. It originated as a three bay Open Hall house whose timbers have been dated by dendrochronology to the winter of 1447-8. In the mid-16th century a first floor and chimney were inserted and in the mid-18th century the present brick façade was added.

6.38 6 High Street, Grade II listed, is an 18th century building with a symmetrical frontage of painted brick, clay tiled roof with two large hipped dormers. It has a typical simple Georgian doorway with a flat hood on brackets.

6.42 Clarendon House, 3 Judges Terrace, is Grade II* listed and presents a very attractive appearance in the street scene. It has three distinctive large gables, Oriel windows with leaded lights which overlook the street, exposed square panel timber framing, a Horsham Stone roof, and a large original brick chimney stack on the

6.39 Next to this is 4 and 4a High Street, a Grade II listed two bay Open Hall house with a floored end bay whose upper storey is jettied. The main timber

ridgeline. It is one of the Wealden Open hall houses whose timber frame has been dated by dendrochronology to circa 1455 and has floored bays at each end that project over the street. It was built as the headquarters of the Fraternity of St Katherine, a religious and philanthropic organisation. It was then used as an Inn, the George, and used for this purpose for another 100 years. In 1939, Clarendon House was thoroughly restored.

Old Stone House, Judges Terrace, High Street



6.43 Old Stone House is architecturally one of the most notable buildings in the High Street, constructed of local sandstone with an internal timber frame, it stands at the west end of Judges Terrace. The chief feature of the exterior is the large stone gabled bay window running full height on both floors. The eastern part of Old Stone House was built as a cross wing to Clarendon House in 17th century of local sandstone. The western part was built in mid 19th century with plastered and fake timber frame on the first floor and stone on the ground floor, wood mullion windows and topped by a tall brick chimney stack. Anecdotal evidence says that the house was built expressly for the occupation of judges visiting the town for the Assizes and this finds support in the name of this part of the High Street and in its proximity to the site of the old Courthouse (now demolished). In the 1960's, Clarendon House and Old Stone House were reunited to become the solicitors offices they are today.

6.44 In front of Judges Terrace is Constitutional Buildings which has a prominent position on an island at the junction between London Road and the High Street. It is a tall and imposing ashlar sandstone stone building, built in 1893 as a municipal hall for the Constitutional Club, the Conservative social club for gentlemen. It has attractive gabled frontages facing the approaching roads, its design the result of a competition. Until 1930, the first floor was approached by an external stairway and balcony from which election results were proclaimed. It now has shop units at ground floor level. Previously the site had been occupied by four brick cottages, however the original use of this island site was for a forge recorded in 1475. Such isolation was essential in terms of risk of fire in the era of timber construction and thatched roofs.



View looking East down Southern walkway of High Street



Constitutional Buildings, High Street

6.45 At the western end of the High Street, in the area below the steps and raised flower beds is East Grinstead War Memorial, designed by E G Gillick and unveiled in 1922. It is Grade II listed. The memorial comprises a hexagonal section, Clipsham stone column on a tall plinth mounted on a stone base, and is approximately 7.5m high. The top of the column is carved with the date 1914 and is surmounted by an orb and gilt bronze cross. Of the six panels on the plinth, five list 205 local men who lost their lives in the First World War. The sixth panel, facing the High Street, bears the town's arms, of five feathers, and is inscribed "Also in commemoration of those who died in the 2nd World War 1939-45 and subsequent conflicts."

6.46 A commemorative paving stone laid at the base of the memorial on 23 August 2014 honours Sidney Godley, born in East Grinstead, the first non-commissioned soldier to receive the Victoria Cross in the First World War. It reads "Private Sydney Godley, Royal Fusiliers (City of London) 23rd August 1914."



East Grinstead War Memorial, High Street

6.47 Further up, in front of no16 High Street, is Jubilee Fountain, a late 19th century ornamental fountain with geometric carved patterns cut into the stone and commemorating Queen Victoria's Golden Jubilee. On top is a pyramidal cap supported on four square fluted columns with carved dolphins at the crown. The fountain is Grade II listed.

Middle Row

6.48 Towards the eastern end of the High Street, on the south side, is an long thin island of buildings. These are nos 4-12 Middle Row, comprising a range of mostly timber framed buildings, all with shops on the ground floor, many of which have been altered and refaced over the centuries. As described in the Sussex Pevsner, 'the whole island nicely punctuates the High Street.'



Stone Fountain, High Street

6.49 Middle Row was formed by the replacement of temporary market stalls in the centre of the High Street with more permanent buildings. These began to be erected from 1400 onwards, firstly as single rooms, but subsequently extended upwards and at the rear. The earliest were shambles i.e. butchers slaughter houses. By 1564 Middle Row also contained a stable associated with the Crown Inn, a currying house (where leather is dressed and coloured after tanning) and a workshop. There is no evidence that Middle Row stretched

further than it does today.



7-8 Middle Row

6.50 Of the present buildings, the former Midland Bank (now a café) built in 1877 at the western end is a handsome Victorian sandstone building. The building is unlisted but makes a positive contribution to the streetscene and Conservation Area and is identified as an unlisted positive building on Map 2 - Townscape Appraisal Map. Nos 4-5 are early 16th Century timber framed buildings. Nos 7 - 8 are 18th century and no 9 is a 15th Century timber framed building. 11-12 Middle Row are attractive late 16th - 17th Century buildings, separated from the rest by the small passageway on the west. They stand slightly angled to the other buildings and from one another. The buildings of Middle Row contribute greatly to the street scene by way of their group value, and the sense of enclosure which they generate at the top of the High Street. Nos 4-12 are listed as a group at Grade II.



Former Midland Bank, 1 Middle Row

North side of High Street

- 6.51 Travelling west to east along the north side of the High Street, is 7-11 High Street, a heavily disguised timber framed four bay Wealden Open Hall house. It has been dated by dendrochronology to around 1455 with the eastern portion converted to its present cross wing about 10 years later. It is Grade II listed. It was much altered in 19th century and is now faced on its eastern side with tile hanging at first floor level with two bay windows with mock timber framing. The western cross wing is plastered together at first floor with black barge boards and a flat roofed bay window at the gable end. At ground floor level are two shop units, the eastern one having an overly large fascia.
- 6.52 Next is 13 High Street, which was originally built as a bank and is a decorative, three storey, Victorian building. It has attractive tall arched windows and is faced at ground floor level with rusticated sandstone. At first floor level is polychromatic brick work and decorative terracotta segments over each window. At attic level are small balconies with stone balusters and a central Dutch Gable. The building is unlisted but makes an attractive and positive contribution to the street scene and the Conservation Area and is identified as an unlisted positive building on Map 2 – Townscape Appraisal Map.
- 6.53 Meeting the corner with Cantelupe Road is 25-31 High Street, a mid-19th century, three storey building constructed of brick. It is Grade II listed. It was originally four dwellings, but now considerably altered, with shops inserted at ground floor level. The shopfronts are designed with windows with stone dressings, the ones on the corner, formerly the Lewes Old Bank, have an arched design. However the shopfronts are all unified by a large overhanging fascia with a cornice and dentil course detail.



29 and 31 High Street and view North down Cantelupe Road from High Street

6.54 Behind 31 High Street, further along Cantelupe Road and included in the Conservation Area is the Sportsman Pub, an attractive and characterful 19th century building with many original features. These include decorative tile hanging at first floor level, two symmetrical doors inserted in opposite corners with overhanging carved wooden barge boards at ground floor level and ornate wooden pilasters framing each door and window. The building and its use as a pub makes a positive contribution to the character and appearance of this part of the Conservation Area and to the liveliness of the street scene and is identified as an unlisted positive building on Map 2 – Townscape Appraisal Map. The existing two storey outbuilding to the rear of the site in the yard has been much altered but may possibly have originally been a stables or outbuilding.



The Sportsman, 9 and 11 Cantelupe Road

6.55 On the eastern side of Cantelupe Road is the Crown Hotel, nos 35-37 High Street, one of the towns important inns whose use has survived today. Originally a 15th century to 16th century timber framed house, it was re-fronted in the 18th century with seven plain windows on each floor. The attic was converted to rooms with six small gables in 1880. It is Grade II listed. A purpose built market room was added in 1853 to enable meetings to discuss market operations. During 19th century this room was used to serve the magistrates' court as well as used for public meetings and civic functions. The eastern end of the building is currently used by an estate agent. Attached to the western end on the corner with Cantelupe Road is a late 19th century/ early 20th century two storey flat roofed glazed extension with a shop front that has gothic style tracery.



Crown Hotel, 35 and 37 High Street

6.56 Next to the Crown is no 39 High Street, now used by Pizza Express, and represents the easternmost extent of the original burgage plots on the northern side of the High Street. The rest of the eastern buildings are formed by encroachments onto the medieval plan. It is a greatly modified L – shaped continuous jettied house from early 17th century. Altered and re-fronted in 18th century and altered again after 1939. It retained its Portland up to the end of 19th century which extended as far as Institute Walk until it was decided to establish a

commercial livestock market at the back of the Crown which absorbed adjacent gardens, including this one. Clearance of the site for the new Town Museum permitted archaeological investigations of part of the Portland but found only fragments of medieval pottery and late 19th century material from the Crown. In 1996-97 the buildings was altered again but it was noted that most of the fine internal features noted in 1939 had been lost. The 19th shopfront has been much altered but retains some original attractive decorative wooden fluted pilasters. The building is unlisted but makes an attractive and positive contribution to the street scene and the Conservation Area and is identified as an unlisted positive building on Map 2 – Townscape Appraisal Map.



