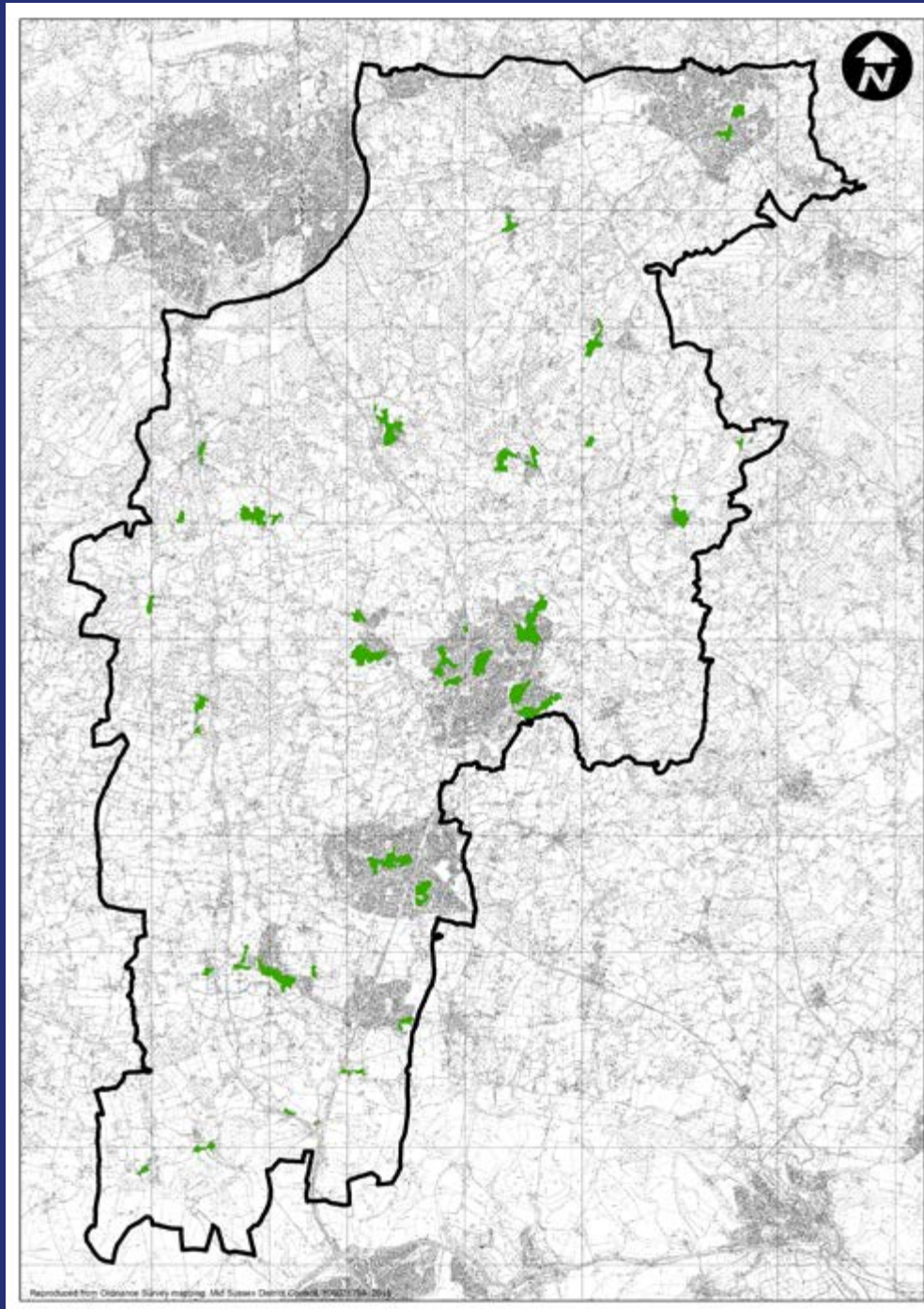


Conservation Areas in Mid Sussex



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

They are designated by Local Authorities under the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Mid Sussex District Council has designated 36 Conservation Areas so far. They were designated between 1969 and 2003, and a few Conservation Areas have had their boundaries amended since the original designation.

This document provides a description and boundary map for each Conservation Area.

The description wording has been taken from the Mid Sussex Local Plan 2004. Although the Local Plan 2004 has now been replaced by the District Plan 2014-2031, it provides a useful summary on the special character and appearance of the Conservation Areas.

The Conservation Area boundaries shown on the maps in this document are the most up-to-date current boundaries. Detailed plans are available to view at the District Council offices.

Mid Sussex District Council has also produced five Conservation Area Appraisals so far which are detailed assessments of the special interest and character of Conservation Areas. These have been indicated in this document where applicable.

Policy DP35: Conservation Areas of the District Plan 2014-2031 sets out how development in Conservation Areas should conserve or enhance its special character and appearance, and the range of activities that contribute to it. Other relevant policies of the District Plan include DP34: Listed Buildings and Other Heritage Assets, and DP36: Historic Parks and Gardens.

This document will be updated as new Conservation Area Appraisals are prepared and as boundary changes to the Conservation Areas are approved.

Further information on Conservation Areas in Mid Sussex can be found at:

<https://www.midsussex.gov.uk/planning-building/conservation-areas/>

Please note: not all the places in the photographs included in this document are within Conservation Areas.

Conservation Area

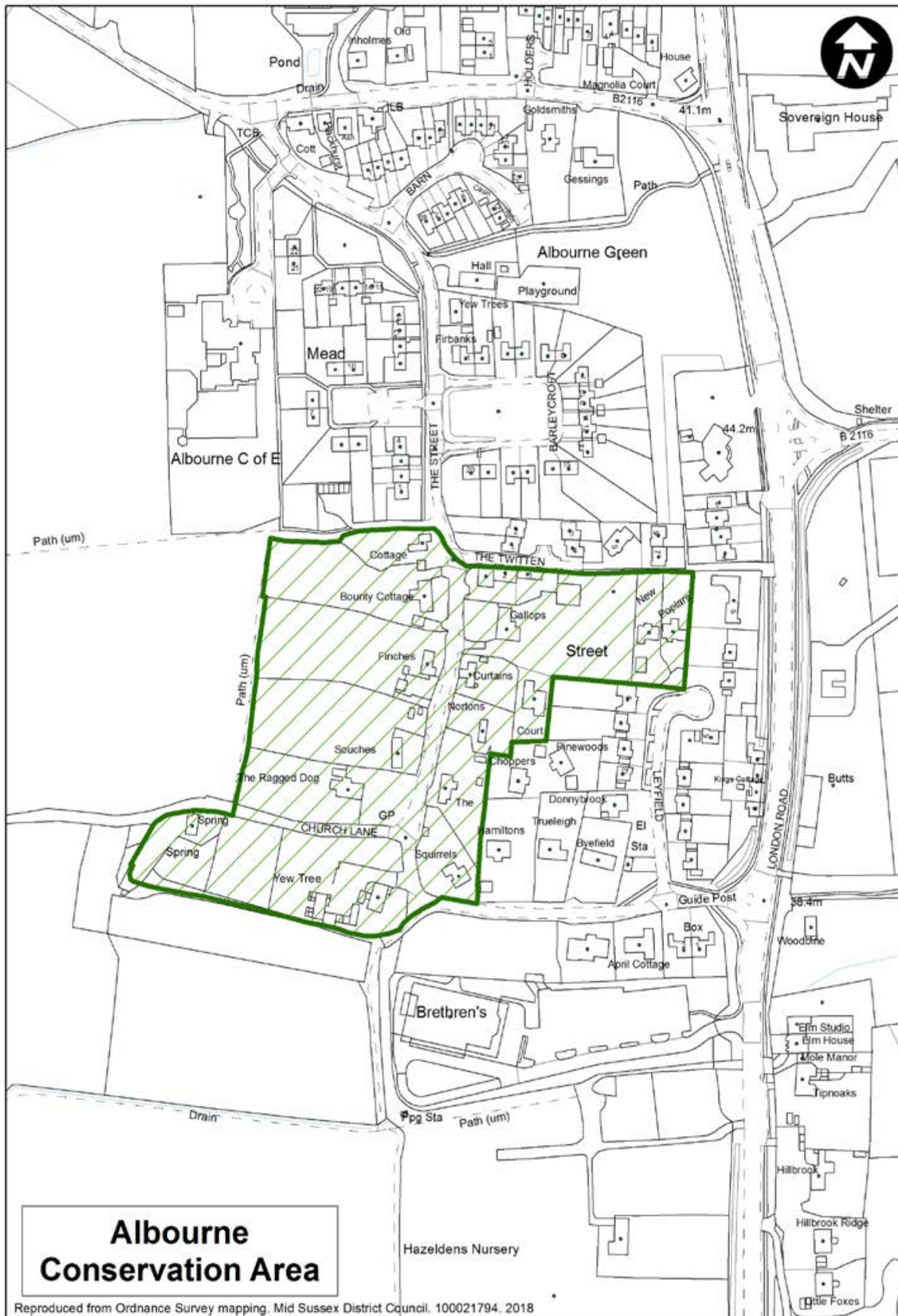
Part of the village of Albourne was designated as a Conservation Area in 1989.

Albourne village contains several buildings listed as being of special architectural or historic interest, either for their individual merit or in recognition of their contribution to the quality of the village scene. Most notable amongst these is 'Gallops', an L-shaped timber framed building dating from 1661 or earlier and which was carefully restored in the 1930s. Lying outside the village near Albourne Place are St Bartholomew's Church and the nearby Georgian Rectory, which is tile hung from top to bottom and a particularly interesting mid 17th Century brick house.

The majority of listed buildings, however, are concentrated around the southern end of The Street, within the designated Conservation Area. The following features, in particular, contribute to its character:

- the many trees and hedges which line The Street, particularly where it meets Church Lane;
- the sunken road in relation to many of the properties, which creates a sense of enclosure due to banks and attractive retaining walls;
- the cottage style houses with small windows;
- the lack of any set building line and pavement, together with varying road widths, which helps to create a rural meandering character; and
- the attractive countryside views to the west and south.





Conservation Area

In 1984 two parts of Ardingly were designated as a Conservation Area. In 1990 the western section, centred on the junction of Church Lane and Street Lane, was extended to include the southern end of Church Lane. The eastern section, centred on the High Street, was extended to include Butchers Shaw, the area of woodland immediately south of Street Lane.

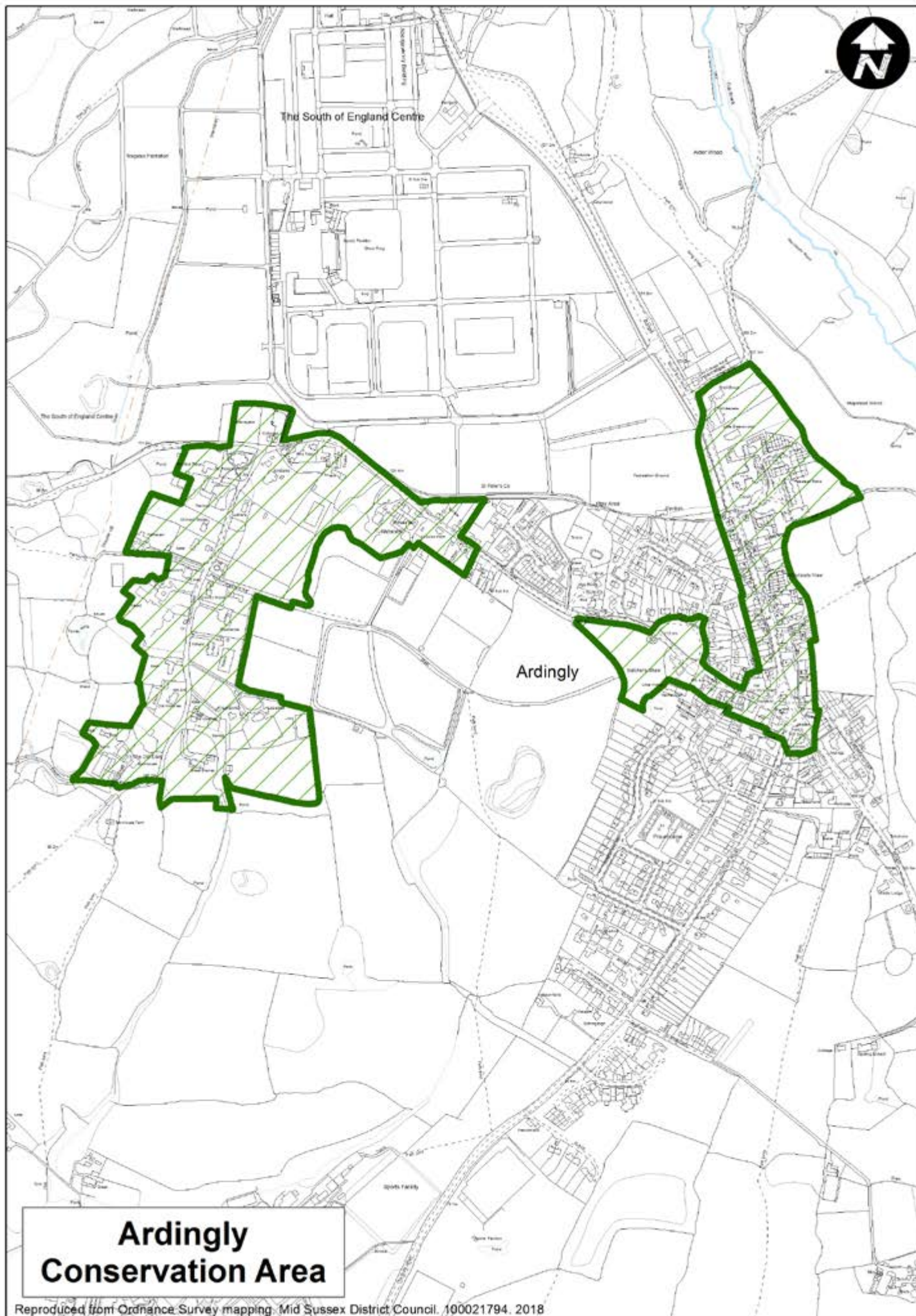
The western section contains the 14th century church and 19th century school, which together with several buildings dating back to the 17th century or earlier are listed. This part of the village is residential with large dwellings set in spacious grounds. Church Lane is not made up and is not a through road; it has a tranquil, secluded feel.

The eastern section contains a number of buildings dating from the 17th century. However the area has expanded considerably and now forms the main centre of the village.

The following features, in particular, contribute to the character of the Conservation Area:

- the spacious secluded gardens which include an abundance of mature trees and hedgerows in Church Lane;
- the Listed Buildings in the western section;
- the views across the countryside;
- the significant presence of individual trees and tree groups in Street Lane, Butchers Shaw and Oaklands Green;
- groups of trees at the north end of the High Street; and
- sandstone walls, especially along the front boundaries of Hapstead Farm and Fairlight Cottages, Fairlight House and along to Hapstead House, High Street.