39 High Street

6.57 41- 49 High Street is a row of four old cottages with predominantly modernised shop fronts and of a domestic scale which allows the church behind to be seen above the roofs in views from the High Street.

6.58 On the west side of the main entrance to the Church is 49a High Street, built as a cottage and as an encroachment onto the medieval town plan. It is a small, late 16th/early 17th century timber framed building now plastered at first floor level with a shop below. It is used by FA Anderson along with no 49 and has an attractive shop front. The shopfront of 49 (F A Anderson) however, has a very

attractive traditional shopfront with a central recessed doorway with decorative wooden fluted pilasters and a tradition awning. It is Grade II listed and guards the left hand entrance to churchyard.



49, 49a and 51 High Street

6.59 51 and 53 High Street guards the right hand entrance and is another timber framed building, originally one building, now divided into two. It is Grade II listed. Constructed in 1600 it has a jettied (overhanging) first floor. Both 51 and 53 are unified by the weather boarding at first floor level and the clay tiled roof and central chimney stack. 51 on the corner has an attractive gothic style shopfront, with interlaced semi-circular headed glazing bars above transom and fluted pilasters. No 53 has the appearance of a single house but contains part of the adjacent restaurant at ground floor with accommodation above. It has an elegant early 19th century trellis porch and verandah at ground floor. There is an exposed timber frame wing at the rear, overlooking the churchyard.

6.60 Next along the High Street is Gothic House, a 19th century Neo Gothic designed building that has polychromatic brickwork with large gables facing the street and distinctive hood moulds above the windows. A shopfront has been inserted at street level. The building is unlisted but makes an attractive and positive contribution to the street scene and the Conservation Area and is

identified as an unlisted positive building on Map 2 – Townscape Appraisal Map.

- 6.61 61 and 63 High Street is a two storey, late 16th / 17th century timber framed building, now divided into two with shops on the ground floor. The building has been refaced. At first floor level. No 61 is designed with exposed timber framing and infill panels and a restored Oriel window. No 63 has stucco plaster. The roof that over sails both units has a modillion eaves detail, slate roof and two dormers. It is Grade II Listed as 61 - 63 High Street.



a currier (dresser of leather). The

65-71 High Street

terrace is unlisted but makes an attractive and positive contribution to the street scene and the Conservation Area and is identified as an unlisted positive building on Map 2 - Townscape Appraisal Map.



57-63 High Street

- 6.62 On the corner with Church Lane is 65-71 High Street. This was originally a 16th century timber framed building, the Rose and Crown, which was rebuilt in 1939 by the Brewers Ind Coope. It is a long building that turns the corner of Church Lane, designed with brick and stone windows at ground floor level and timber framing at first floor level with large Oriel windows. It is now used as a beauty salon. The building is unlisted but makes an attractive and positive contribution to the street scene and the Conservation Area and is identified as an unlisted positive building on Map 2 – Townscape Appraisal Map.



73-77High Street

- 6.63 73-77 High Street, forming an elegant and symmetrical three storey terrace, was built as the towns first block of shops with accommodation over for George Fenton,

- 6.64 From the High Street, 81 High Street, College View appears as a typical, symmetrical Regency house. However from the side or rear it is obvious that it is a much earlier building. A survey by the Wealden Buildings Study Group found it originated as a non-domestic timber-framed range. A stone fronted basement survives from this period, but at some point, the easternmost part of the original structure was demolished. Early in 17th century, a timber framed domestic extension was created at the rear. In the mid-19th century an extension was built on left hand side to form a shop unit with a first floor storey on top and which now

forms no 79 High Street. This is currently used as an undertakers. It is Grade II listed as 79-81 High Street.

Character Area 3 – Western Area

This character area forms the north western edge of the Conservation Area containing mostly a fine grain townscape of rows of tightly grouped buildings on the prominent corners and intersection of London Road, West Street and Ship Street. The buildings are a variety of styles and ages comprising parades of two and three storey shops, a pub and church, and a terrace of Victorian properties.

Landmark/Focal Buildings
• The Ship Inn
Unlisted Positive Buildings
• The Ship Inn
Negative Buildings/ Features
• Some poorly designed shopfronts • Metal barriers at the top of London Road are in need of repair
Strengths
• Good continuity and enclosure • Fine urban grain • Attractive views of Clarendon House, Constitutional Buildings and the Ship Inn • 7-17 Ship Street form an attractive cohesive Victorian terrace
Weaknesses

- The majority of the buildings are unlisted and do not have the same richness of architectural detailing and materials as the High Street
- The areas immediately adjacent to the West do not provide an attractive setting to this part of the Conservation Area as they have a coarser urban grain comprising modern larger scale development with associated service yards and carparks that open directly into West Street
- The large scale new development at Queens Walk is dominant in some views
- A large amount of traffic passes through this area which is at the intersection of four roads
- Difficulty in crossing the various roads due to the metal barriers and lack of crossing points

6.65 The buildings date from the early 19th century, apart from the Ship Inn at the top of Ship Street, which originated in 1677, though this is now much altered. This area has been included in the Conservation Area to protect the setting of the Medieval High Street and to include some notable and attractive historic buildings that would otherwise be unprotected. However, the boundary to this part of the Conservation Area is inconsistent as it cuts through the parades of shops either side of the top end of London Road. The appraisal seeks to rationalise these boundaries and provide a more robust boundary to the Conservation Area by including the full extents of the parades of shops.

6.66 On the north side of West Street is Zion Chapel, an early Non Conformist Chapel built in 1810 by the Burt family, wealthy brewers and bankers. It has a handsome triple arched elevation and side gables, partially spoilt by the later additions of vestibule and vestry. It is Grade II listed.



1-3 Ship Street



View East towards Conservation Area from West Street

6.67 Adjacent to the east of this is a small Victorian detached building, used as a fish and chip shop and designed with a gabled frontage and decorative tile hanging. Next is a plain two storey and then three storey red brick parade of shops with parapet roof and modern windows that turns the corner into London Road. Attached to this is a Victorian/ turn of the century parade of shops in similar red brick but with distinctive stone pedimented windows. On the opposite corner of the London Road and turning into the northern side of the High Street is 1-3 London Road that has a distinctive white painted façade with arched windows that conceals a Victorian brown brick building behind.

6.68 At the top of Ship Street is the Ship Inn, originally know as the Spread Eagle and built in 1677 so that it was the first pub that the visitors encountered when entering the town from the west. It is an important focal building that can be seen

in a key viewpoints from the historic High Street when looking west. The present building dates from late Victorian times with an attractive Dutch gable and arched windows on its northern side and with porthole type windows (or bulls eyes as they are architecturally known) on its south side. It previously had a cottage attached to its northern side, known as Zion Cottage, which was demolished in 1934.



Ship Inn, Ship Street

6.69 Further along from the Ship Inn, and included in the Conservation Area in 2003, is a terrace of uniform, small, red brick Victorian cottages with tall chimneys which form an attractive and cohesive group. Next to these is another Victorian property that was originally two dwellings but is now one building and designed with bay shop front windows at ground floor level and three large gabled dormers in the roof. It is currently used as a music shop. On the opposite side, attached to Clarendon House is a small parade of modern shops that turns the corner nicely into Ship Street.



7-13 Ship Street

Character Area 4 – Old Road

This a small distinct character area at the eastern edge of the Conservation Area set down in the valley below College and Lewes Roads. It comprises a terrace of four late 17th/early18th century uniform cottages on the southern side of Old Road.

Landmark/Focal Buildings
None
Unlisted Positive Buildings
None
Negative Buildings/ Features
<ul style="list-style-type: none"> • A large new timber garage sited on land up above the cottages is prominent and dominant and spoils the approach to the cottages
Strengths
<ul style="list-style-type: none"> • A distinctive and cohesive terrace of cottages and character area • Set down in the valley and delineating the former route of the Old Lewes Road • Attractive trees and landscaping within its setting providing a contrast to the white rendered cottages
Weaknesses
<ul style="list-style-type: none"> • This area is separated from the main Conservation Area • The rest of Old Lane comprises more recent development

stuccoed frontages, four windows either side of a simple doorway with a flat hood on brackets, and a chimney at each end of the row and between each cottage. Up until 1826 Old Road was the former route to Lewes prior to its replacement by the Turnpike Trust with the current alignment of the Lewes Road. Looking west from Old Road up towards Sackville College the exposed sandstone rock, retaining walls and grassy bank supporting College Road can be seen. The trees and hedges on the boundaries of this character area provide a verdant setting to the cottages providing a contrast to their plain white stuccoed frontages.