Ardingly Conservation Area

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Conservation Area

Part of Balcombe was designated as a Conservation Area in 1984. This was focused on the central village crossroads and extended in linear form, as far as St. Mary's Church in the north and Mill Lane in the south. Some of the buildings grouped around the village centre date from the 16th and 17th Centuries and most are pre 20th Century. To the south east, grouped loosely around the junction of Haywards Heath Road and Mill Lane, is another area of older timber framed and brick properties; whilst many are Victorian there are several listed buildings dating from the 17th Century.

The Conservation Area boundary was extended in March 1990 to include two additional areas:

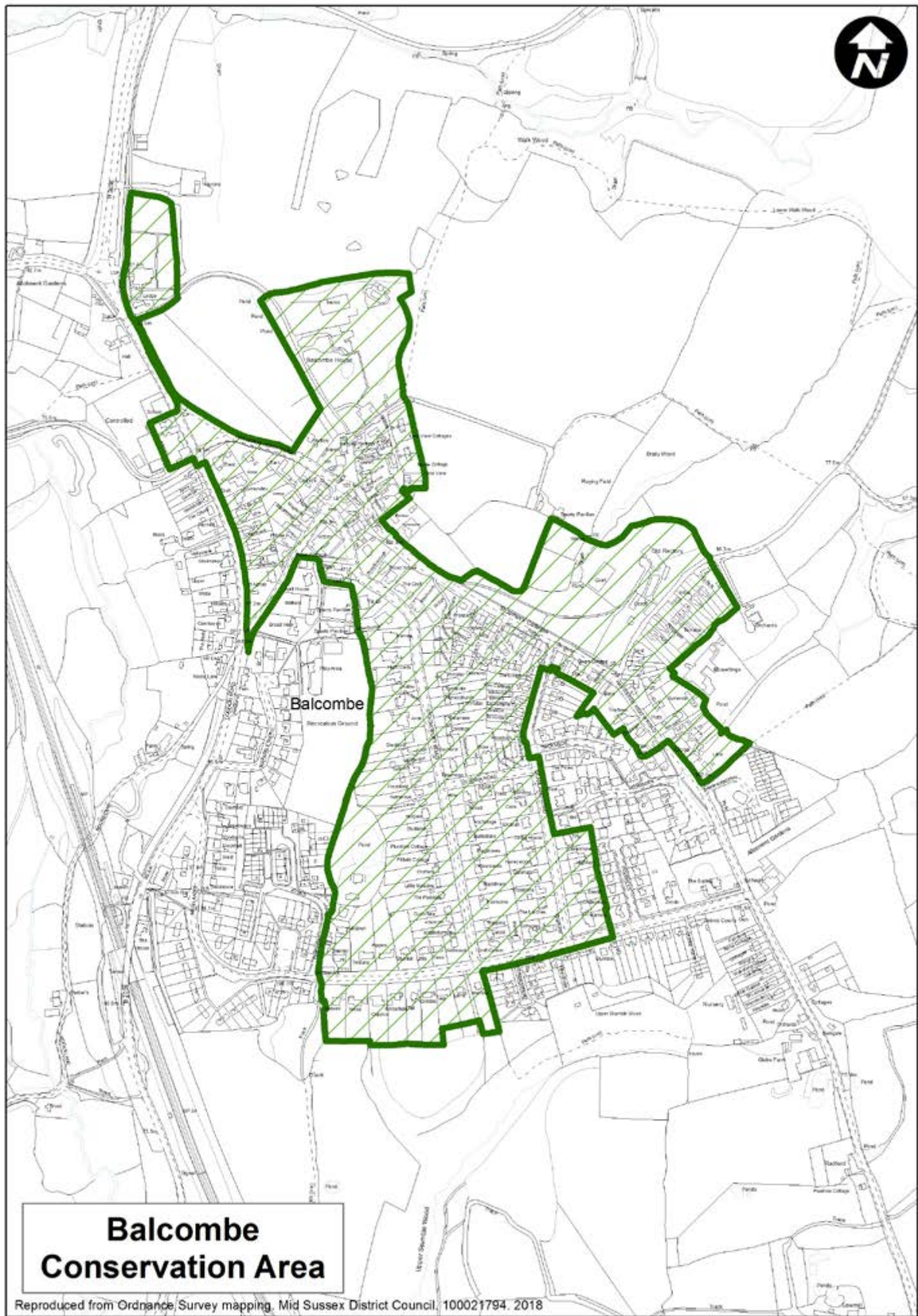
- (i) the northwest side of Bramble Hill and the trees and hedgeline on the south east side, together with the east side of London Road northwards to the original Conservation Area boundary, and
- (ii) those parts of Stockcroft Road and Deanland Road not previously covered, together with Victoria Road and part of Oldlands Avenue.

These roads are, for the most part, characterised by large detached houses of varying ages and styles with spacious gardens, set in attractive tree and hedge lined roads with wide grass verges. Although there has been some recent infill development these areas have retained an attractive character and appearance worthy of Conservation Area status.

The following features, in particular, contribute to the character of the Conservation Area:

- the attractive stone walling within the area;
- the large detached houses, set predominantly in spacious gardens, and the extensive grass verges bordering wide roads which contribute to the overall open character of the residential area of Stockcroft Road, Deanland Road and Oldlands Avenue;
- the number of hedgerows and fine trees, both deciduous and evergreen, in the area;
- the use of natural and traditional building materials including clay roofing tiles and local stock brick;
- the ornamental barge-boarding on some of the properties in London Road; and
- the attractive views of rolling countryside.





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Conservation Area

Birch Grove was designated a Conservation Area in 1990, the boundary of which is defined on the Proposals Map. The focal point of Birch Grove is a small triangular green, around which the majority of the buildings are clustered, away from the highway; the absence of through traffic results in a peaceful and attractive environment.



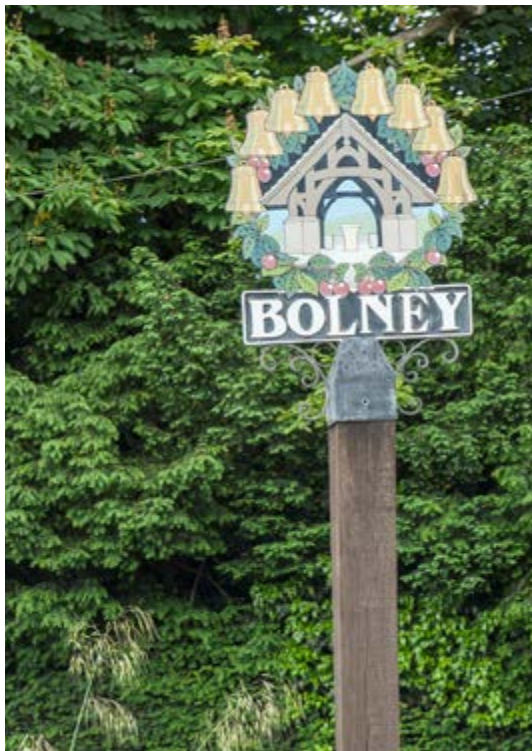
Conservation Area

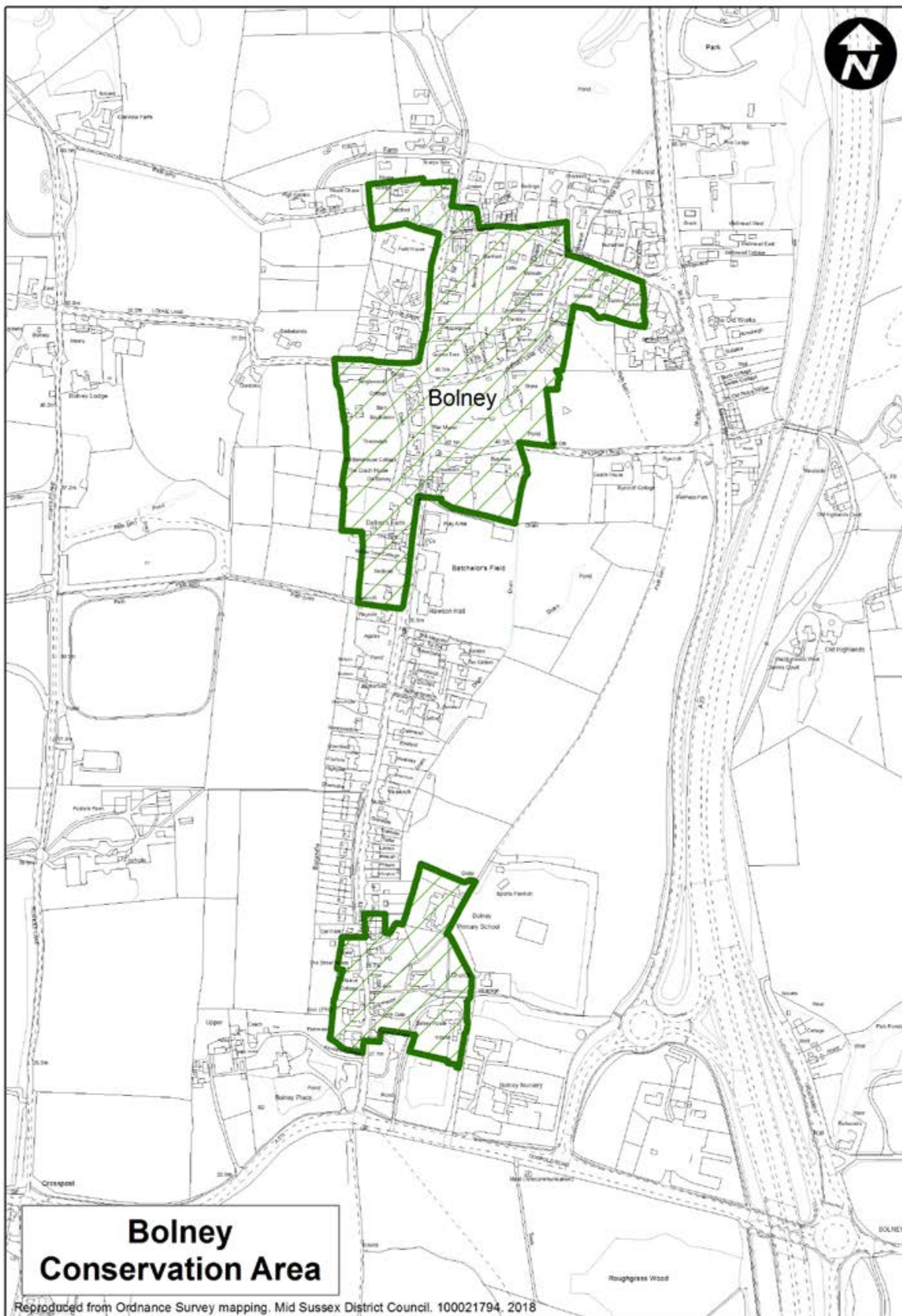
In recognition of the special architectural and historic interest of sections of the village the Local Planning Authority designated two parts of Bolney as a Conservation Area in January 1989.

The southern part of the village contains several listed buildings, including the Grade I Church of St Mary Magdalen with its Norman chancel and nave. The buildings which are arranged in an attractive manner around Bolney Street together create a sense of enclosure and form an attractive entry to the village. The northern part of the Conservation Area, which also contains a number of listed buildings, includes those properties fronting onto Bolney Street, north of 'Leacroft', Cherry Lane and Top Street. It is characterised by low density development, with trees, hedges and open spaces making an important contribution to its attractiveness.

The following features, in particular, contribute to the character of the Conservation Area:

- the lack of a uniform building line which adds variety and interest, reflects the gradual growth of the village and enhances its semi-rural character;
- the variety of age and style of the buildings and the use of natural and traditional building materials;
- the attractive walling within the area;
- the attractive countryside views; and
- views into and out of the Conservation Area.





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Conservation Areas

Silverdale Road / Birchwood Grove Road Conservation Area

This area was designated a Conservation Area in 1982 in recognition of its special character. The development of a station in 1889 attracted wealthy new residents to the town who built large new houses with large gardens, in contrast to the existing artisans' cottages to the north and west of the town centre which were occupied mainly by employees of the local brick manufacturing companies.

Although some infilling has taken place, the character of this area has remained largely intact. The buildings, mostly in Victorian and Edwardian styles, are generally in good repair and are set in large gardens with many mature trees. The character of the area which the Council wishes to conserve depends upon the relationship between the buildings and their settings.

The following features contribute to the character of the Conservation Area:

- the variety in styles of the substantial Victorian and Edwardian houses, set in spacious gardens;
- the predominant use of traditional building materials e.g. brick, clay tile hanging and render;
- the use of ornamental roof ridge tiles;
- the abundance of trees and hedges in the area;
- the grass verges dotted with trees alongside Birchwood Grove Road, which has the appearance of a semi-rural lane;
- the impressive buildings of the Burgess Hill School for Girls set in extensive and attractive grounds; and
- the views from within the Conservation Area, particularly looking to the west from Keymer Road.

St. John's Conservation Area

The area around St. John's Park immediately to the north of the town centre was designated a Conservation Area in 1989. The area includes St. John's Park and the residential areas to the east. It contains two Listed Buildings, St. John's Church and the Providence Strict Baptist Chapel in Park Road. It contains some of the oldest buildings in Burgess Hill. There are also more modest residential properties in Church Road and Crescent Road.

An important feature of the area is the park and remaining trees which survived the 1987 storm. The park is particularly important not only for recreation, but for the views into and within the Conservation Area. It provides an attractive setting for the two Listed Buildings and allows long views to the South Downs. Trees are also abundant within private gardens and they also contribute to the special interest of the area.

Marle Place and its grounds also lie within the Conservation Area. As well as being an important recreational resource, the grounds - which have a considerable number of trees covered by a Tree

Preservation Order - contribute to the local amenity and special character of the area by providing an attractive area of open space within a relatively densely built up area.

The features which contribute to the character of this Conservation Area are:

- St. John's Church and Providence Chapel, which are both listed as Buildings of Special Architectural or Historic Interest;
- the well spaced reasonably large town houses along Park Road and Crescent Road;
- the views of the South Downs;
- the variety of substantial residential properties dating from most of the periods of the town's development from the latter half of the 19th century to the present day;
- the attractive brickwork on several of the buildings;
- the tree-lined park, which enhances views of St. John's Church and creates a feeling of openness and spaciousness close to the town centre; and
- the quiet, secluded northern end of Upper St. John's Road with its large buildings set in spacious gardens.