15-21 Old Road

6.70 The cottages are designed with plain

Negative Features and Issues

Negative Features	Issues
<p>The following negative features were identified during the survey work for the Appraisal:</p>	<p>The principal issues which need to be addressed by the Management Proposals are:</p>
<ul style="list-style-type: none"> • There is some evidence of unsympathetic changes to buildings in the Conservation Area such as the use of UPVC windows and overly large dormers. 	<ul style="list-style-type: none"> • Changes are needed to the existing Conservation Area boundary to protect the historic character and appearance of the Conservation Area; to rationalise boundaries so that they follow clearly defensible features; and to statutorily confirm boundary changes made previously.
<ul style="list-style-type: none"> • There are a few shops in the Conservation Area that have modern shopfronts with an uniform appearance, overly large fascia boards, and heavy glazing bars. 	<ul style="list-style-type: none"> • Unlisted buildings that make a positive contribution to the Conservation Area are vulnerable to possible loss and need to be protected.
<ul style="list-style-type: none"> • A number of the rear service yards at the western end of the Conservation Area are run-down in appearance. There is a general lack of repairs and a proliferation of extractor and air conditioning units along with unsightly commercial wastebins and external storage of materials. 	<ul style="list-style-type: none"> • There is a need to control minor alterations such as changes to windows, doors and to shopfronts.
<ul style="list-style-type: none"> • There is a proliferation of wastebins on the southern side of Middle Row and in the pedestrian lane where the properties on the northern side of the High Street back onto the churchyard. 	<ul style="list-style-type: none"> • Site Specific improvements are needed in some of the rear backyards and service yards at the western end of the High Street.
<ul style="list-style-type: none"> • Vans and lorries parked up on pavements making service deliveries. 	<ul style="list-style-type: none"> • There is need to ensure that buildings do not remain vacant and that buildings are kept in good repair.
<ul style="list-style-type: none"> • The amount of traffic passing through the Conservation Area. 	<ul style="list-style-type: none"> • Consideration needs to be given to helping to maintain the vibrancy and competitiveness of the shops in the High Street.
<ul style="list-style-type: none"> • The new development at Queens Walk dominates views on the western approach to the Conservation Area. 	<ul style="list-style-type: none"> • The issue of the proliferation of domestic and commercial wastebins needs to be addressed in some parts of the Conservation Area and so that this issue is not exacerbated.
<ul style="list-style-type: none"> • Cromwell House is currently vacant and has a general lack of maintenance. There are also other properties that are in need of maintenance and repair. 	<ul style="list-style-type: none"> • Consideration needs to be given to ways of reducing the impact of traffic in the Conservation Area and the effect of delivery lorries parked up on pavements.
	<ul style="list-style-type: none"> • The setting of the Conservation Area and views to and from the church and Water Tower needs to be protected.

PART B - MANAGEMENT PROPOSALS

Introduction to Management Proposals

- 7.1 The designation of a Conservation Area should not be an end in itself as Section 71(1) of the Planning (Listed Buildings and Conservation Areas) Act requires that the District Council periodically reviews its Conservation Areas and publishes proposals for their preservation and enhancement.
- 7.2 Part A of this document has assessed the character of the East Grinstead Conservation Area and through this process has identified a number of issues affecting its special architectural and historic interest.
- 7.3 Part B of this document, the Management Proposals sets out a number of measures to address these issues and to preserve or enhance the special character of the Conservation Area. These include proposed boundary changes, ideas for enhancement and development opportunities.
- 7.4 The measures that have been identified from the appraisal process and consultation with stakeholders are a series of recommendations for future action through a partnership of the respective Town, District and West Sussex County Councils. Following consultation on the Appraisal Document with the wider community, other actions may also be identified which will be considered for inclusion in the final document. Some of the proposals will depend on additional funding being made available and it is hoped that through a partnership between various interested parties that improvements and enhancements can be achieved.

1. Designations

1a) Conservation Area boundary Review

- 7.5 The existing Conservation Area boundary follows very closely the medieval extent of the original planned town. This is a very robust area with a distinctive, predominantly commercial character and very different to the residential Victorian suburbs that surround it. Accordingly, there is no reason to significantly alter the boundary of the Conservation Area apart for some minor rationalisation of the boundary at the northern and western edges. In addition changes made to the Conservation Area boundary in 2003, while designated through the Mid Sussex Local Plan and identified on its Proposals Map, were not statutorily confirmed. The proposed boundary review carried out as part of this Appraisal provides the opportunity to regularise the situation and formally approve these changes.

- 7.6 It is proposed to include the following areas within the Conservation Area:

i. 5-13 London Road, 8-10 London Road and the yards and buildings at the rear of 5-23 High Street.

Reason

- 7.7 The buildings on corners and the intersection of where London Road, West Street and the High Street meet have been included in the Conservation Area largely to protect the setting of the medieval High Street as well as to include some notable and attractive historic buildings. However, the boundary to this part of the Conservation Area is inconsistent as it cuts through the parades of shop either side of the top end of London Road which are all of a similar age, date and character. It is therefore proposed to rationalise this boundary to include the whole of the parade and for the boundary to follow a defensible

feature at each end.

7.8 It is also considered that the boundary to the north of the High Street has been drawn too tightly and should include some of the rear yards and what were the former Portlands associated with the burgage plots of 5-23 High Street. Part of this rear area can be seen in views from the High Street. Future development in this locations has the potential to impact on the character and appearance of the Conservation Area. Inclusion of this area will rationalise the boundary of the Conservation Area in this location and will protect its historic character and appearance.

ii. The yard at the rear 33-39 High Street to include Crown Lodge and East Grinstead Museum in Cantelupe Road.

Reason

7.9 It is proposed to include the yard at the rear of 33-39 High Street, which also contains the new Museum as well as Crown Lodge. This area was originally part of the Portlands of the buildings in the High Street. The Museum was constructed in 2006 to the designs of MG Architects. It is a high quality contemporary designed building with large blue and yellow panels that fits neatly into this corner and adds interest to this part of the town. It won a Mid Sussex Design Award in 2009 for its innovative and environmentally friendly design. Crown Lodge, which is located in the same yard, is an attractive Victorian building that has a distinctive Oriel window on its corner. Clear views are afforded from Cantelupe Road across this yard to St Swithun’s Church. The inclusion of this area will protect the historic character and appearance of the Conservation Area.

iii. The Vicarage and outbuildings Church Lane

Reason

7.10 While the current vicarage is a fairly modern building, it is attractive in appearance and its spacious grounds and traditional outbuilding has historic association with the church forming its former Glebelands. Historic brick boundary walls surround the site and there are very clear views of St Swithun’s Church across the site from Church Lane and St Swithun’s Close. The inclusion of this area will protect the setting of the church the boundary walls and the historical association of this land with it.

iv. Land at the rear of 8-14 High Street and the row of cottages 7-17 Ship Street

Reason

7.11 In 2003 the Proposals Map for the Mid Sussex Local Plan amended the boundary of the Conservation Area at the rear of the southern side of the High Street to follow recognised features and to include the rear yards behind nos 8-14 High Street. It also included the row of cottages in Ship Street. While these changes were made through the Local Plan process they were not statutorily confirmed. The proposed boundary review carried out as part of this Appraisal provides the opportunity to regularise this situation when the other proposed boundary changes are formally confirmed.

RECOMMENDED ACTION 1

Designate the four additional areas, identified on Map 4 - Proposed changes to the Conservation Area Boundary, as part of the East Grinstead Conservation Area.

1b) Locally Listed buildings

7.12 As part of the Appraisal process, buildings that are unlisted but make

a positive contribution to the character of the Conservation Area have been identified on Map 2 - Townscape Appraisal Map. As a result their conservation is a material consideration in any planning decisions.

- 7.13 Should the Council decide to prepare a List of Buildings of Local Architectural or Historic Interest (i.e. buildings, features or gardens which although not designated in the national context, are nonetheless important to local distinctiveness or for local associations), it follows that the buildings and features identified on Map 2 - Townscape Appraisal Map as making a positive contribution to the character of the area are likely to meet several of the selection criteria set out in the List of Local Buildings of Architectural or Historic Interest and should be added to this.

RECOMMENDED ACTION 2

The buildings identified on Map 2 - Townscape Appraisal as making a positive contribution to the character of the Conservation Area should be added to the MSDC list of Local Buildings of Architectural or Historic Interest if one is prepared.

2. New Development

- 7.14 There are relatively few opportunities for new development in the Conservation Area as a result of the high quality, fine grain townscape and the predominance of listed buildings. However, there are some limited opportunities in some of the rear service yards. Any new development in these areas should follow the general advice set out in Appendix 1 of this Appraisal - Guidance on the Design of New Development. In particular it should respect existing boundaries, protect the setting of listed buildings and other historic buildings, reproduce the historic form of development in this location, be secondary to the scale of the main High Street buildings and preserve important

views.

- 7.15 It is important that new development also respects the setting of the Conservation Area and that views to and from the Conservation Area and the important landmark buildings of St Swithun's Church and the Water Tower, particularly distant ones from the south, are protected. For instance the new development at Queens Walk now dominates some of the views at the western edge of the Conservation Area from Judges Terrace and on the approach to the Conservation Area from the West. In order to address this the Appraisal Document contains Design Guidance that contains advice on appropriate design of buildings within the setting of the Conservation Area.