Fairfield Conservation Area

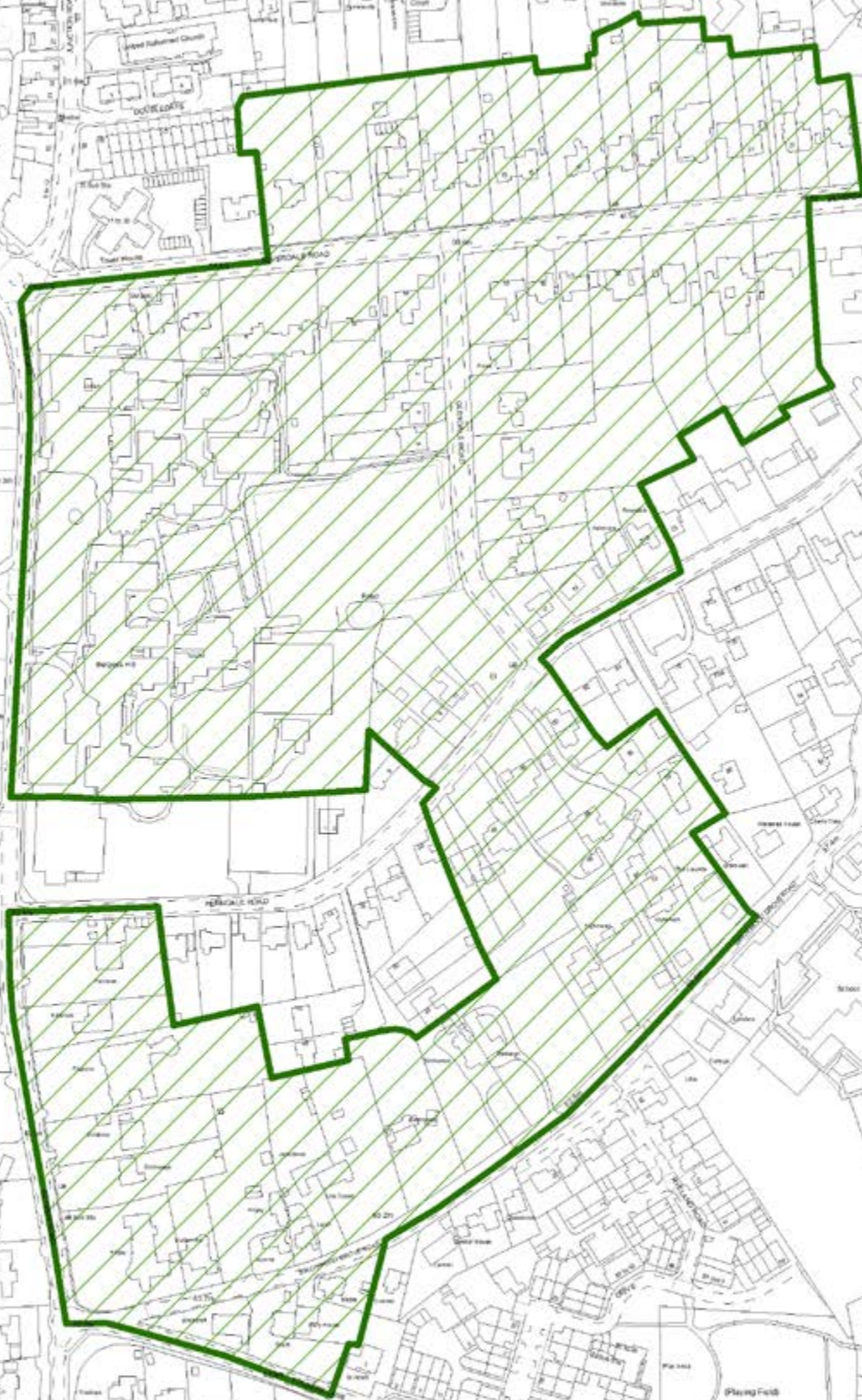
This area was also designated a Conservation Area in 1989. It is located to the west of the London Road. This was one of the earliest parts of the town to develop during the 19th century and is of considerable historic interest. The predominant building material is brick and this is a reminder of the origins of Burgess Hill as an important centre for the manufacture of bricks.

The area north of Royal George Road comprises the largest concentration of small Victorian terraced housing in Mid Sussex and has a distinctive atmosphere and character of its own.

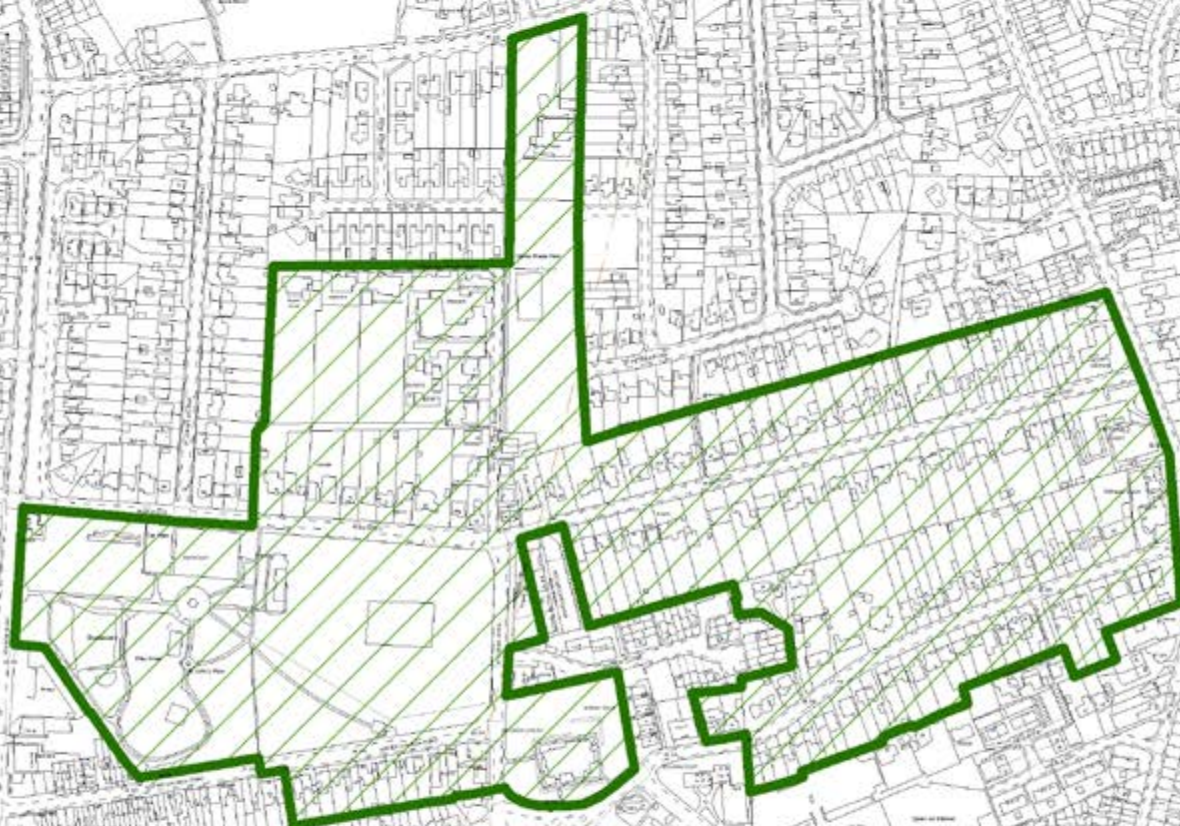
In Portland Road, the houses are larger, but the road is reminiscent of a country lane and has an attractive semi-rural character.

The features which contribute to the character of the Conservation Area are as follows:

- the use of brick in the construction of most of the buildings;
- the concentration of small Victorian terraced houses, many of which are bay-fronted, with small front gardens enclosed by low boundary walls;
- the semi-rural character of Portland Road due to its narrowness, unevenness and lack of footways;
- the extensive views out of the area of distant undulating countryside, particularly looking south down Livingstone Road and Fairfield Road from where there are views of the South Downs and Jack and Jill windmills;
- the predominantly high density residential character of the area; and
- the strong sense of enclosure of the area.

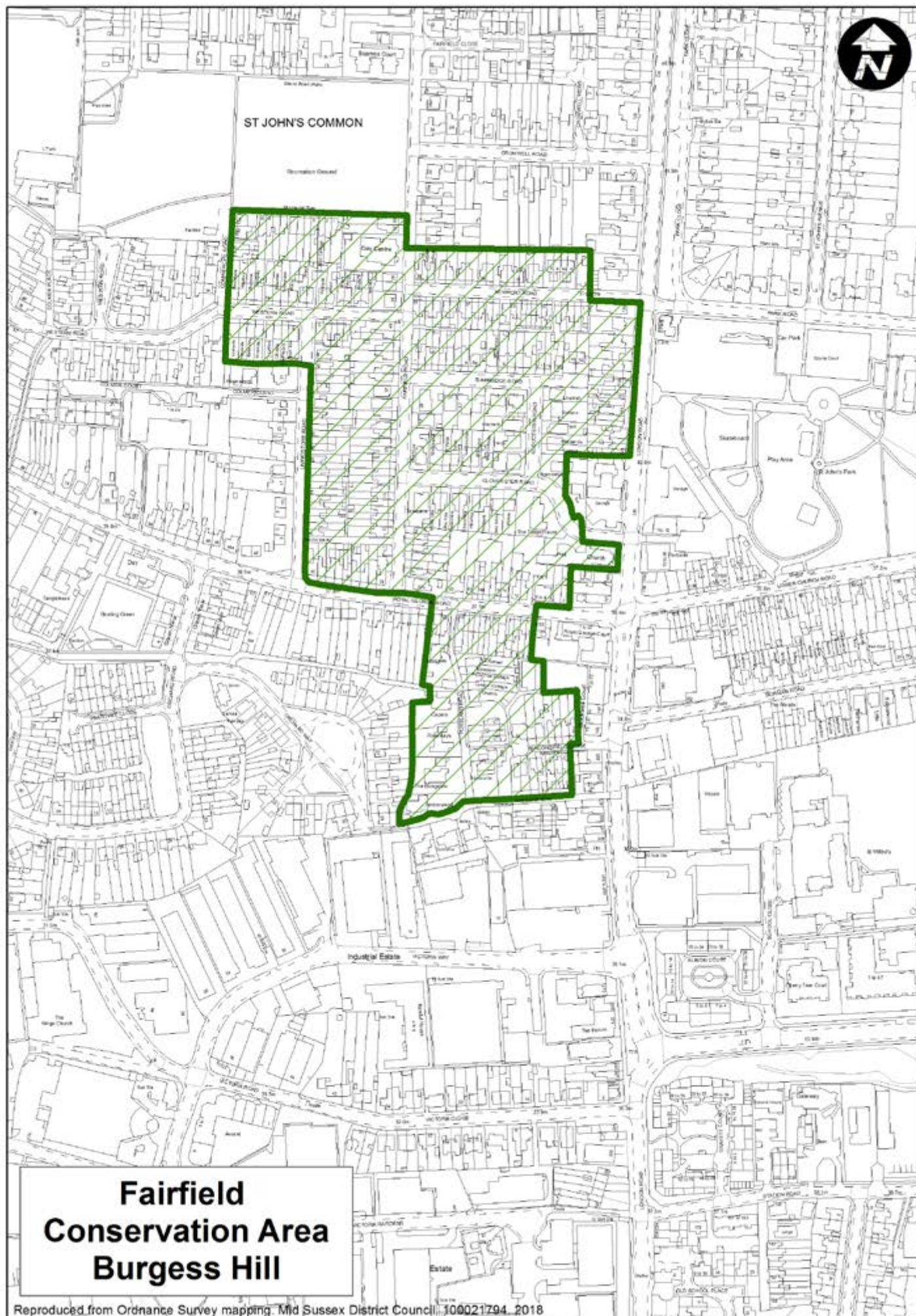


**Silverdale Road / Birchwood Grove Road
Conservation Area
Burgess Hill**



BURGESS HILL

**St John's
Conservation Area
Burgess Hill**



**Fairfield
Conservation Area
Burgess Hill**

Conservation Areas

In recognition of the special character and appearance of parts of Cuckfield, two Conservation Areas have been designated.

The Cuckfield Conservation Area Appraisal has more detail on the special character and appearance of the Conservation Area.

Cuckfield Conservation Area

The central part of the village which focuses on South Street and the High Street was designated a Conservation Area in 1969 in recognition of its special architectural and historic interest. In 1989 the Conservation Area was extended to include the Courtmead Road area.

Buildings in the historic part of Cuckfield village lie along narrow winding streets. The majority of the buildings are domestic in scale. There are several surviving medieval buildings. The rising ground from South Street northwards gives the lower part of the High Street a distinctive character. The Church dates from the 13th century and is a Grade 1 Listed Building. Ockenden Manor, now a hotel, is a complex structure of three buildings dating from the late sixteenth century. A distinctive landmark in the Conservation Area is the 'Umbrella' cedar in South Street.

The following features, in particular, contribute to the character of the Conservation Area:

- the variety of buildings both in terms of age and architectural style including timber framing, a variety of brick bonds, original features such as windows, chimneys and doors;
- the use of natural and traditional building materials including clay tiled roofs, sandstone, Horsham Stone roofs, mathematical tiles, tile hanging and stucco;
- the enclosed character of South Street and the south end of the High Street;
- attractive views up and down the High Street; views both inside and outside the Conservation Area towards the Holy Trinity Church spire; views outwards from the Conservation Area towards the countryside including the South Downs and the High Weald Areas of Outstanding Natural Beauty;
- the attractive historic street lamps;
- several attractive walls particularly along Ockenden Lane;
- the many trees and hedges which make a valuable contribution to the appearance of the Courtmead area; and
- the spacious layout of the buildings and the wide grass verges in Courtmead Road.

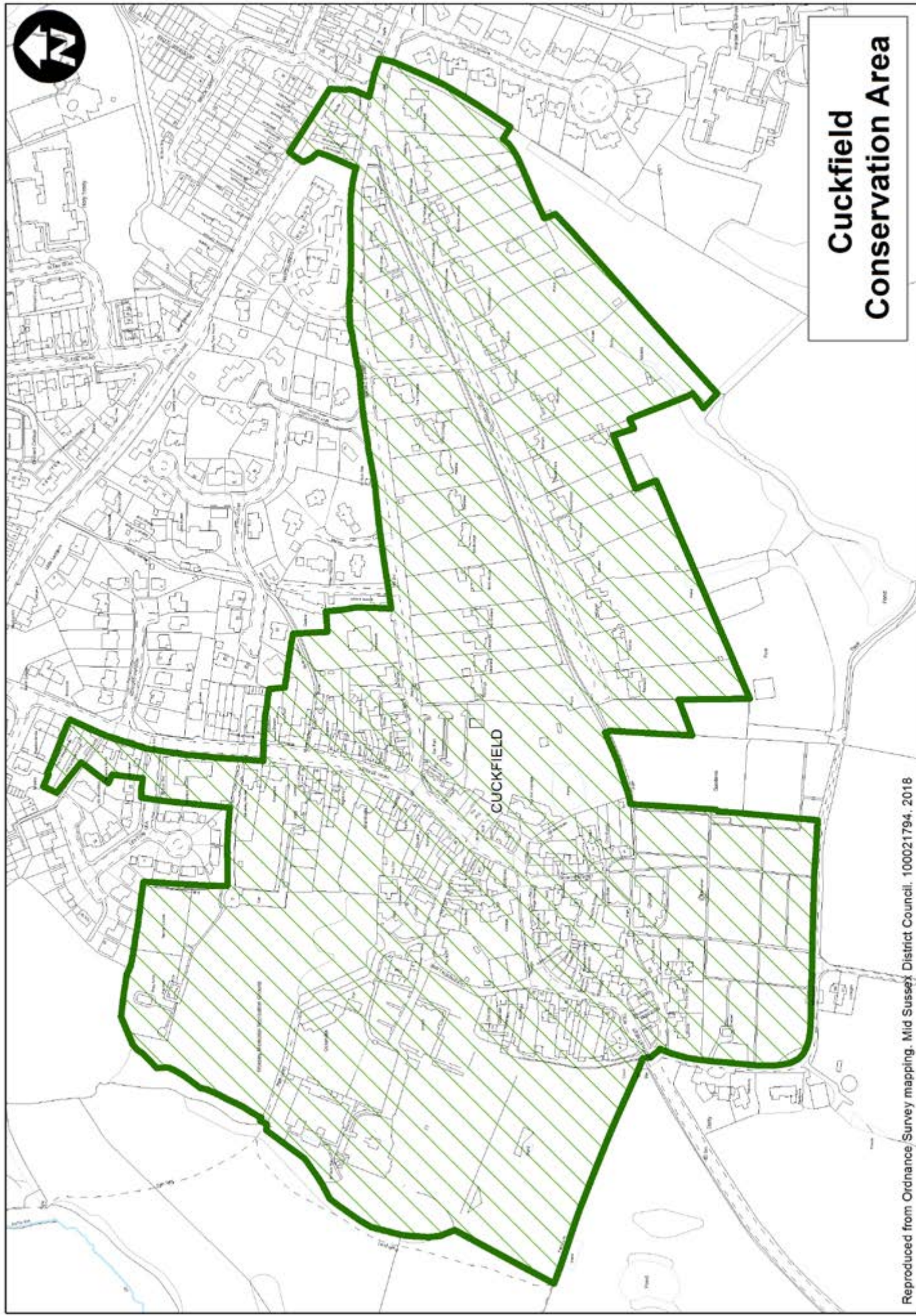
In recognition of the special quality of Cuckfield Conservation Area the Council made an Article 4(2) Direction in 1995 covering part of the Conservation Area. The purpose of making the direction is to enable the Council to control unsympathetic alterations to dwelling houses in the Conservation Area, under Article 4(2) of the Town and Country Planning (General Permitted Development) Order 1995. Leaflets are available from the Council which provide further details on Conservation Areas and Article 4 Directions.

Whitemans Green Conservation Area

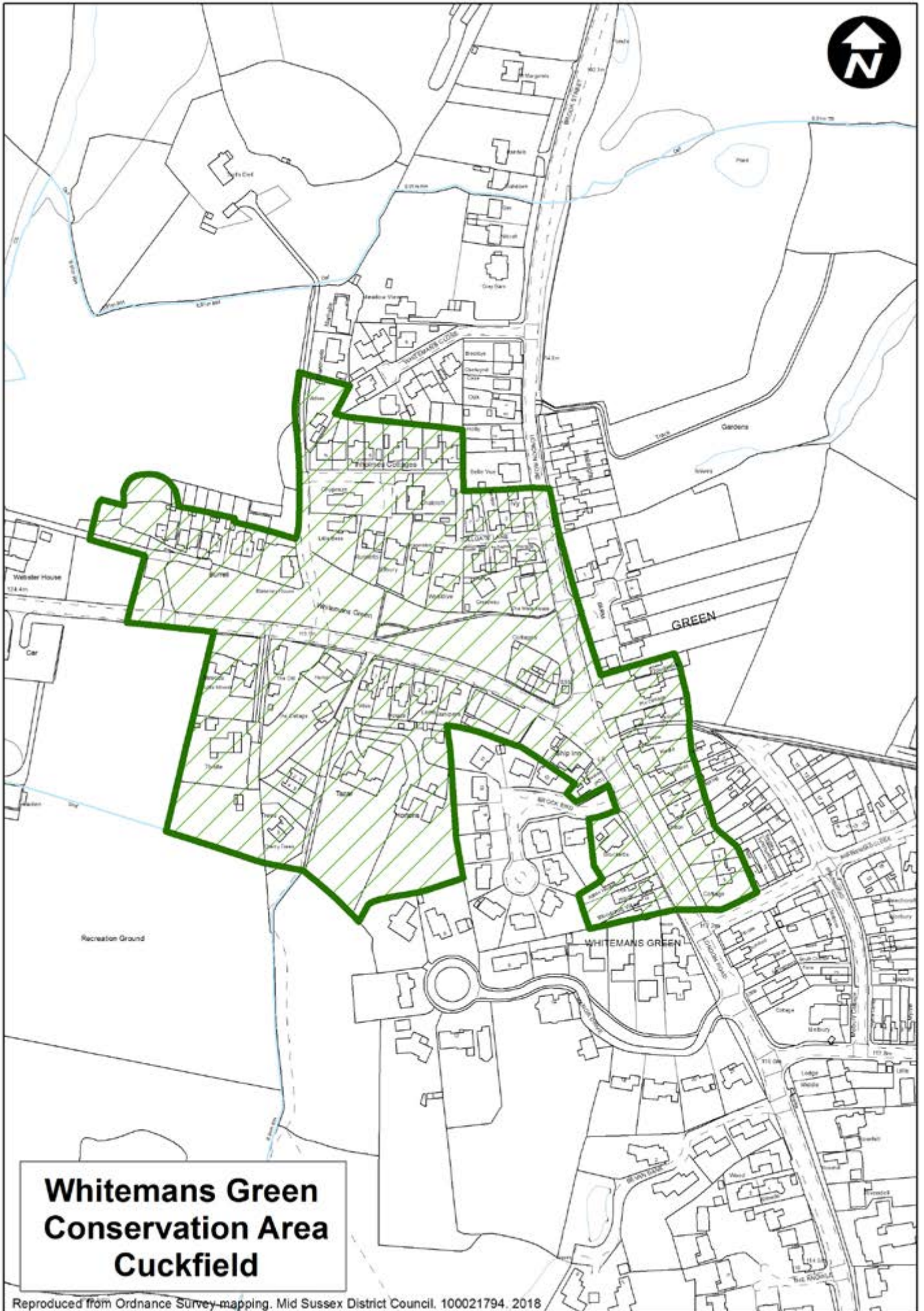
In 1989 Whitemans Green Conservation Area was designated. Whitemans Green is an area characterised by small cottages set around a tree lined green. The green with the surrounding residential properties, post office, village store and garage gives the area the identity of a village nucleus. The following features, in particular, contribute to its character:

- tree lined village green with the attractive grouping of buildings around it;
- the variety of buildings of different ages and architectural style;
- the five listed buildings, the earliest of which dates back to the 15th century;
- the many trees and hedges which make a valuable contribution to the appearance of the area;
- the attractive countryside views especially of the South Downs from the western section of the Conservation Area; and
- the lane off Whitemans Green up to Vilders Cottage, which is attractively tree and hedge lined.





**Cuckfield
Conservation Area**



**Whitemans Green
Conservation Area
Cuckfield**

Estcots Conservation Area

Land at East Court and Estcots, College Road, was designated as a Conservation Area in 2003. The boundaries are shown on the Proposals Map. The area includes East Court mansion and its parkland, East Court Lodge at the entrance to East Court and the area of Estcots Farmhouse, Estcots Barn and Estcots Cottage. The following features in particular contribute to the character of this Conservation Area:

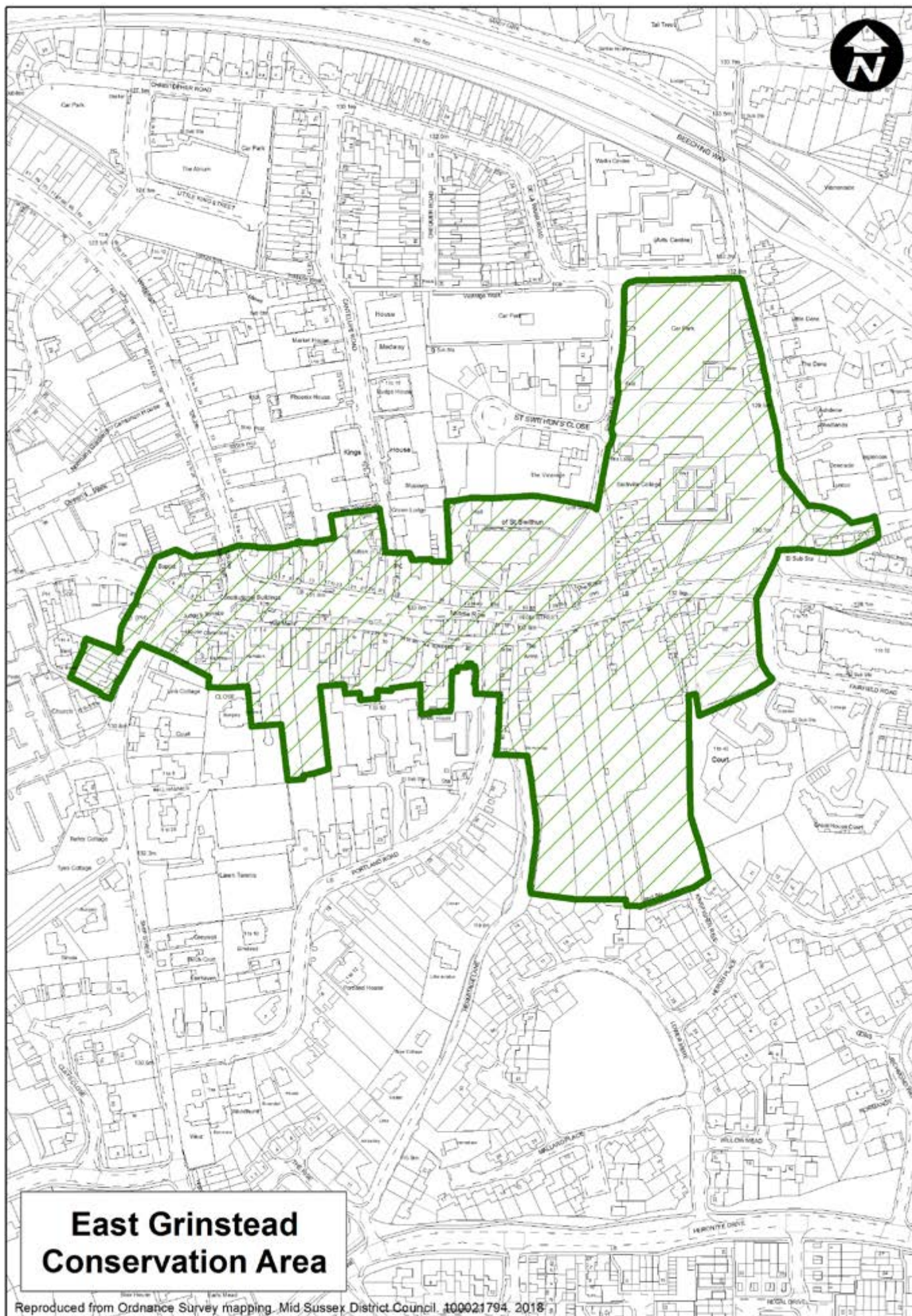
- Its open rural quality on the edge of the town
- East Court, a Grade II listed building, its attractive and extensive grounds, landscaped gardens and extensive views across the High Weald
- The attractive sunken lane leading to Estcots and
- The attractive grouping of Estcots Farmhouse, Estcots Barn (both listed) and Estcots Cottage.

East Grinstead Conservation Area

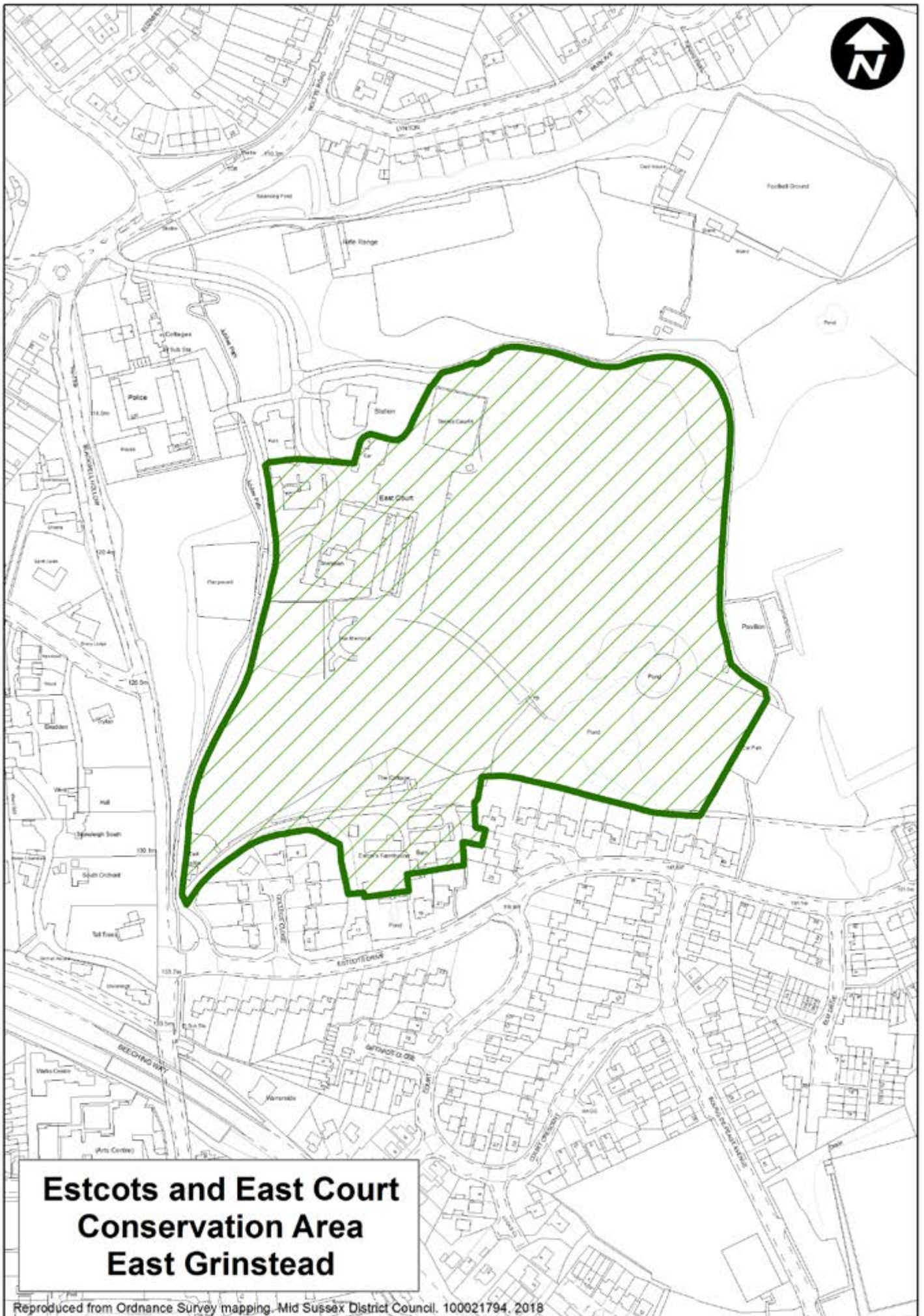
The area to the south of 58-84 High Street is known as the 'Portlands', and is a very important legacy of the medieval layout of the town. There were originally 47 long strips of land extending behind each property to the south of the High Street. Their primary use was for domestic agriculture comprising mostly arable farming with some animal husbandry. The Portlands began to be enclosed in the 14th century and buildings were constructed on some of them. The section to the rear of Nos 58-84 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. Their undeveloped character and appearance is an important visual feature of the town centre and the High Street Conservation Area.