RECOMMENDED ACTION 3

MSDC will ensure that new development in the Conservation Area, and within its setting, reflects the design advice contained in Appendix 1 of this Appraisal.

3. Cumulative impact of minor alterations

- 7.16 The loss of architectural details and replacement of windows or shopfronts, individually might be viewed as relatively minor alterations. However, where an area is affected by multiple changes taking place in an un-coordinated and piecemeal way, this can result in a cumulative negative impacts. This waters down the perception of the area's special interest and the quality of its historic character.
- 7.17 The majority of the buildings in the Conservation Area are shops, offices and flats and therefore require planning permission for any change to the building that affects its character and appearance, including changes to shopfronts, windows and doors and in some cases painting buildings. Owners of buildings that are listed also need to apply for Listed

Building Consent. Owners of properties wishing to know whether any proposed changes requires Listed Building Consent or Planning Permission should contact MSDC's Planning Department.

3a) Changes to Windows and Doors

- 7.18 A few buildings in the conservation have introduced UPVC Windows at first floor level and at the rear of the properties which are not in keeping with the traditional appearance of the historic buildings.
- 7.19 Original sash casement for 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.
- 7.20 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.
- 7.21 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/imagesbooks/publications/traditional-windows-carerepair-upgrading/>
- 7.22 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.
- 7.23 Original front doors and their furniture should be conserved as they make a strong contribution to the character of period houses.

RECOMMENDED ACTION 4

MSDC will ensure that any proposals for changes to windows and doors are carried out in a sympathetic manner, using traditional materials and detailing and any breaches of Planning control are enforced against.

3b) Shopfronts



Attractive shopfront



Shopfront with oversized fascia

- 7.24 The Conservation Area includes many well preserved historic shopfronts, as well as sensitive replacements. Particularly notable examples are listed in the main section of the appraisal document and on Map 2 - Townscape Appraisal Map.
- 7.25 MSDC will be producing a Shopfront Guidance Supplementary Planning Document (SPD) to help guide and

secure improvements to shopfronts and to advise owners on the correct methods of restoration and repair. Additionally, the Retailers' Shop Front Improvement Scheme, a County-wide scheme funded through West Sussex County Council (WSCC) 'LEAP' was piloted in East Grinstead to help improve some of the shopfronts in the town. The funding provided for grants to improve and enhance their shop fronts, with up to £4,000 offered to the total improvement costs.

- 7.26 Commercial advertising and signage is generally well controlled in the Conservation Area, mainly because the majority of the buildings are listed, although poorly detailed examples do remain, many of them of some years standing.
- 7.27 The retention and enhancement of these historic shopfronts is one of the key objectives of this Conservation Area Appraisal as is the encouragement to improve or replace those that with oversized fascias or have inappropriate modern shopfronts with a more traditional design. The loss of historic shopfronts should be strongly resisted.

RECOMMENDED ACTION 5

MSDC will ensure that: traditional shop fronts are retained; breaches of Planning Control or Advertisement Consent are enforced again; and that any proposals for changes to shopfronts reflect the advice contained in the forthcoming MSDC Shopfront guidance SPD.

4. Site Specific Improvements

Backyards/Service yards

- 7.28 As explained in the main appraisal document some of the rear elevations and back service yards of the properties at the western end of the High Street, are generally less attractive and more

rundown in appearance compared to those at the eastern end. In some cases there is a general lack of repairs and investment in buildings, poorly designed new extensions or alterations, a proliferation of extractor fans, air conditioning and industrial ventilation units, unsightly commercial wastebins and external storage of materials. This is leading to the erosion of the overall authenticity and special interest of the Conservation Area resulting in the façades of buildings becoming the only qualitative element of this part of the High Street.

- 7.29 It is important that further erosion of the Portlands and the poor appearance of some of the rear areas of buildings is addressed.

RECOMMENDED ACTION 6

MSDC will ensure that any new development proposals in the rear service yards reflects the design advice contained in Appendix 1 of this Appraisal; enforce against any breaches of planning control; and encourage owners to ensure these areas are kept tidy and free from clutter.

Vacant Buildings and Buildings in Need of Maintenance and Repair

- 7.30 Cromwell House Grade II* Listed on the southern side of the eastern end of the High Street has been vacant for over a year and now has a rundown appearance due to a lack of maintenance and is in need of some repairs. There are a few other buildings in the Conservation Area that also lack maintenance and may need repairs. Vacancy, a lack of maintenance and consequent decay are issues that this Conservation Area Appraisal wishes to prevent. Advice on undertaking appropriate repairs to traditional buildings is set out in Appendix 2 of this Appraisal.

RECOMMENDED ACTION 7

MSDC will work with the owner of Cromwell House to address why this building remains vacant. As a Grade 2* Listed building consideration may need to be given to proposing to Historic England that it is put on their Buildings At Risk Register. Should buildings as a result of being left vacant or for other reasons fall into disrepair the Council will consider serving an Urgent Works or Repairs Notice on the owners where necessary.



Unsightly waste bins at rear of Middle Row



View south of Church at unsightly waste to rear of High Street

5. Waste Management

7.31 The siting of unsightly domestic wastebins in the High Street, particularly at the rear of Middle Row, has been raised as an issue in the Conservation Area. It is also an issue at the rear of the northern side of the High Street which is open to view from the Church and churchyard. Middle

Row does not have any suitable outside areas to site these bins and currently the only option, apart from storing waste internally, is placing the wastebins on the highway. The properties which back onto the churchyard also do not have any rear yards to store these bins and instead they are placed along the footpath. This issue needs to be addressed as it creates an untidy and unsightly appearance in parts of the Conservation Area to the detriment of the overall high quality of the area.

RECOMMENDED ACTION 8

MSDC to explore options with the Town Council and the Highway Authority regarding how the waste bins can be accommodated sympathetically in the High Street.

MSDC will ensure that any applications for new residential or commercial development in these areas makes appropriate provision for the suitable storage of wastebins.

6. Town Centre Management

7.32 The character of East Grinstead Conservation Area is shaped by the many high quality independent shops found in the High Street. The retention and expansion of these shops is critical in ensuring the town’s vibrancy, vitality and competitiveness through providing a distinctive offer, that is attractive to local people, and visitors and is different to that found in surrounding towns and villages.

7.33 MSDC will therefore explore the possibility of creating a Business Improvement District (BID) in East Grinstead Town Centre, including the Conservation Area. A BID is a business led and business funded body which aims to improve the aesthetic and trading environment of its allocated area. BIDs are funded by a business levy, payable by all businesses within the boundary (between 1% and 1.5% of rateable value). This this money

is then re-invested into projects that directly benefit the area and businesses. The BID will need to identify a suitable boundary for the improvement area and gain support from traders.

- 7.34 The BID management programme could include measures to improve the promotion and marketing of the town centre as part a pro-active approach to encouraging visitors and shoppers. Support to the existing small market in the High Street could also be provided to increase its size and frequency, including providing the opportunity for themed markets, as these can bring life and vitality and provide a shopping choice for people. Possible markets include farmer's markets, French and German markets, organic, flea, antiques, plants and flower markets.

RECOMMENDED ACTION 9

MSDC to explore the possibility of the potential to create a Business Improvement District (BID) in East Grinstead Town Centre to help maintain and improve its vitality and viability. This will involve exploring an appropriate boundary for the improvement area, and the opportunities to implement a BID.

RECOMMENDED ACTION 10

MSDC to explore with the Town Council and West Sussex County Council the potential for further improvements to: reduce the impact of traffic in the High Street; and to investigate the potential for additional pedestrian crossing points.

MSDC to investigate with the Town Council and West Sussex County Council options for managing service deliveries in the High Street.

7. Traffic Management

- 7.35 A series of public realm Improvements were carried out in the High Street in late 1990's/early 2000 which help to slow down traffic in the High Street. However the High Street still suffers from the amount of traffic passing through it and from numerous delivery lorries parked up on the pavements. Its also difficult for pedestrians to cross the roads. These issues could be improved by exploring the potential for further improvements to reduce the impact of traffic in the High Street, introduce additional crossing points, and restricting service deliveries to specific times of the day.