The Council is concerned that this area may become vulnerable to development pressures. Part has previously been the subject of proposals for new housing. These have been refused by the Council. It is considered that development here would destroy the important medieval character of this area, would detract from the setting of the adjacent listed buildings in the High Street, and would adversely affect the Conservation Area.

The Portlands are an extensive area, parts of which have become overgrown. They are also in private ownership with no public access. The Council considers that the amenities of the town would be greatly enhanced if such public access could be secured to those areas which are currently unused. It will therefore investigate the feasibility of part of the Portlands being used as informal public open space for the benefit of the community at large, at the same time ensuring their protection from development. This would also open up extensive views of the countryside to the south as well as of the rear elevations of the buildings in High Street which are themselves of architectural importance.



East Grinstead Conservation Area



**Estcots and East Court
Conservation Area
East Grinstead**

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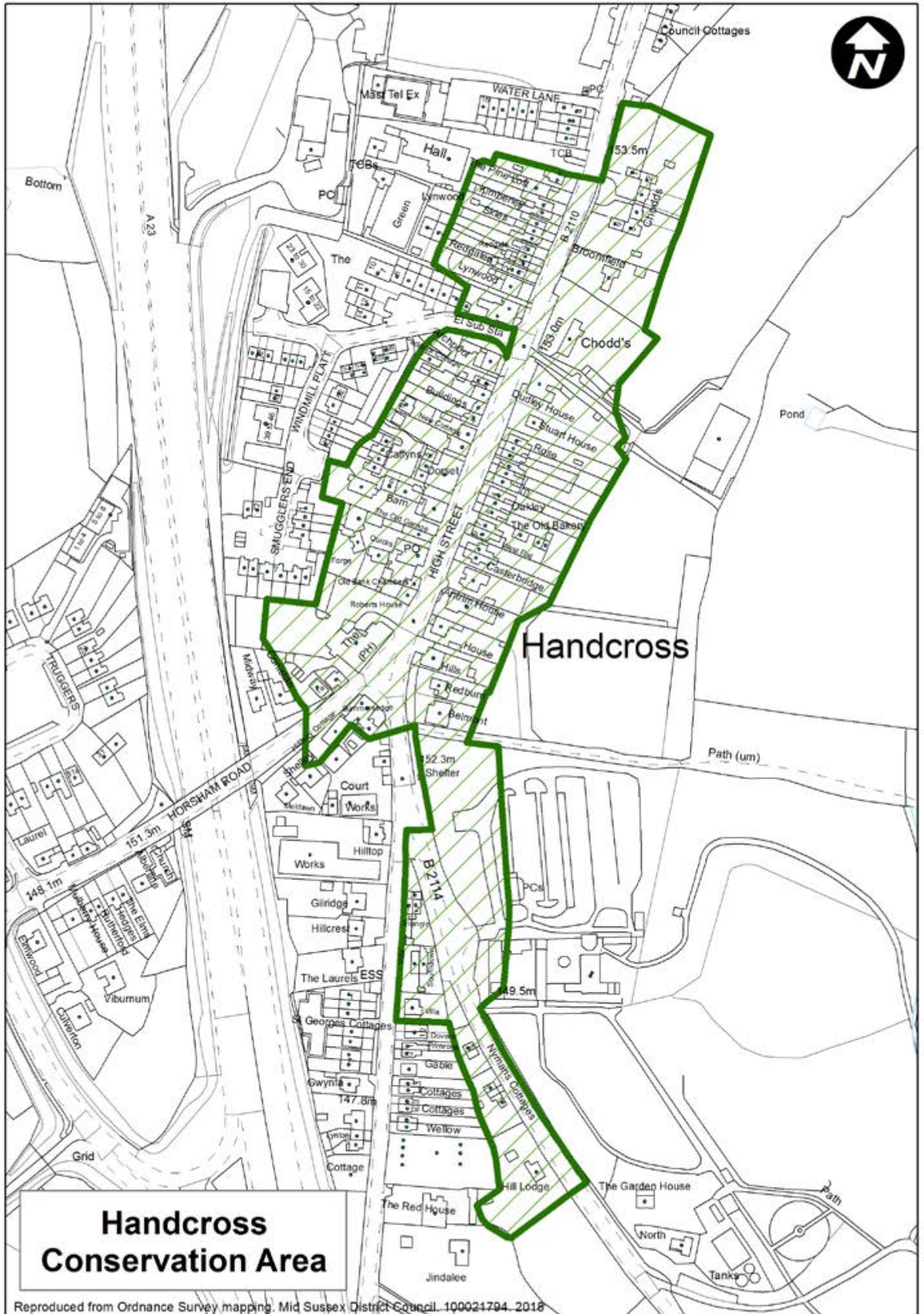
Conservation Area

Despite considerable expansion this century, Handcross retains a historic core centred on the High Street. The majority of the buildings here date back to the 19th century, but a number, including some which are listed, are 18th century or earlier. The High Street is a busy through route and suffers from the effects of traffic. Nevertheless it is still visually attractive and the buildings substantially retain their original character and appearance, and there are a number of interesting features. Further south towards Nymans, as well as several older buildings, trees are important features in the street scene and provide an attractive approach to the village. With the aim of protecting and safeguarding this area from inappropriate development it was designated a Conservation Area in 1990.

The following features, in particular, contribute to the character of the Conservation Area:

- the 19th Century terraced dwellings and shops on both sides of the High Street which have retained most of their original features;
- the use of natural and traditional building materials;
- the variety in ages and styles of the houses, several of which are Listed Buildings;
- Chodds Farm which is an attractive Listed Building dating back to the 18th Century and is fronted by a visually important line of pollarded limes; and
- the trees bordering the eastern side of Staplefield Road.





Conservation Areas

The District Council has designated six Conservation Areas within the town, the boundaries of which are identified on the proposals map.

Location	Date Designated
Muster Green	June 1979
Franklands Village	March 1989
Lewes Road	March 1989
Lucastes	March 1989
The Heath	March 1989
Mill Hill Close	January 2000

The following paragraphs contain a brief description of each of the Conservation Areas, highlighting those features which make a particular contribution to their character.

Muster Green Conservation Area

The special character of Muster Green is derived both from its distinctive appearance, especially when viewed from the western approach to the town, and from its historic connections. It is understood that its name derives from the area's use as a muster point for the militia at the time of the English Civil War.

The area is characterised by substantial Victorian and Edwardian houses set in large mature gardens, to the north and south of a wedge of tree lined open space which retains the character of a village green. At the western end of the Green lies one of the area's two listed buildings, The Dolphin public house (now a Miller & Carter Steakhouse Restaurant). This is a well known landmark and forms the focus of the Conservation Area.

The following features, in particular, contribute to the character of the Conservation Area:

- the attractive grouping of buildings around the tree lined Green;
- the variety of buildings of different ages and styles, in particular those which date from the town's 'railway age';
- the presence of trees and hedges around and between buildings;
- the predominant use of natural and traditional building materials;
- the important grouping of trees in the eastern section of the Conservation Area; and
- its two listed buildings (The Old House and The Dolphin Public House), believed to date from the sixteenth century.

Franklands Village Conservation Area

Franklands Village was founded in the 1930s by the local branch of the International Rotary Club, and was established to provide homes for young people and work for local builders. The area retains the character of a 'model village' with a distinct community spirit, representing an important historic link in the evolution of the town.

The following features contribute to the character of the Conservation Area:

- the uniformity of the distinctively designed buildings which gives the area its “model village” character;
- the spacious layout of the village with wide grass verges, mature trees and hedges and areas of open space;
- the picturesque village pond; and
- the unusual timber church.

Lewes Road Conservation Area

Lewes Road (A272) is situated on the east side of Haywards Heath, and is the main approach for westerly travelling traffic. The area is characterised by low density development, and represents the gradual transition from the countryside to the urban area.

The following features make a particular contribution to the character of the Conservation Area:

- the variety of age and style of the buildings, most of which are large properties set well back from the road within spacious grounds;
- presence of trees and hedges around and between the buildings;
- the presence of grass verges, hedges and ‘fingers’ of agricultural land between dwellings which contribute to the rural character of the Area; and
- the low density of development which creates a gradual transition from the countryside to the urban area.

Lucastes Conservation Area

The Lucastes Conservation Area is predominantly residential in nature, with the majority of buildings dating from the 1950s and 1960s. There are also several substantial Victorian dwellings.

There are a number of features which contribute to the special character of the Conservation Area:

- the variety of buildings which represent a range of age types and architectural styles;
- the spacious nature of development, which is characterised by buildings set back from the road frontage, with wide grass verges along Lucastes Avenue and Lucastes Road;
- the presence of trees, hedges and ponds;
- the late sixteenth century farmhouse called Lucas’s and the barn which are listed as being of special architectural and historic interest; and
- the absence of on-street parking and a low traffic flow.

The Heath Conservation Area

The Heath Conservation Area Appraisal has more detail on the special character and appearance of the Conservation Area.

The Heath Conservation Area is predominantly residential in nature and includes parts of Heath Road, Sydney Road and Oathall Road. The Heath Recreation Ground is also an important feature. The Heath itself is the last remaining part of the original 'Haywards Heath' and retains a unique character as an area of woodland in the heart of the town.

The following features contribute to the special character of the Conservation Area:

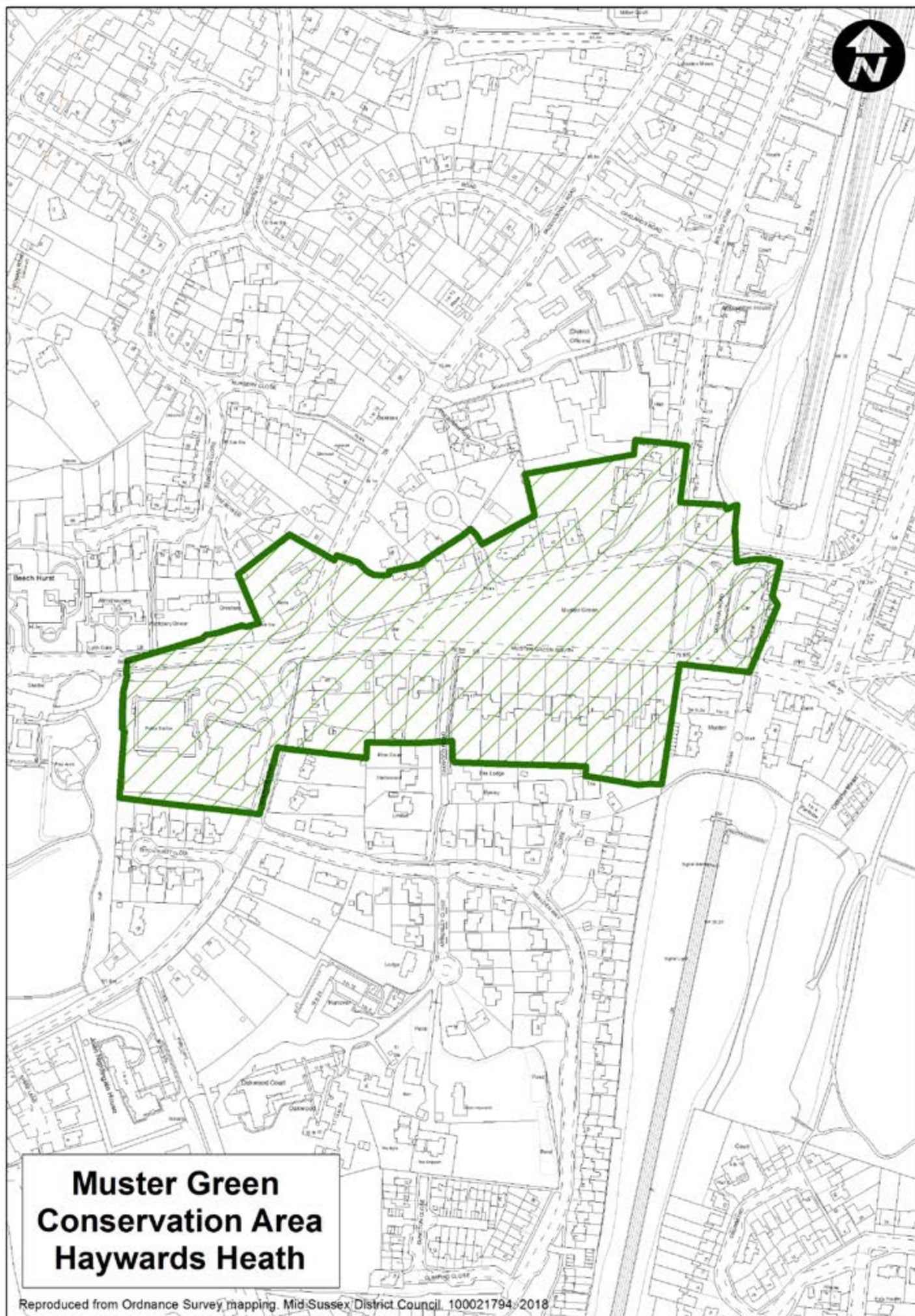
- large residential properties along Oathall Road and Heath Road, set back from the road in spacious, secluded gardens;
- the presence of trees and hedges around and between buildings which contribute to the creation of an attractive approach to the town centre;
- the Heath itself which comprises an attractive area of woodland in the heart of the town;
- the cricket ground at the northern end of the park which is set in an impressive grass amphitheatre;
- the use of natural and traditional materials on many of the buildings in the Area; and
- the attractive Victorian semi-detached properties located on Sydney Road which provide older style accommodation, and also serve to protect the setting of the recreation ground.

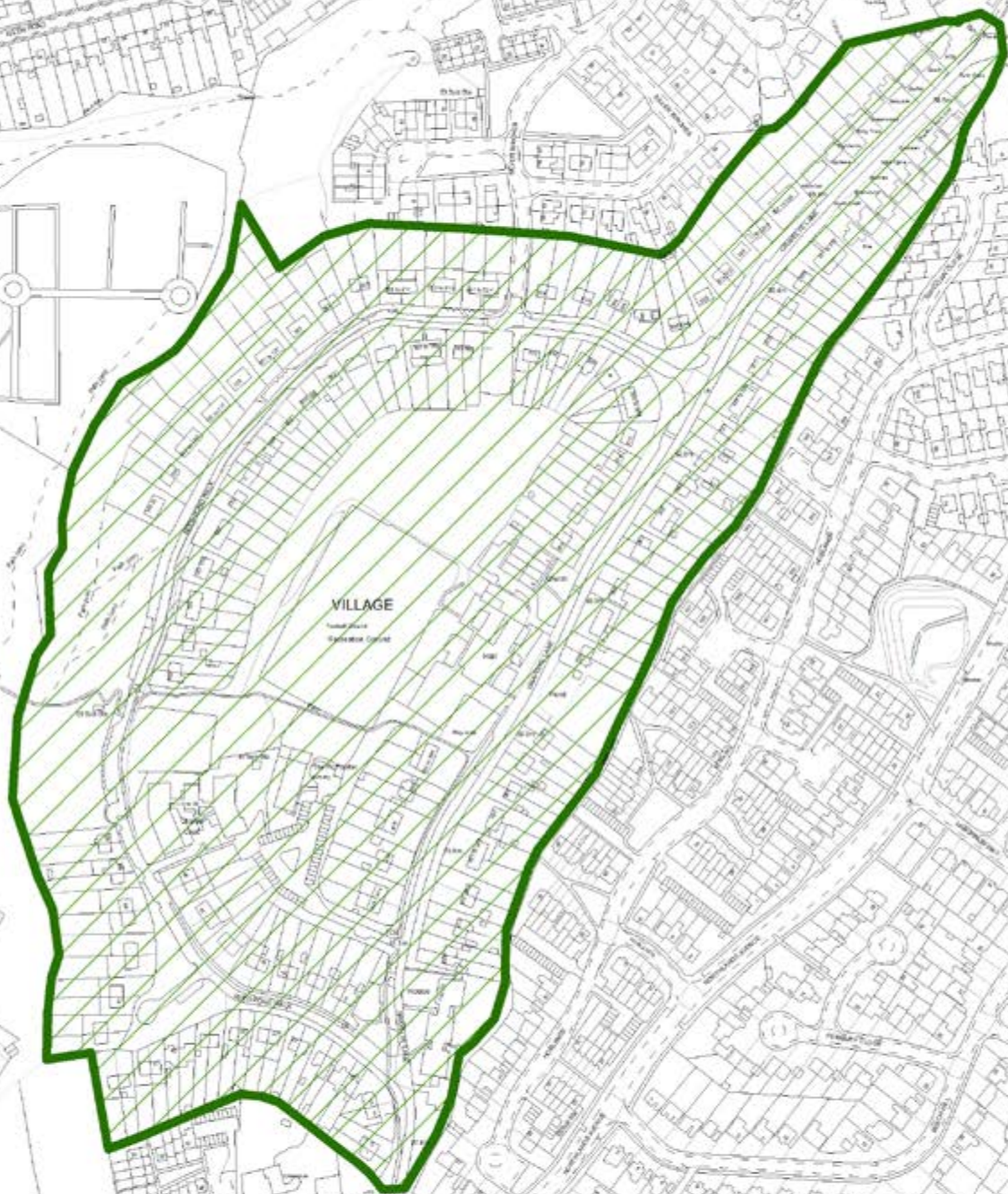
Mill Hill Close Conservation Area

The Mill Hill Close Conservation Area comprises approximately 30 flats and houses, built in the late 1930s and set around a communal landscaped garden and rectangular pool. The Close was designed by locally renowned architect Harold Turner for the purpose of housing needy members of the Institute of Civil Engineers and their dependants. It is understood that Sir Edward Lutyens acted as Honorary Adviser to the scheme.

There are a number of features which contribute to the special interest of the Conservation Area:

- the estate's distinctive character which incorporates dwellings laid out around an impressively landscaped communal garden. It represents an attractive example of the uniquely English concept of the garden suburb, bringing the idyll of the cottage and cottage garden into a planned suburban format;
- the whole ensemble of this private estate is remarkably well preserved, and there is very little which jars with the original design concept. There is general absence of clutter, parking areas and vehicles from the landscaped areas; and
- the high quality of the estate's building design, layout and landscaping. Particular features include the use of locally manufactured narrow bricks, steeply pitching roofs, substantial chimneys, tile hanging, staggered frontages and attractive wall and archway detailing. The central garden area incorporates a long rectangular pool spanned by a wooden bridge, paved walkways with generous planting, retaining walls and steps.

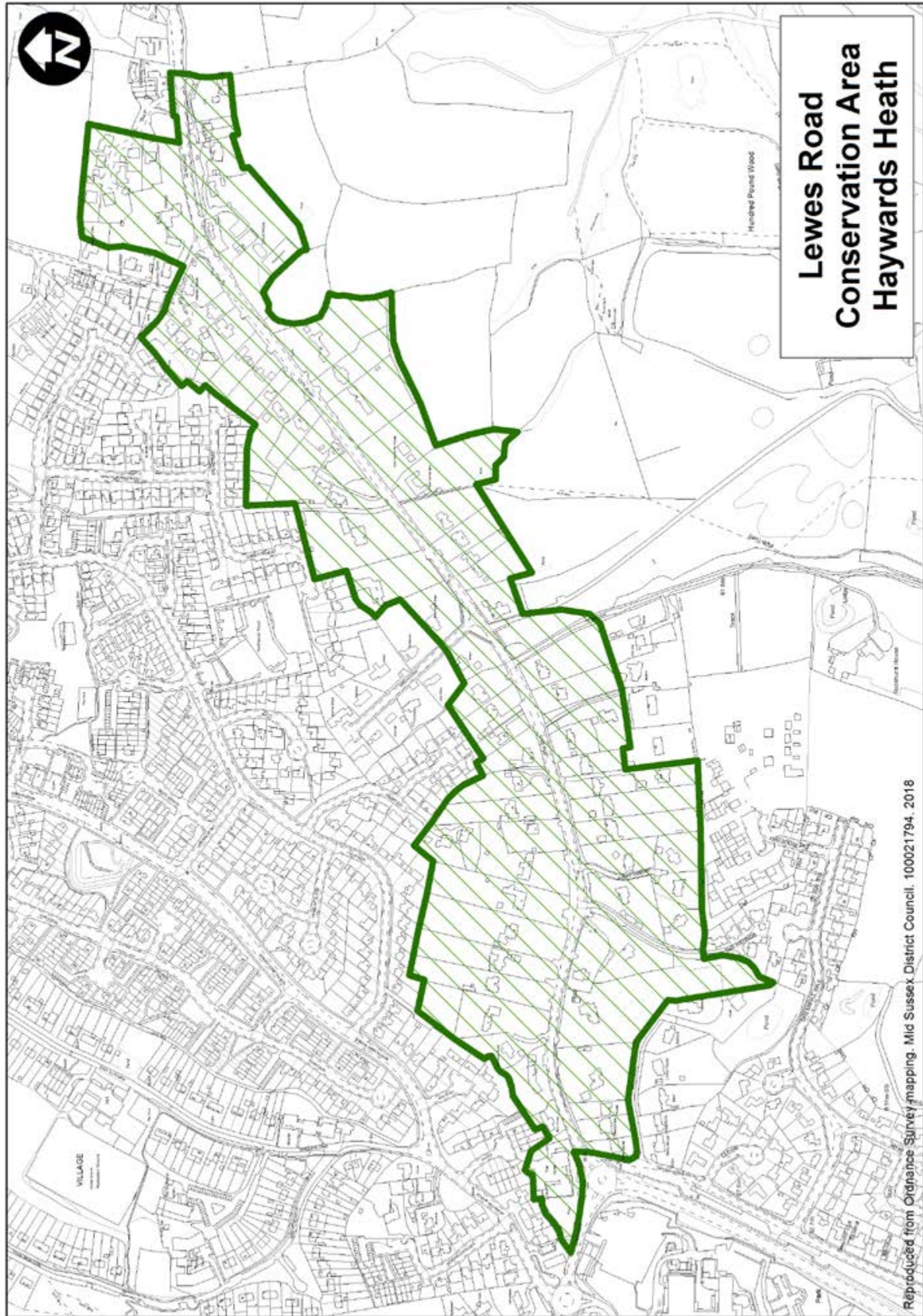




**Franklands Village
Conservation Area
Haywards Heath**



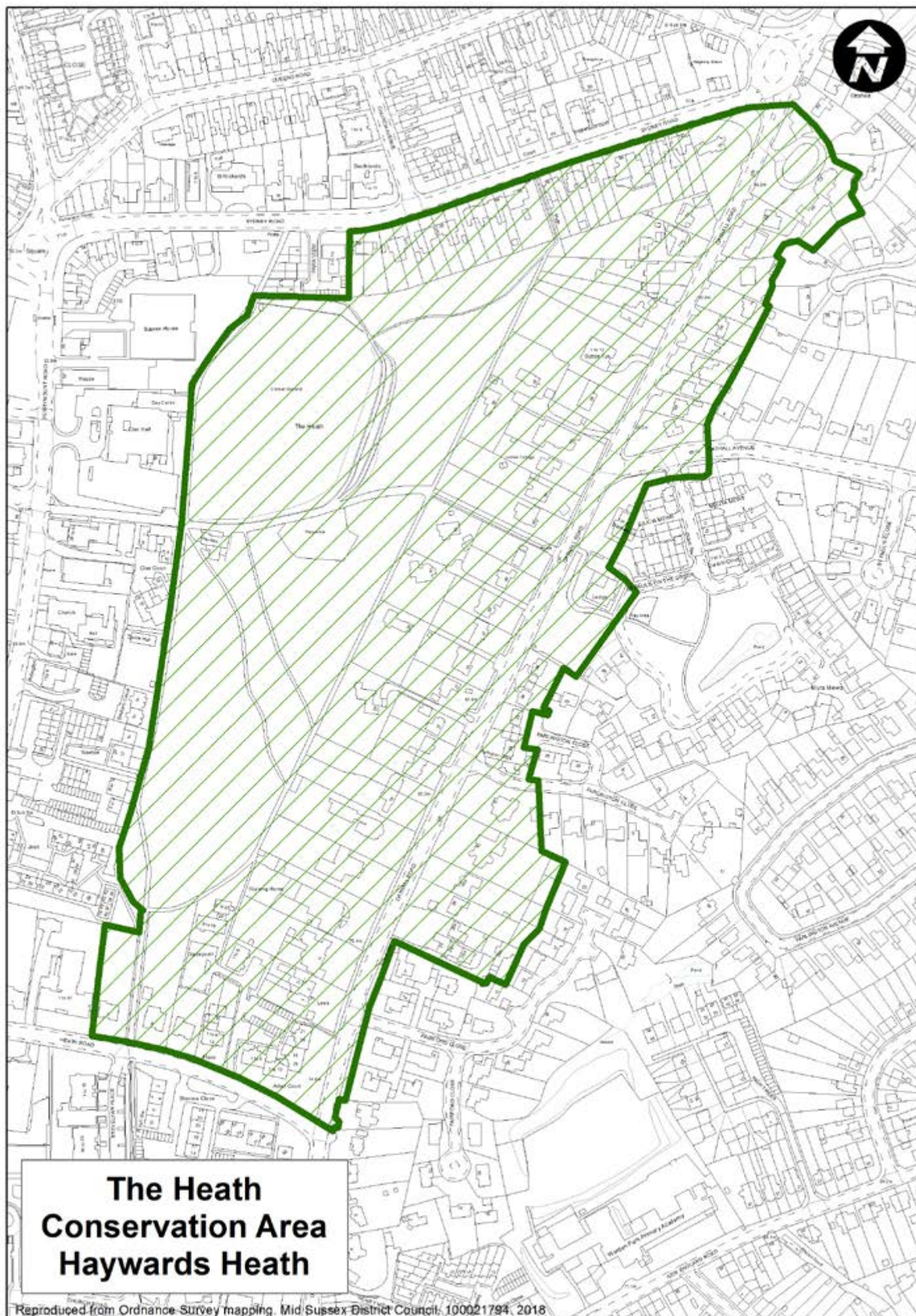
Lewes Road Conservation Area Haywards Heath





**Lucastes
Conservation Area
Haywards Heath**

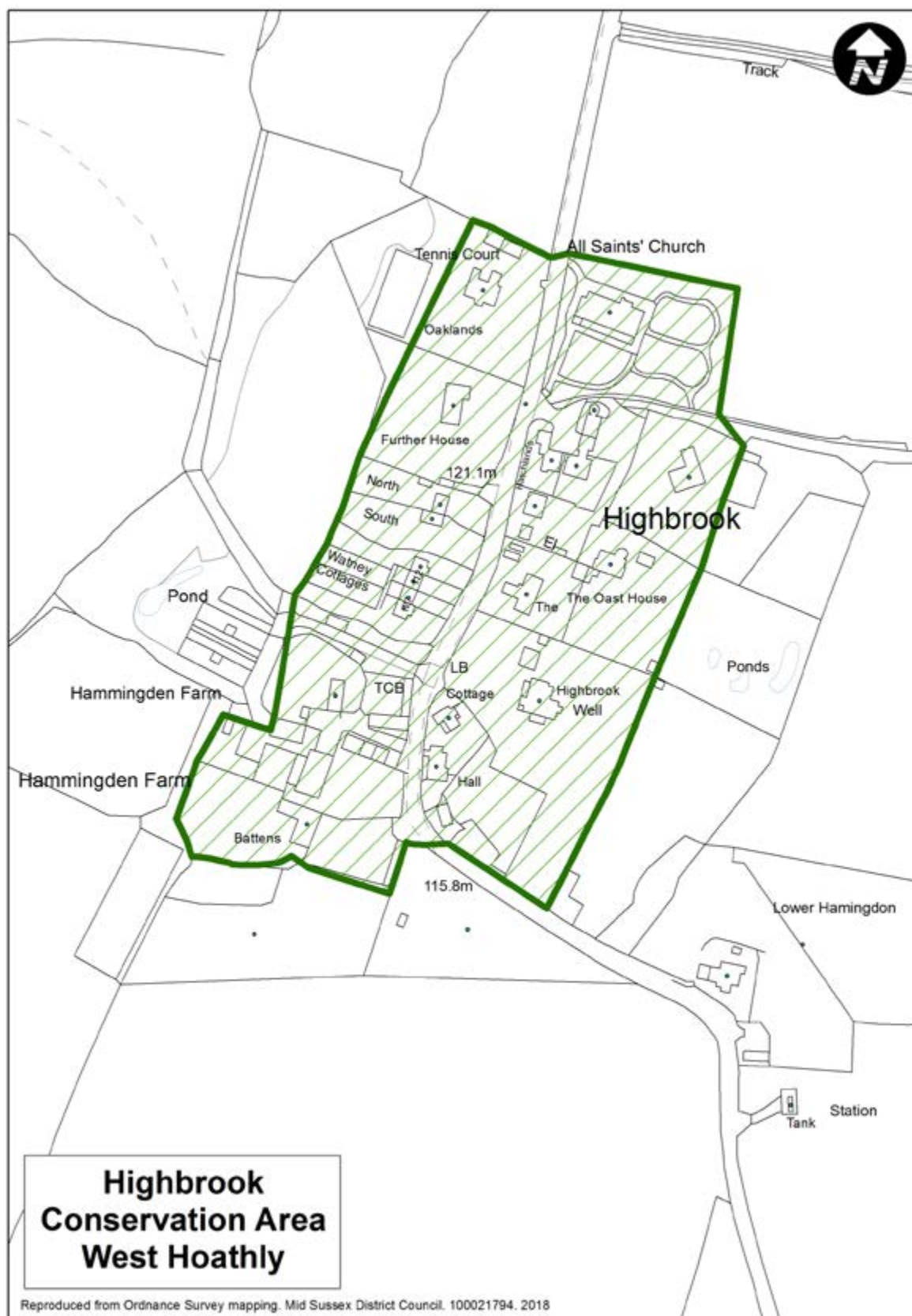
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Conservation Area

Highbrook was designated a Conservation Area in 1990. At the northern end of Highbrook lies All Saints Church, built in 1884 in the Gothic revival style. There are a number of other listed buildings in the settlement including Battens, which is believed to date back to the late 13th or early 14th centuries.