Sources of information

D H Miles and M J Worthing East Grinstead, West Sussex Dendrochronology Project – Vernacular Architecture 32 (2001) and Vernacular Architecture 34 (2003)

M J Leppard – A History of East Grinstead (2001)

M J Leppard – 100 Buildings of East Grinstead (2006)

J W Warren - Wealden Buildings studies in Kent, Sussex and Surrey (1990)

P D Wood - The Topography of East Grinstead Borough (Sussex Archaeological Collections Vol CVI) (1968)

R B Harris (2007) – East Grinstead Historic Character Assessment Report – Sussex Extensive Survey (2005)

R Harris – Discovering Timber framed Buildings (2013)

R T Mason – East Grinstead Notes on its Architecture (Sussex Archaeological Collections Vol LXXX (1939)

APPENDIX 1

Guidance on the design of new development

1 INTRODUCTION

- 8.1 District Plan Policy DP26: Character and Design sets out a series of design principles that new development must adhere to and policies DP34 and DP35 set out the policy requirements relating to listed buildings, other heritage assets and Conservation Areas.
- 8.2 MSDC has also commissioned the production of a Design Guide that will cover the whole of the District and which will provide general guidance on the form that new development should take.
- 8.3 The design guidance below provides more detailed guidance that seeks to address specific design issues in the Conservation Area.
- 8.4 All proposals for development in the Conservation Area should refer to the relevant policy and design guidance advice.
- 8.5 The emphasis in any new development, extension or alterations in the Conservation Area is to provide a high quality of design. This will more usually be a traditional design in the local vernacular which fits more sympathetically into the existing historic townscape, but in appropriate circumstances it might be an innovative but contextual modern design, providing a contemporary statement.
- 8.6 However, all new development in the Conservation Area, whether traditional or modern, should carefully consider the prevailing form of existing development, taking into account scale, density, height and massing. These elements may be used to set out the basic form of the new building(s), including roof shape, roof pitch, height, depth of plan and, most

importantly, the relationship of the new buildings to existing surrounding buildings and to the street. These elements are all controlled by the context of the existing surrounding historic environment.

2 THE NEED FOR CONTEXTUAL DESIGN

- 8.7 East Grinstead has evolved over many centuries and has a fine collection of buildings with examples from most centuries many of which are listed. New development should respect this heritage, reflect local character and be of a high quality.
- 8.8 Most development opportunities within the East Grinstead Conservation Area will be on enclosed backyards or service yards where the 'context' – the surrounding positive buildings and the form of historic plot development – may be obvious but still needs to be acknowledged. Therefore, for most sites a more traditional approach should be taken where new development respects the existing historic townscape. However, there will be some sites where a well designed, modern building is likely to be acceptable, but only where the new building responds to its immediate environment, in terms of scale, density, and general form. Materials and detailing must also be carefully considered.
- 8.9 All applicants for planning permission must include within their 'Design and Access Statement' explanation for the design decisions that have been made as the scheme has developed as well as showing how the building relates to its context.

3 URBAN GRAIN

- 8.10 The 'urban grain', or form of historic development, is particularly important in the Conservation Area, where the tight urban grain, including the largely hidden rear yards and Portlands provides a townscape of great individuality. Sadly,

within the setting of the Conservation Area, modern development has not followed historic precedents and large, bulky buildings sit awkwardly next to the historic townscape. Examples include Waitrose Supermarket and the Library and the recent development at Queens Walk.

- 8.11 Proposals for new development therefore must include a detailed analysis of the locality and demonstrate that there is a full appreciation of the local townscape and how it has developed, including prevailing building forms, materials and plot ratios. This is particularly important on 'backyard' sites where new development must always be secondary in character to the more important primary buildings facing the main street. Large, bulky buildings are unlikely to be appropriate, where a smaller, more domestic scale predominates.

4 SCALE AND DENSITY

- 8.12 Scale is the combination of a building's height and bulk when related to its surroundings. The scale of any development should respect surrounding development. However, some modest changes in scale may actually be advantageous, as this reflects the variety of form in the Conservation Area where the buildings have developed individually for a variety of functions over a long period of time. For such schemes, the applicant must provide accurate elevations of the surrounding buildings, with proposed and existing dimensions, showing how the new development will relate to them.
- 8.13 Density is the amount of development (measured in terms of floor space or number of housing units) related to the site area it occupies. In practice, it is the combination of density with layout, landscaping and other factors which determines the quality and 'feel' of new developments. Proposals within the

Conservation Area will need to take account of existing densities within the Conservation Area, consider how the area has developed over time and recognise the differences in building form which can be attributed to different periods.

5 HEIGHT AND MASSING

- 8.14 Within the Conservation Area, there is a hierarchy of buildings according to their original use, which has resulted in the higher prestige buildings being generally taller and more sizeable. This is seen in the Church and Sackville College. Otherwise, the buildings are generally domestic in scale, and although they are varied in detail their general height and bulk is common, unified further by a common relationship to the street.
- 8.15 New development should reflect this hierarchy, and generally, the height of new development should match the adjoining buildings, although allowing for the inevitable variations in height and bulk which are natural to historic towns. This usually means two or three storeys, with lower heights in backyard sites.
- 8.16 Massing is the combination of the scale of the development, its layout and its site coverage. For larger schemes, poor massing and over-intensive development leads to the creation of overshadowed areas, with poor quality spaces between the buildings. However, the majority of redevelopment sites in the Conservation Area will be modest in size, mostly limited to backyard areas therefore perhaps only large enough to accommodate one or two buildings at the most and the issue of massing is less relevant than scale, density and height.

6 APPEARANCE, MATERIALS AND DETAILING

- 8.17 Once this basic framework of height, scale and density has been established and the general form and siting of the

building agreed, the actual appearance of any new building may be either traditional or modern, providing some opportunities for a good designer to experiment with new materials and details.

- 8.18 Where a more traditional approach is appropriate, the Council will expect new buildings which are designed in a traditional form within the Conservation Area to be detailed in a manner appropriate to the historic setting. Roofs should be pitched and covered in handmade clay tiles, or natural slate. Local features such as gables, full or half hips may be suitable. Dormers and rooflights should be modestly sized. Walls will usually be brick, tile-hung or weather-boarded. Occasionally, traditional feather-edged boarding (not modern ship-lap) might be appropriate, especially on rear elevations. This can be painted or stained an appropriate colour. Painted brick or render are more modern alternatives, which may occasionally be appropriate. The inclusion of small decorative details, such as string courses, shaped cills or lintels, recessed panels and other features can add interest and a sense of place but must be based on local precedent and used correctly.
- 8.19 Windows should be timber, painted not stained. Their design should reflect local styles, usually simple side-hung casements or vertically sliding sashes or Oriel windows. If windows are to be double glazed, then these must be carefully designed. Avoidance of glazing bars (which can otherwise be far too thick and heavy in appearance) can assist in achieving a satisfactory solution. In all cases joinery details must be submitted with planning applications. Modern top-hung lights and modern materials, such as UPVC or aluminum, are generally unacceptable in the Conservation Area. Windows should almost always be set into the surrounding wall, rather than flush. Front doors should also be painted timber, again reflecting local historic styles.

7 EXTENSIONS TO EXISTING BUILDINGS

- 8.20 Extensions to existing buildings require a similar approach to more major schemes in that they must take into account the prevailing forms of development, complement the form and character of the original house and use high quality materials and detailing. For listed buildings this is particularly important. Design should be of high quality, whether modern or traditional. Roof lines, roof shape, eaves details, verge details and the creation of new chimneys are important considerations. Extensions should not overlook neighbouring properties, lead to an unacceptable loss of rear space, or result in the loss of historic plot boundaries. Almost always extensions should not dominate the original building.

8 BOUNDARY TREATMENTS

- 8.21 Traditionally, most boundaries in the Conservation Area are defined by sandstone and brick walls. It is important that local materials and detailing are used and new boundaries following the historic precedent of brick to help development to fit in to its context. Modern alternatives, such as concrete blocks, ranch-style timber fencing, or post-and-rail type fencing are not acceptable. Therefore, where required, new boundaries should utilise traditional material.

9 PROTECTING THE SETTING OF THE CONSERVATION AREA

- 8.22 It is important that new development respects the setting of the Conservation Area and that views to and from the Conservation Area and the important landmark buildings of St Swithun's Church and the Water Tower, particularly distant ones from the south, are protected.
- 8.23 New development should also reflect the characteristic fine grain and a strong

vertical rhythm of the Conservation Area. Where large floor plates are required, such as for larger shops and structured car parking, fine grain development should be wrapped around these structures.

APPENDIX 2 – Principles for Repairs to Traditional Buildings

- 8.24 The purpose of repair is to stop the process of decay without damaging the historic, architectural, or archaeological significance of the building. This generally means carrying out the minimum work necessary to put the building into a sound condition.
- 8.25 The replacement of historic fabric and features can undermine the historic significance of a building. Contractors who have the right building skills can usually repair decayed or failed components rather than having to replace them.

Minimise changes

- 8.26 Altering features that give the building its historic or architectural significance should be avoided. If architectural features have already been lost, there may be a case for reinstatement providing that there is good evidence for their former existence.

Use suitable methods and materials

- 8.27 The use of authentic material helps to retain the character of historic buildings and in turn supports traditional industries and vital craft skills. A key feature of traditional buildings is the use of 'permeable' materials in their construction. Coupled with the good ventilation inherent in most traditional buildings, they allow moisture to escape without causing damage to the building fabric. Serious damage can result from the use of incompatible materials that restrict this ability of the building fabric to handle moisture.

Respect historic repairs or changes

- 8.28 Repairs or additions made in the past may be of historic interest and are worth retaining.

Modern materials

- 8.29 Modern materials, such as stainless steel ties or resin repairs, can in some cases be the best solution if they allow more historic fabric to be retained than traditional repair methods. This can aid future interpretation of the building's history. They may also avoid the need to dismantle parts of the building.

Repairs to Timber-framed buildings

- 8.30 Traditional timber-frame construction in England is primarily of oak. Apart from natural aging due to weathering, most timber-frame problems result from excessive moisture getting into joints leading to rot and ultimately structural failure of components. In addition, the use of cement-based fillings to joints and coatings to panels can both result in accelerated timber decay. This is aggravated by fungal and insect attack because the impervious work is unable to release moisture quickly.
- 8.31 Insect attack is usually historic and the use of chemicals is rarely necessary. It is also unusual for the attack to be serious enough to result in structural failure of a component. Improved ventilation and the eradication of dampness are the best ways of avoiding such problems. Inspections should aim to locate any active infestation.
- 8.32 Distortion and movement are common in timber frames and contribute to much of a building's character. It occurs because moisture and temperature changes are greater in timber frames than in earth or masonry walls. Like roof trusses, the

various members and associated joints constantly absorb and distribute the stresses and strains of imposed loadings. Different types of joint were designed for different purposes; mortice-and-tenon joints are more efficient in compression than in tension; simple half-lap joints are poor at bending.

- 8.33 Distortion may also be the historic response to loading of timbers that were green (fresh) when erected. Once settled into position frames can regain acceptable stability. A distorted frame should not be forced into square without professional advice because this can cause damaging stress to the joints. The condition of joints is a major determinant of the stability of an existing timber-framed structure. Any suspect areas should be monitored for movement by using tell-tales or periodic measurements. Excessive distortion may be an indication of more significant structural problems.
- 8.34 The success of repairs depends on understanding how the structural frame functions, how it developed and its condition before repairs are undertaken. Only when an analysis of this kind has been completed is it possible to take informed decisions about repair, including whether or not to dismantle a frame. While dismantling may be the simplest way to repair joints and members, it should be a last resort because the operation risks a greater loss of historic fabric than in-situ repair.
- 8.35 Before timbers are replaced, they should be inspected and assessed for decay so that all damaged areas can be repaired. Traditional repairs should be carried out by cutting out and inserting new sections of matching timber using joints similar to those used in the original construction of the building. The aim should be to replace the minimum amount of historic timber necessary by splicing in new timber rather than replacing entire members. New timbers always should match the existing

– for example oak heartwood for oak. Sourcing suitable sections of elm can now present problems, particularly for large members. If home-grown or imported elm cannot be found, then oak will be the best option. Ash is rarely found as a structural timber.

Infill panels

- 8.36 Wattle-and-daub infill is generally resilient to impact but can become loose once cracked. Lime-washing is a highly effective way of sealing minor cracking; its permeability also makes it the best means of protecting wattle and daub from the elements. Limewash should be applied to a wetted surface to avoid suction and be protected if rapid drying is likely. A minimum of three coats are recommended.
- 8.37 Cracking around and within the panel face can be repaired with a dry daub or a fine lime-plaster mix depending on the size of gaps. Minor repairs are relatively simple as long as the wattle and daub remains soundly in place. Similar problems with panels of brick-nogging can be dealt within this way.
- 8.38 The ingress of water, salt contamination, frame movement and poor repairs can all cause severe cracking, crumbling and bulging to panels. Loose material can be removed and re-made as a daub mix, providing it is not salt contaminated, and damaged wattle can be repaired by the insertion of new sticks.
- 8.39 Daub can incorporate various materials including subsoil, lime putty, cow dung, chopped straw and sharp sand. For repairs, barley straw chopped to a maximum length of 150mm is a better and softer alternative to wheat straw. Mixing must be thorough and a pug mill is best for this. Mixing must be thorough and the daub mix will need to be trodden beaten and chopped for about half an hour.

Glossary

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

Arched bracing – large curved diagonal braces rising from post to plate.

Bargeboard - Projecting board, usually of wood and often carved or fretted, placed against the incline of the gable of a building to cover and protect the ends of the purlins and/or rafters.

Close studded timber framing – closely spaced vertical timbers.

Coping - A course of stones or bricks laid on top of a wall.

Cornice- A projecting ornamental moulding along the top of a building or wall. Strictly the uppermost portion of an entablature in Renaissance architecture.

Cross-casement window - A casement window (hinged at the side) with one transom and one mullion dividing the window into four panes.

Cross-sash window - Similarly a sliding sash window with one transom and one mullion.

Dendrochronology - the scientific way of calculating dates and the age of buildings by counting the rings that appear inside the construction timber.:

Dentil course - A course of brickwork featuring alternate projecting headers in the cornice or string course.

Doorcase - The complete door assembly including, doorjamb, door head, door lining, door posts, architraves, pilasters, transoms, fanlight and door.

English bond - A brick bond in which alternate courses are composed entirely of stretchers and headers.

Façade - The face or elevation of a building,

usually referring to the front elevation which contains the main entrance and addresses the street or a courtyard.

Fanlight - Semi-circular window with sash bars arranged like the ribs of a fan. More generally used to describe any window above a door transom.

Finial - A vertical ornamental feature at the top of a gable, cupola, canopy or at the end of a pitched roof.

Flemish bond brickwork - a brick bond which shows, in every course, alternating headers and stretchers.

Frieze - A horizontal band forming part of an entablature of a classical building between the architrave and the cornice. More usually used to describe a band of decoration running along a wall just below the ceiling.

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

Gabled dormer - A window for a room within a roof space that is built out at right angles to the main roof and has its own gable. Variations are a square headed dormer and a hipped dormer.

Gauged brick arch - A shallow brick arch. Bricks are formed to a tapered shape necessary to form an arch with neat jointing.

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

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

Hipped roof - A roof with sloping ends and sides.

Jetty or jettying – an upper wall projecting or jutting beyond the wall below forming an overhang often an architectural symbol of wealth status and providing an increase in floor space.

Modillion cornice - An ornamental cornice.

Mullions - Vertical divisions in a window dividing it into two or more 'lights'.

Noggings - Bricks used to fill the spaces between timbers in a timber framed building, often in a herringbone pattern. Noggings can also be in the form of plaster on timber laths.

Oculi - In this context a circular brick feature pertaining to an eye.

Oriel window- A window that projects on brackets or corbels and does not start from the ground.

Parapet - A low wall above the roof gutter partially concealing the roof.

Penticed weatherhood - A projection from a main wall giving protection to a window or door, often in the form of a lean-to tiled roof. From the French appentis meaning appendage.

Pilaster - a representation of a classical column in flat relief against a wall.

Polychromatic brickwork - a style of architectural brickwork which emerged in the 1860s, wherein bricks of different colours (typically brown, cream and red) are used in patterned combination. Early examples featured banding, with later examples exhibiting complex diagonal, criss-cross and step patterns.

Quoin - Stones or bricks used to emphasise the angle of a building, usually larger or a different texture to the other blocks or bricks in the wall and alternately long and short.

Sandstone plinth - A horizontal projecting course or courses of sandstone built at the base of a wall.

Segmental arches -

Stretcher bond - bricks laid with their long side parallel to the length of the wall.

Square door hood - A simple projecting flat

roofed hood above a door opening often covered with lead.

String course - A horizontal band of bricks or stone often carried below windows or at window head height imparting a feature to a building.

Terracotta - Moulded and fired red clay ornament or cladding usually unglazed e.g. a finial.

Tracery – The ribs that divide the top window and formed into patterns often in a gothic idiom

Transom - Horizontal division or cross bar of a window or the member separating a door from a fanlight above.

Vernacular architecture – Traditional architecture employing materials, forms and construction practices that are particular to a region or country.

Wattle and daub –a traditional material forming the infill panel in a timber framed building. Constructed of oak staves that are interwoven with wattles, usually hazel or cleft oak and then daubed or covered on both sides with a mixture of clay, dung and chopped straw. Today they are often constructed of lathes and daubed with lime plaster.

	1300	1400	1500	1600	1700
<u>ROOF TYPES</u>					
	CROWN STRUT / SANS PURLIN				
	SANS PURLIN (NO STRUTS)				
	CROWN POST / COLLAR PURLIN				
	CLASSED PURLIN				
	BUTT PURLIN - COMMON RAFTERS				
	BUTT PURLIN IN LINE - BUTT RAFTERS				
	BUTT PURLIN STAGGERED - BUTT RAFTERS				
<u>WALL FRAMING</u>					
	LARGE PANELS				
	SMALL PANELS				
	CLOSE STUDDING				
	CLOSE STUDDING WITH MID RAIL				
	NO JOINTS TO BAY POSTS				
<u>FLOOR JOISTS</u>					
	JOIST WIDTH 160mm+ (6" +)				
	JOIST WIDTH 100-160 (4"-6")				
	JOIST WIDTH BELOW 100 (4")				
<u>WINDOWS</u>					
	WIND EYES				
	WINDOWS (GLAZED)				
<u>DOOR HEADS</u>					
	DURNS				
	SHAPED BOARDS				

3. **DATING:** Date span of micro features — roof and framing types and other details — in Eastern High Weald.