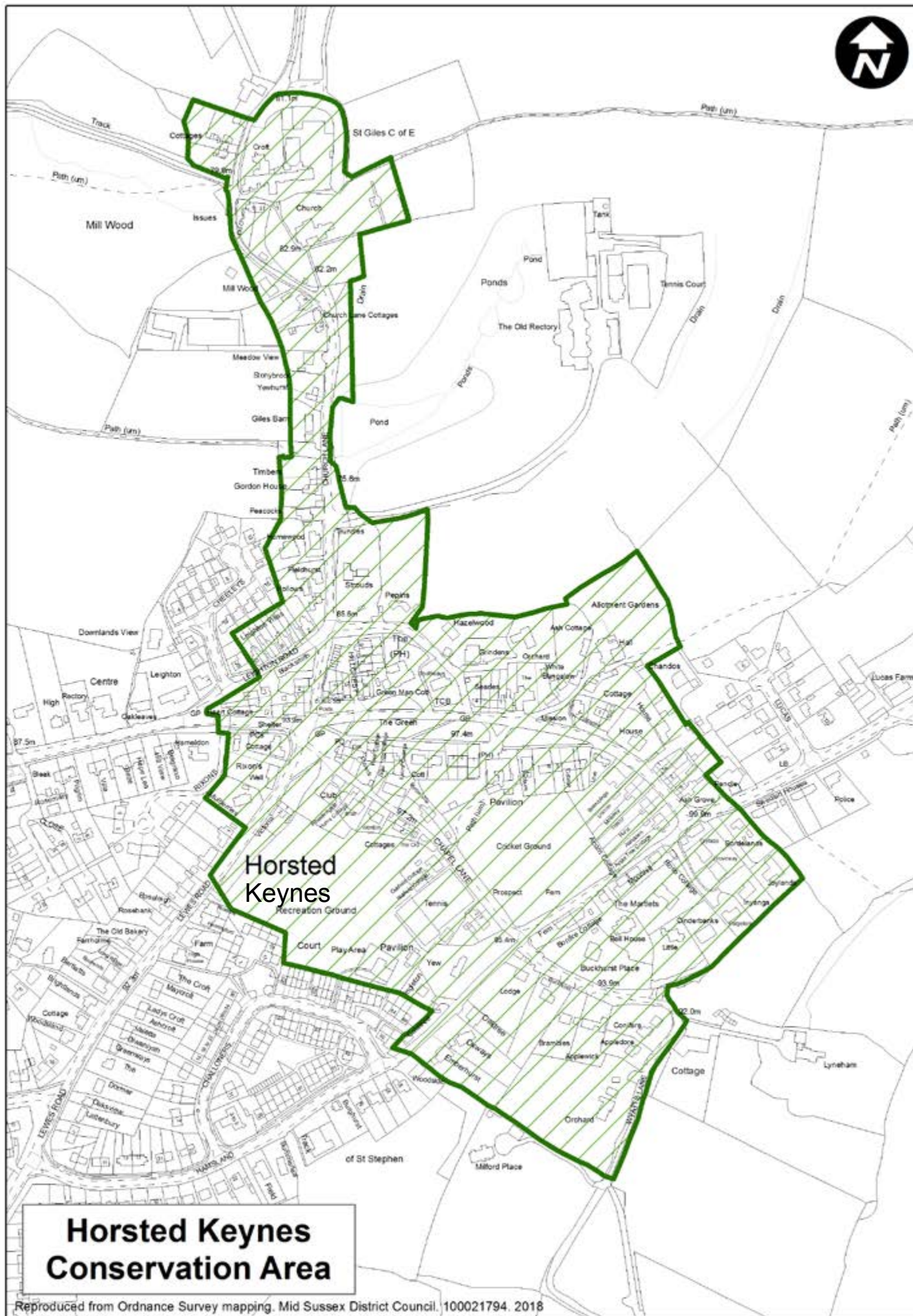
Conservation Area

Horsted Keynes Conservation Area was designated in January 1985. It includes the two oldest parts of the village. The first is centred on Church Lane and contains a number of historic buildings dating back to the 17th and 18th centuries, and the 13th century church. The second is centred on The Green, and includes parts of Station Road, Lewes Road and the southern end of Church Lane. The Green is a spacious open area lined by two storey buildings of predominantly brick construction with those on the southern side well set back from the road. Many of the properties around The Green and along Church Lane, including The Crown Public House and The Forge, are listed as being of architectural or historical importance. Trees and hedgerows are particularly important features within the village, as are the Recreation Ground and Cricket Ground which provide a spacious setting for development to the south of The Green.

The following features contribute to the particular character of the Conservation Area:

- the spacious character of The Green, the attractive groupings of buildings around The Green and the sense of enclosure created by both buildings and landscaping;
- the variety of age and style of buildings, several of which are Listed Buildings;
- the use of traditional and natural building materials;
- the extensive views of the countryside from within the Conservation Area, especially around St Giles Church;
- the hedgerows, trees and banked verges, including those in Church Lane, Bonfire Lane and Wyatts Lane; and
- the views of the church from within the village.





Horsted Keynes Conservation Area

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Conservation Area

In recognition of the special character and appearance of parts of Hurstpierpoint and Hurst Wickham three areas have been designated Conservation Areas.

The Hurstpierpoint Conservation Area Appraisal has more detail on the special character and appearance of the Conservation Areas.

Hurstpierpoint Conservation Area

Part of the village of Hurstpierpoint was designated a Conservation Area in July 1972. The area was extended in January 1989 to include many of the properties in Manor Road and part of Western Road plus South Lodge, Chabwino and the cemetery in South Avenue. These form an important visual transition from countryside to town due to their large spacious grounds. A further extension was approved in February 1999 to include a small area of Western Road, which continues the character and appearance of the rest of the road already within the Conservation Area, and St. Lawrence's School, an attractive building which has been an essential feature in the development of the village since the 19th century.

The Conservation Area is centred around the core of the old village. It runs from the White Horse Inn in the west along the full length of the High Street as far as its junction with St George's Lane in the east. The following features, in particular, contribute to the character of the area:

- the age and variety of buildings in the High Street;
- the panoramic views of the South Downs and surrounding countryside;
- the avenue of trees along the footpath in the recreation ground;
- the changes in level and direction of the High Street, together with the close proximity of the buildings and the twittens and side alleys which expose many side walls and provide a series of varied and interesting views; and
- the presence of walls, railings and trees which form attractive visual features.

Hurst Wickham Conservation Area

The character and appearance of the southern half of Hurst Wickham is such that the District Council designated it as a Conservation Area in January 1989. The following features, in particular, contribute to its character:

- a marked sense of visual enclosure due to the narrowness of College Road and the brick retaining walls along both sides;
- the presence of many trees and hedges which add to the level of enclosure; and
- the raised buildings which overlook the meandering lane.

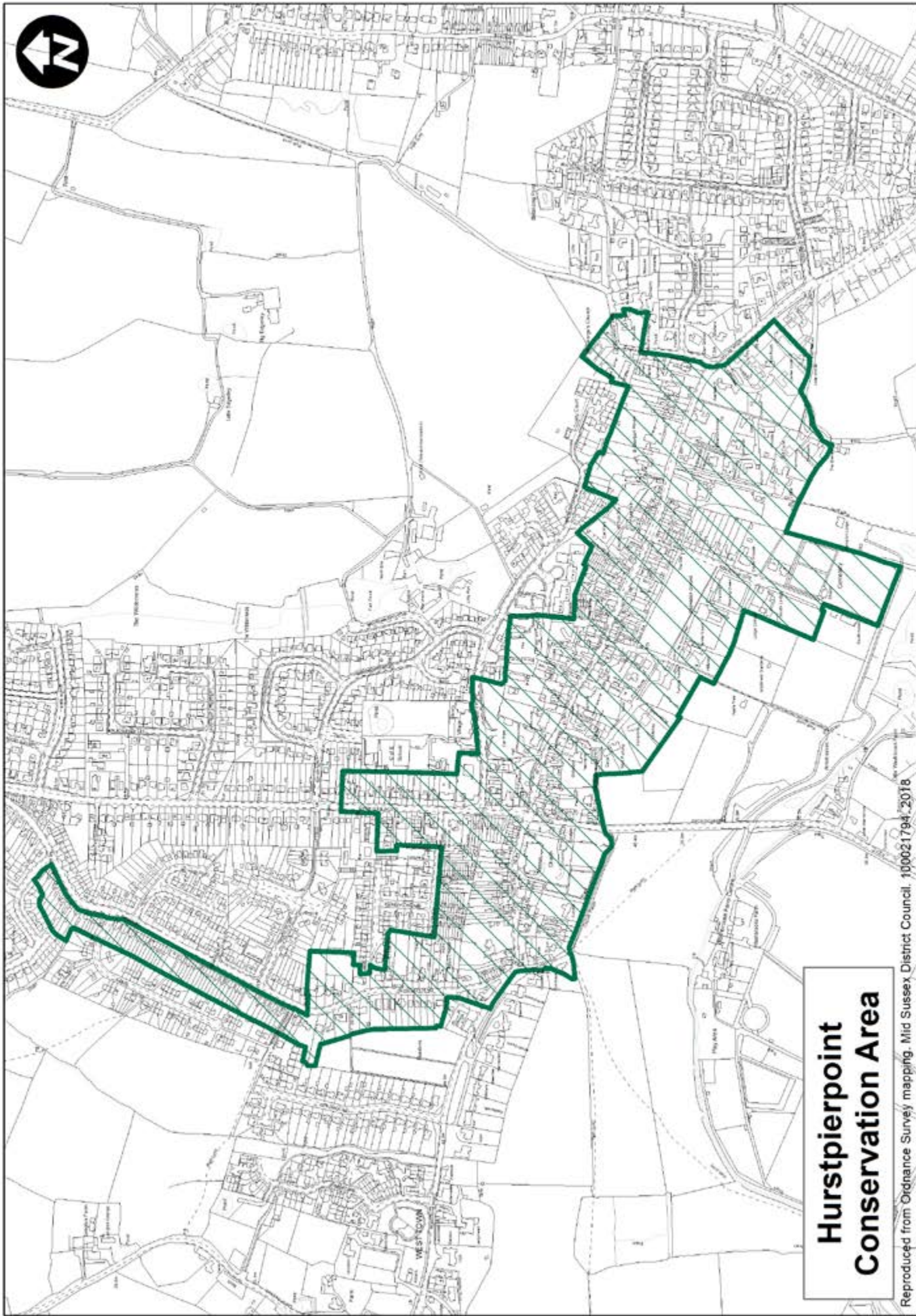
Langton Lane Conservation Area

The Council designated a new Conservation Area in February 1999 at the western end of the village, to include Langton Lane and part of Albourne Road. Langton Lane has a linear rural character, while Albourne road merges a rural with a more urban character, creating a pleasant approach to the village.

The following features contribute, in particular, to the character of the Conservation Area:

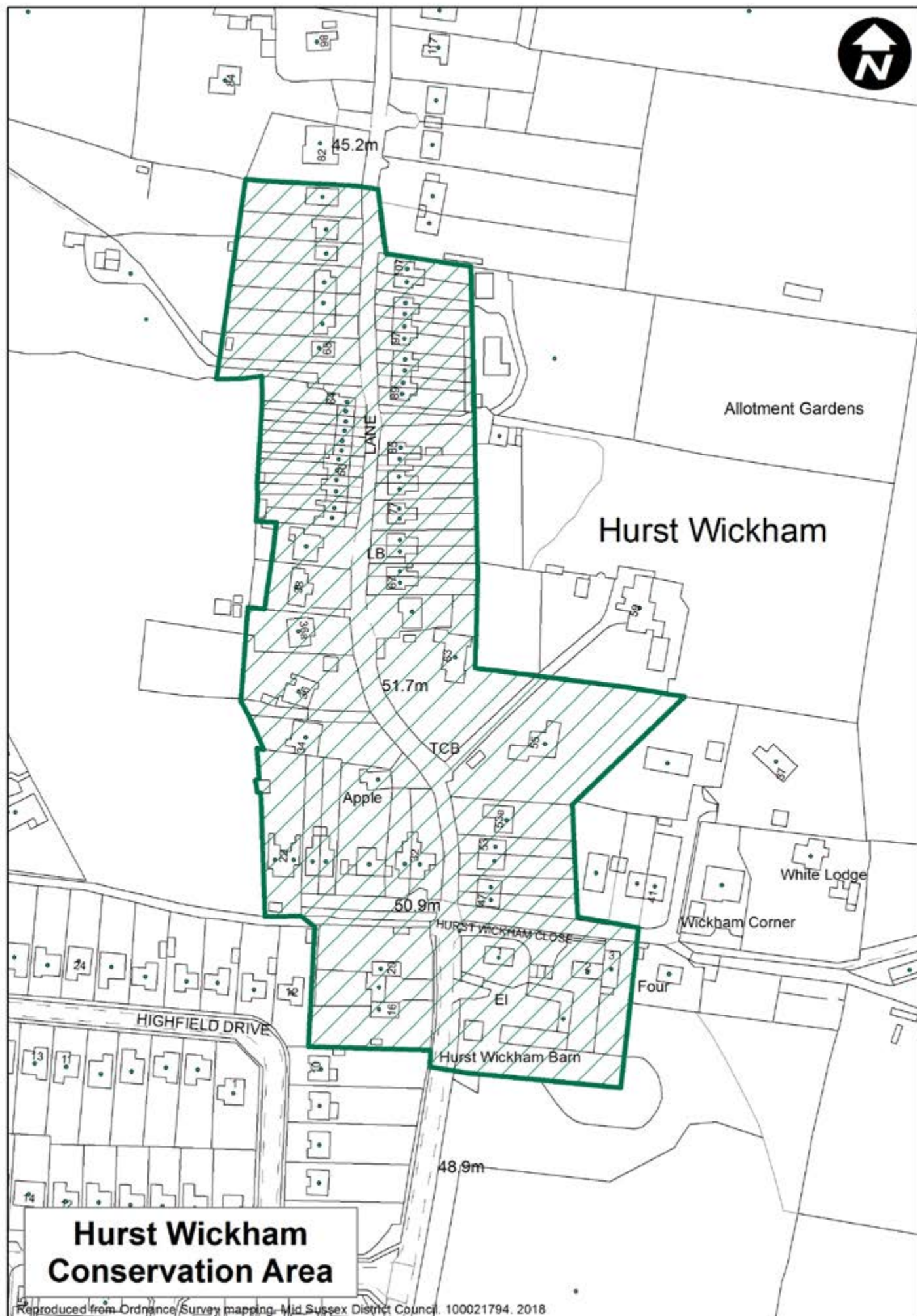
- the steep banks at the southern end of Langton Lane, which is narrow and meandering;
- the variety of age and style of the buildings; and
- the views of the South Downs, Jack and Jill windmills and Holy Trinity church spire.