APPENDIX 4 - Listed Buildings in the East Grinstead Conservation Area

Sackville College – Grade I

Fountain in front of 16 High Street – Grade II

Hampton Cottage, Judges Terrace – Grade II

4 and 4A High Street – Grade II

6 High Street – Grade II

16 High Street – Grade II

22 and 24 High Street – Grade II

26 and 28 High Street – Grade II

34-40 High Street – Grade II

Dorset House, High Street – Grade II

48 and 50 High Street – Grade II

42 and 44 High Street – Grade II

46, 46A and 46B High Street

Dorset Arms Hotel, High Street – Grade II

Amherst House and Annex to West Sackville House, High Street – Grade II

Cromwell House, High Street – Grade II*

The Porch House, High Street – Grade II*

7-11 High Street – Grade II

49A High Street – Grade II

51 and 53 High Street – Grade II

61 and 63 High Street – Grade II

Old Stone House – Grade II*

1 and 2 Judges Terrace – Grade II

Constitutional Buildings, High Street – Grade II

4-12 High Street, Middle Row – Grade II

Crown Hotel, High Street – Grade II

The Old Lock Up, High Street - Grade II

Garden Building at Porch House, High Street – Grade II

Clarendon Cottage, High Street – Grade II

Clarendon House, High Street – Grade II

74 and 76 High Street – Grade II

Windsor Cottage, High Street – Grade II

25 -31 High Street – Grade II

College View (79, 79A and 81 High Street) – Grade II

East Grinstead War Memorial – Grade II

Zion Chapel, West Street – Grade II

3-7 Church Lane – Grade II

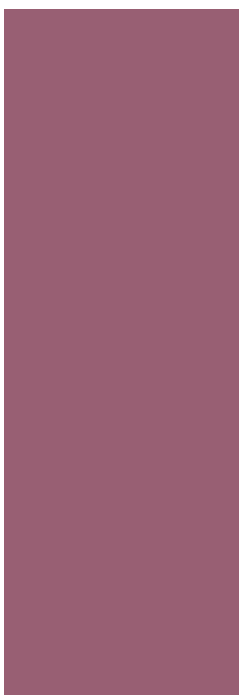
8 Church Lane – Grade II

Water Tower, The Playfield – Grade II

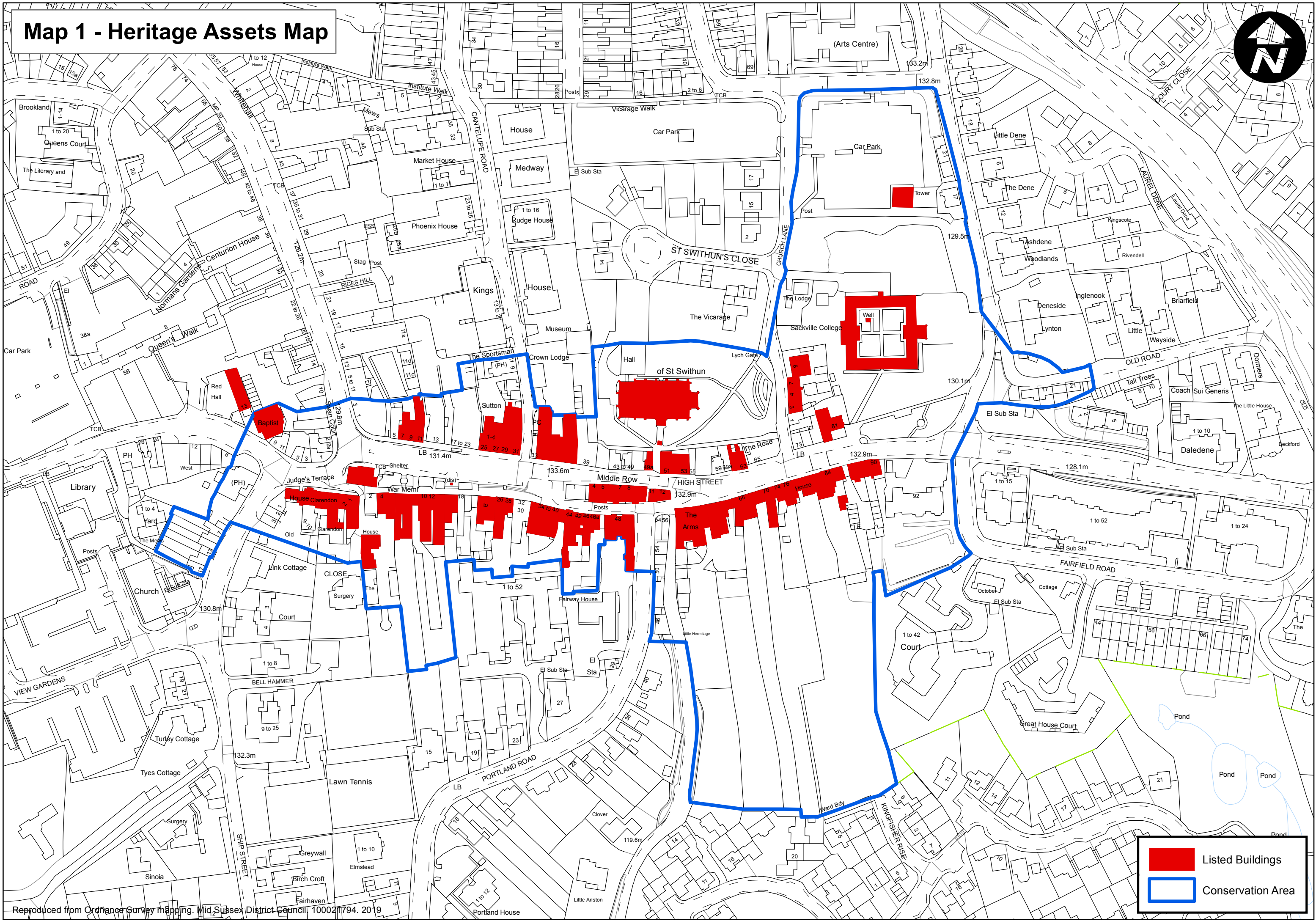
Web: www.midsussex.gov.uk

Email: planningpolicy@midsussex.gov.uk

Tel: 01444 458166

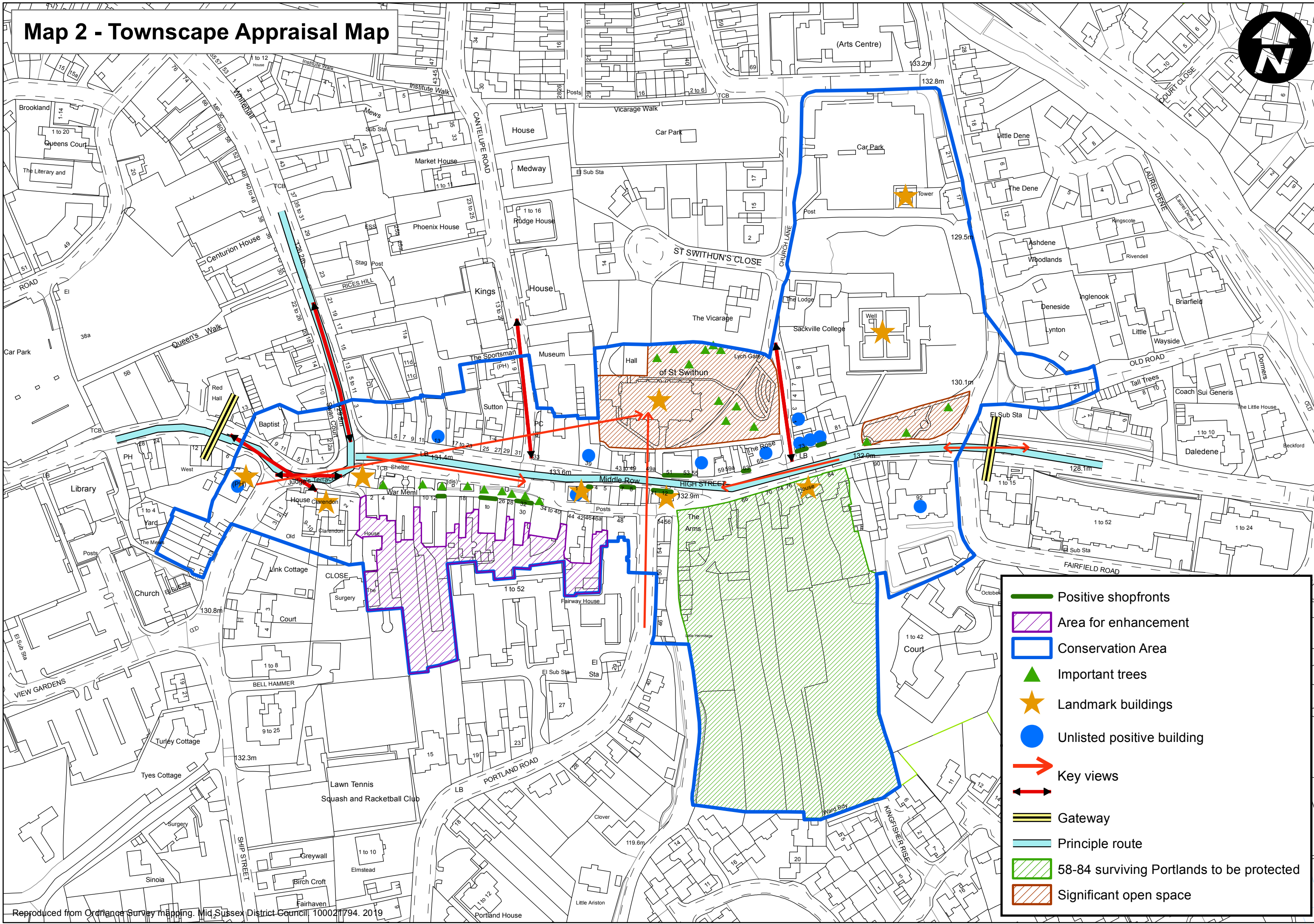









Map 1 - Heritage Assets Map



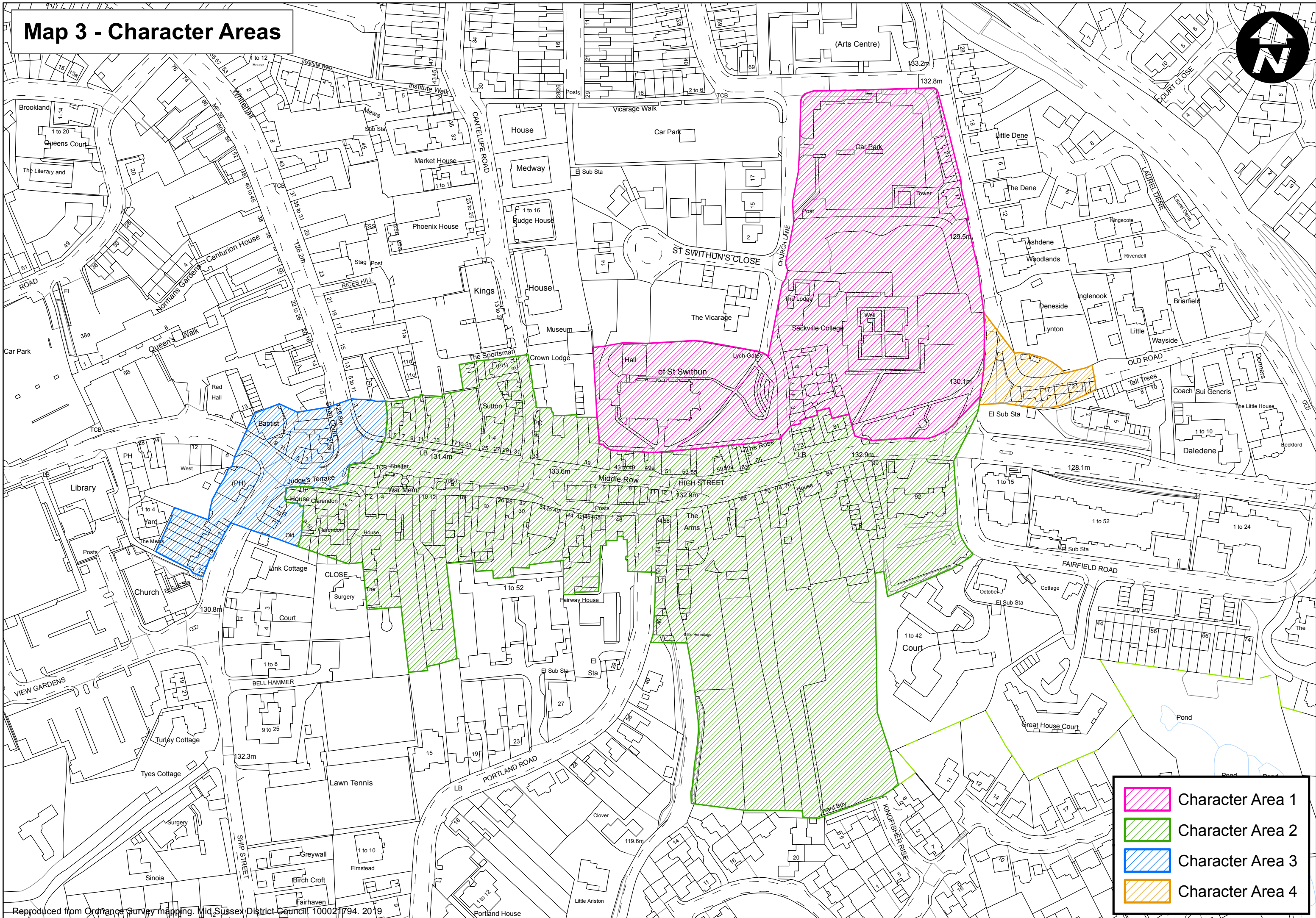
	Listed Buildings
	Conservation Area

Map 2 - Townscape Appraisal Map



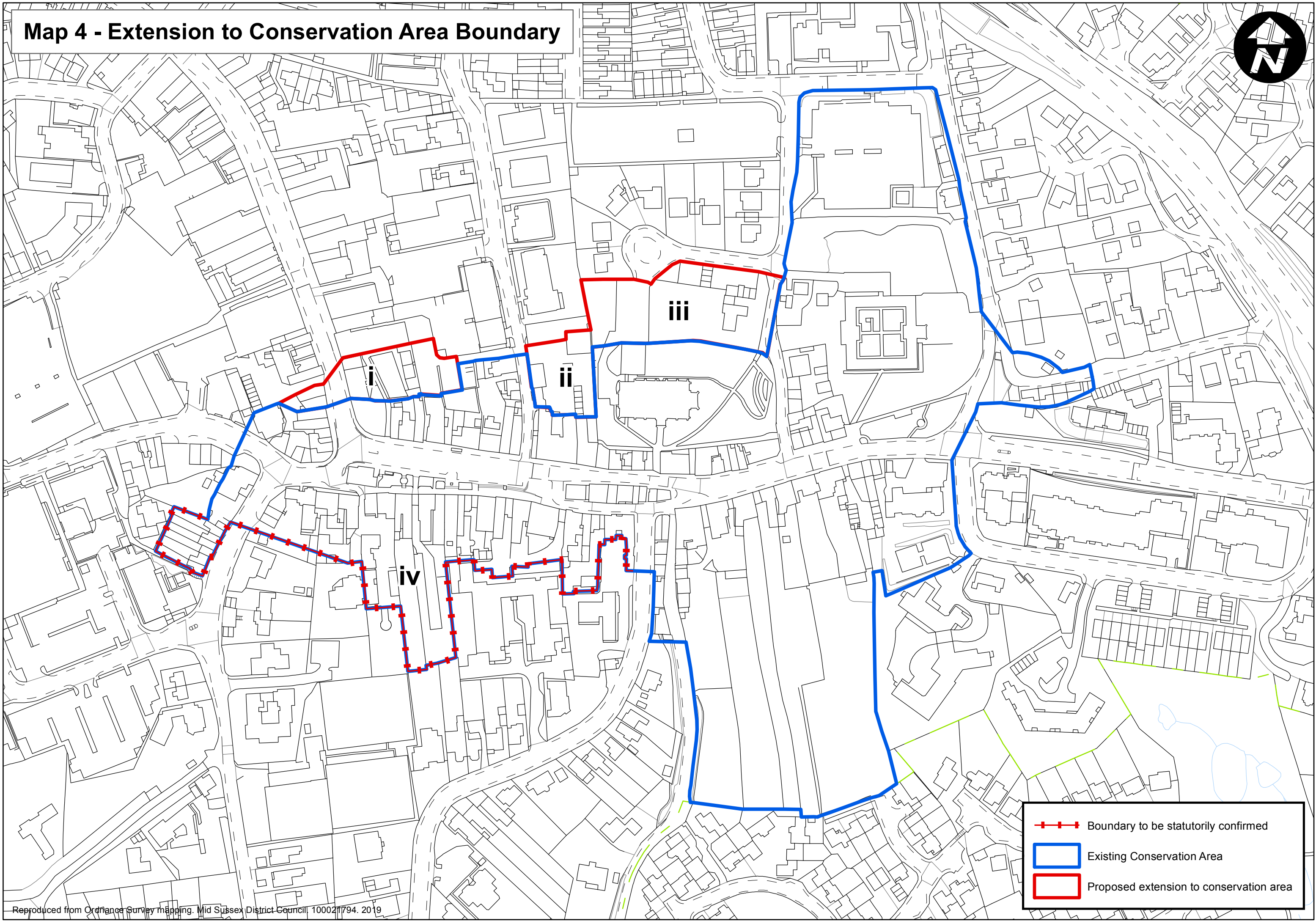
-  Positive shopfronts
-  Area for enhancement
-  Conservation Area
-  Important trees
-  Landmark buildings
-  Unlisted positive building
-  Key views
- 
-  Gateway
-  Principle route
-  58-84 surviving Portlands to be protected
-  Significant open space

Map 3 - Character Areas



-  Character Area 1
-  Character Area 2
-  Character Area 3
-  Character Area 4

Map 4 - Extension to Conservation Area Boundary



	Boundary to be statutorily confirmed
	Existing Conservation Area
	Proposed extension to conservation area