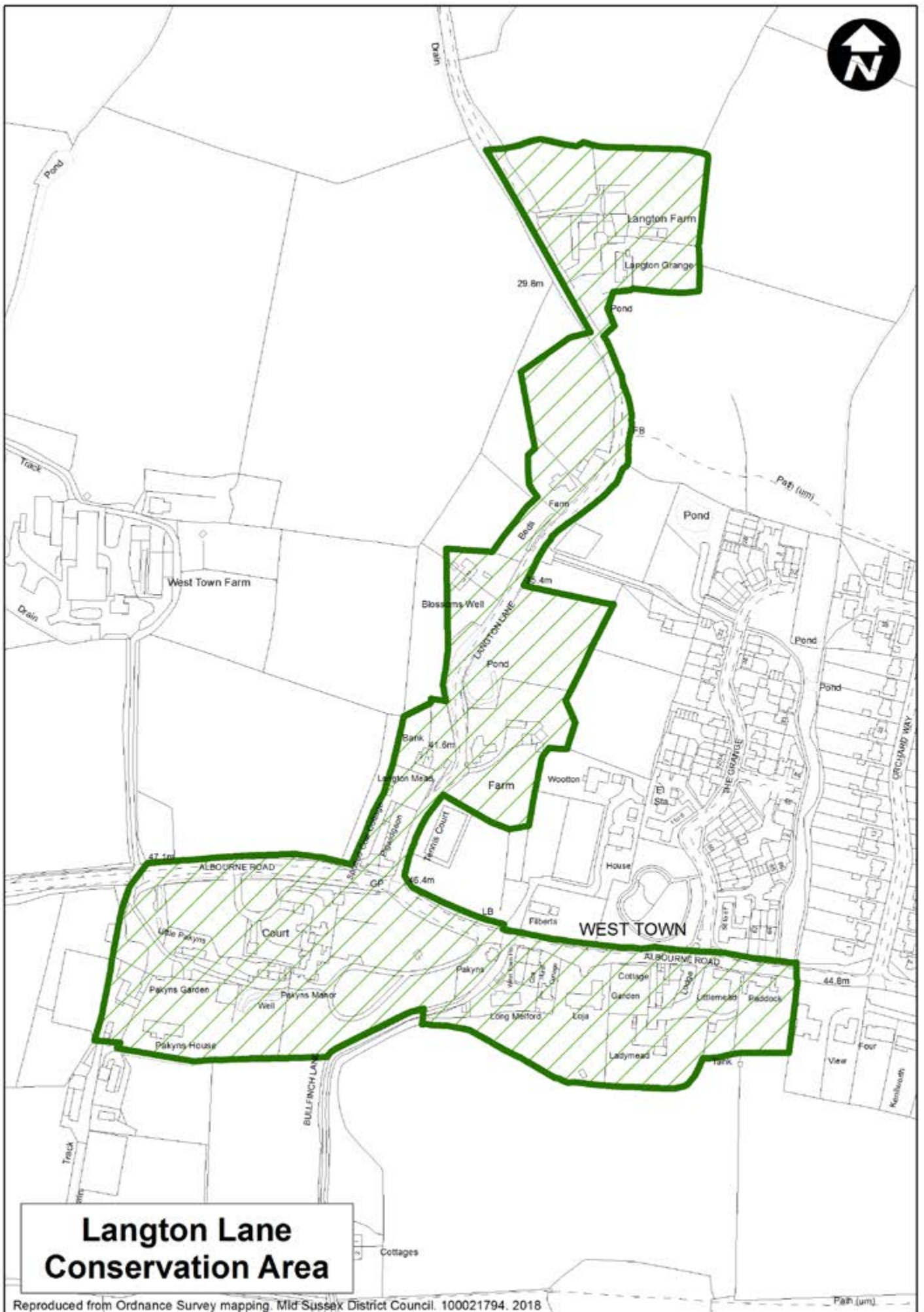




**Hurstpierpoint
Conservation Area**

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Conservation Area

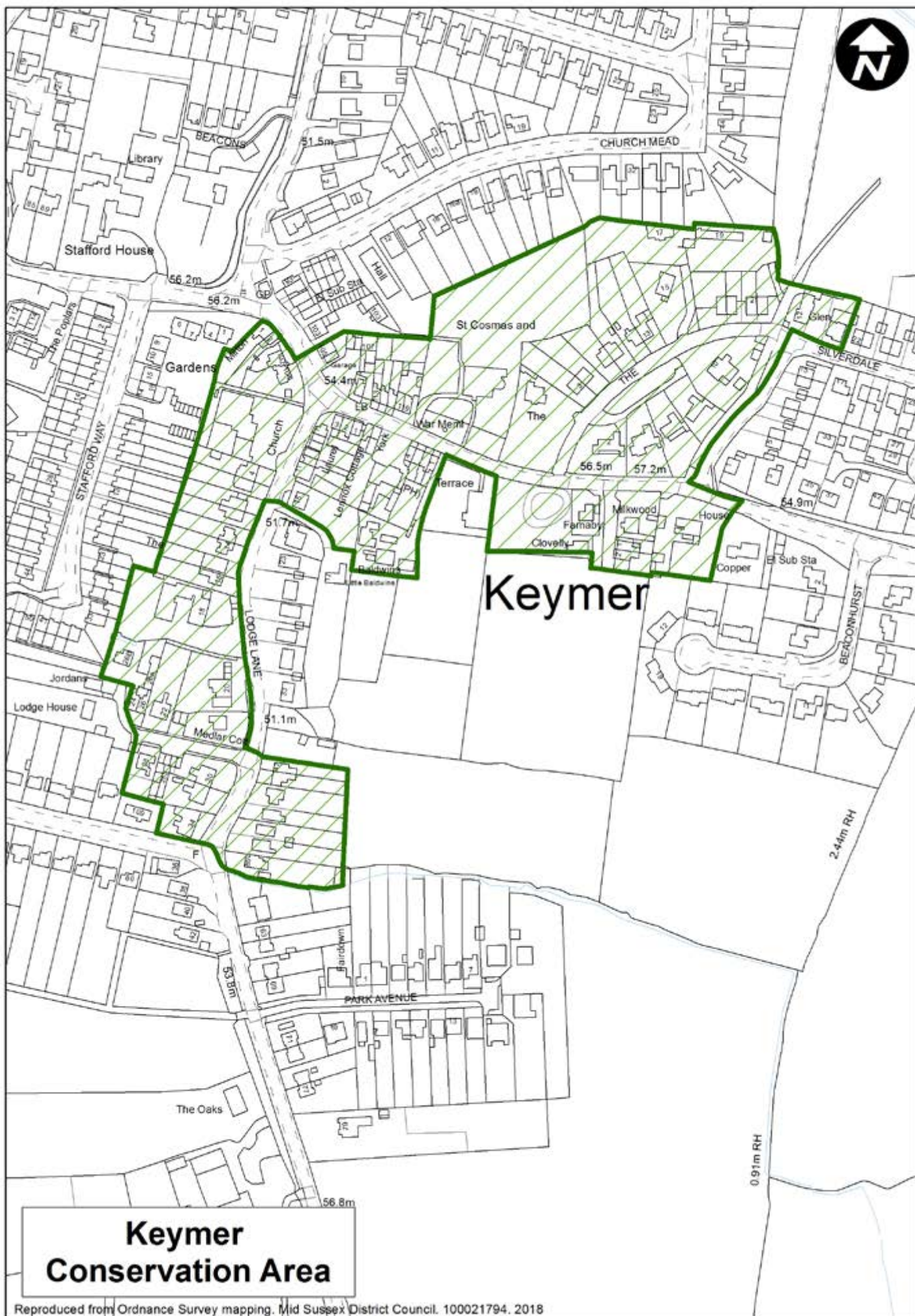
To help conserve the 'historic core' of the built-up area and to preserve the attractive approach into Keymer from Ditchling and along Lodge Lane, the Council designated this as a Conservation Area in January 1989. This part of Keymer has a long history, with evidence of settlement dating back to Roman times.

At the heart of the Conservation Area are seven listed buildings, the only ones within the built-up area of Keymer/Hassocks. Most of the buildings in the Conservation Area are over 100 years old, with the Old Manor House (Nos. 102 and 104 Keymer Road) being the oldest and dating from the 15th Century.

The following features, in particular, contribute to the character of the Conservation Area:

- the small terraced cottages, known as Keymer Terrace, which, together with the stone wall by the church, create a sense of enclosure as one enters the village from the east;
- the church sited on higher land which can be seen from all approaches;
- the attractive residential properties in The Crescent;
- the variety of properties in Lodge Lane;
- the stone walls, hedges and trees which provide variety to Lodge Lane;
- the bend in Keymer Road at the Lodge Lane junction adds interest to the street scene;
- views into and out of the Conservation Area; and
- the use of traditional building materials.





Keymer Conservation Area

Conservation Area

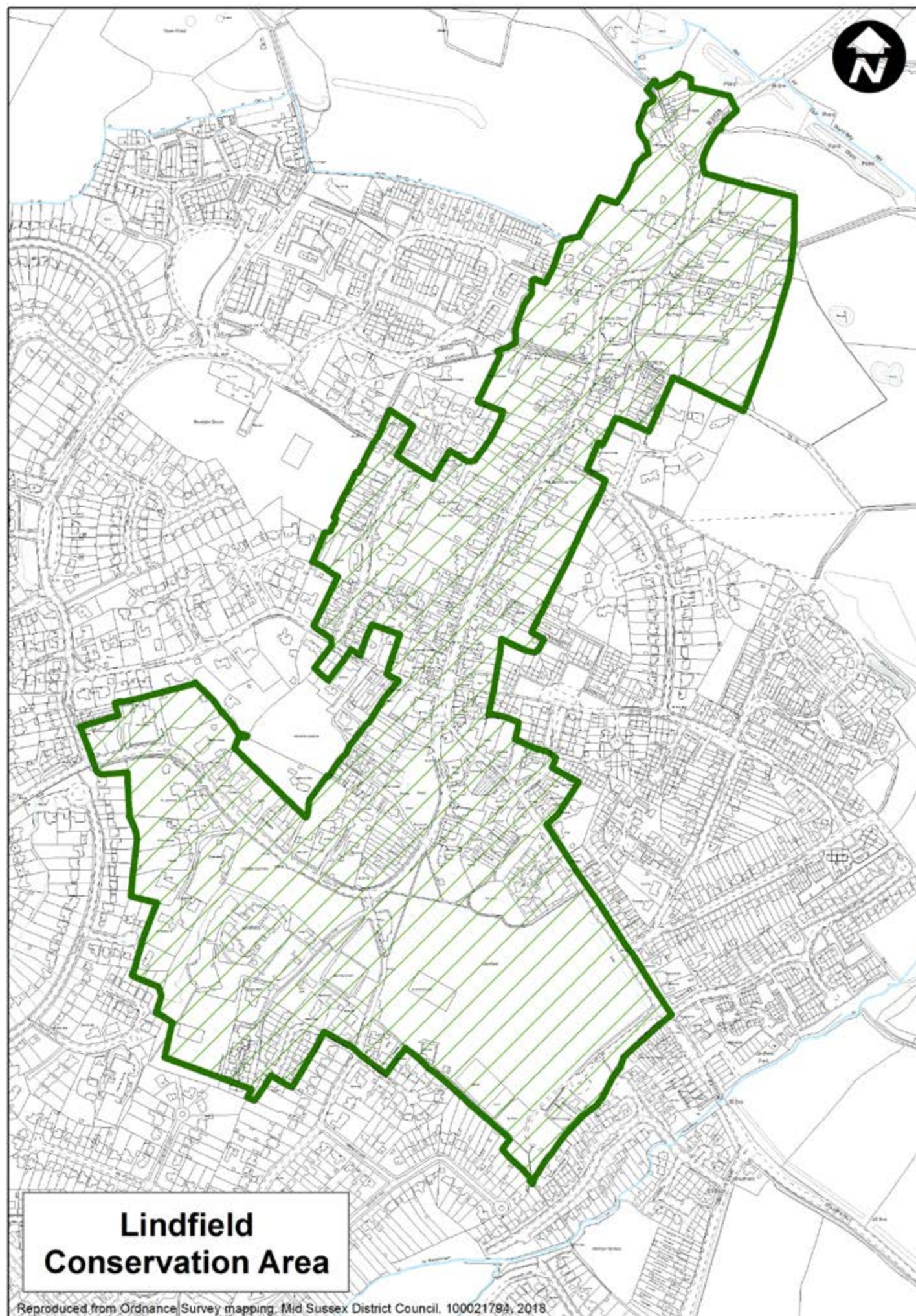
Lindfield Conservation Area was designated in 1969 in recognition of the special architectural quality and historic interest of the High Street and the area around the Common. The Conservation Area was first extended in 1989 to include the properties in Black Hill and again in 1998 to include Compton Road.

Lindfield has a strong individual village identity with a pond, a common, a church dating from the 13th century and a High Street. The High Street is lined with many buildings of architectural interest. Although representative of a variety of periods there are a number of buildings of medieval origin and the Georgian period. One of the most attractive features in the south part of the High Street is the way in which shops alternate with other uses. Black Hill forms an important approach to the village, the hill and the bend in the road providing changing views of trees and buildings and a glimpse of the Common beyond. Compton Road is indicative of how Lindfield grew in the early twentieth century, comprising mainly brick built dwellings with clay tiled roofs and retaining many of their original features.

The following features, in particular, contribute to the character of the Conservation Area:

- the variety of buildings both in terms of age and architectural style and detail including timber framing, a variety of brick bonds, original features such as windows, chimneys and doors;
- the use of natural and traditional building materials including clay tiled roofs, sandstone, Horsham Stone roofs, mathematical tiles, tile hanging and stucco;
- the rising curve of the High Street with the Church as a focal point;
- a tree and hedge lined approach into the village from the north;
- the presence of trees and hedges around and between the buildings in Black Hill which contribute to the overall character and appearance of the area;
- the trees along the High Street;
- the work of Charles Kempe at Old Place; and
- the large residential properties in Black Hill set well back from the road in spacious grounds.

In 1995 the Council made an Article 4(2) Direction covering part of the Conservation Area. This was extended in 1998 to include Compton Road. The purpose of making the direction was to enable the Council to control unsympathetic alterations to dwelling houses in the Conservation Area under Article 4(2) of the Town and Country Planning (General Permitted Development) Order 1995. Planning Information Leaflets are available from the Council which provide further details on Conservation Areas and Article 4 Directions.

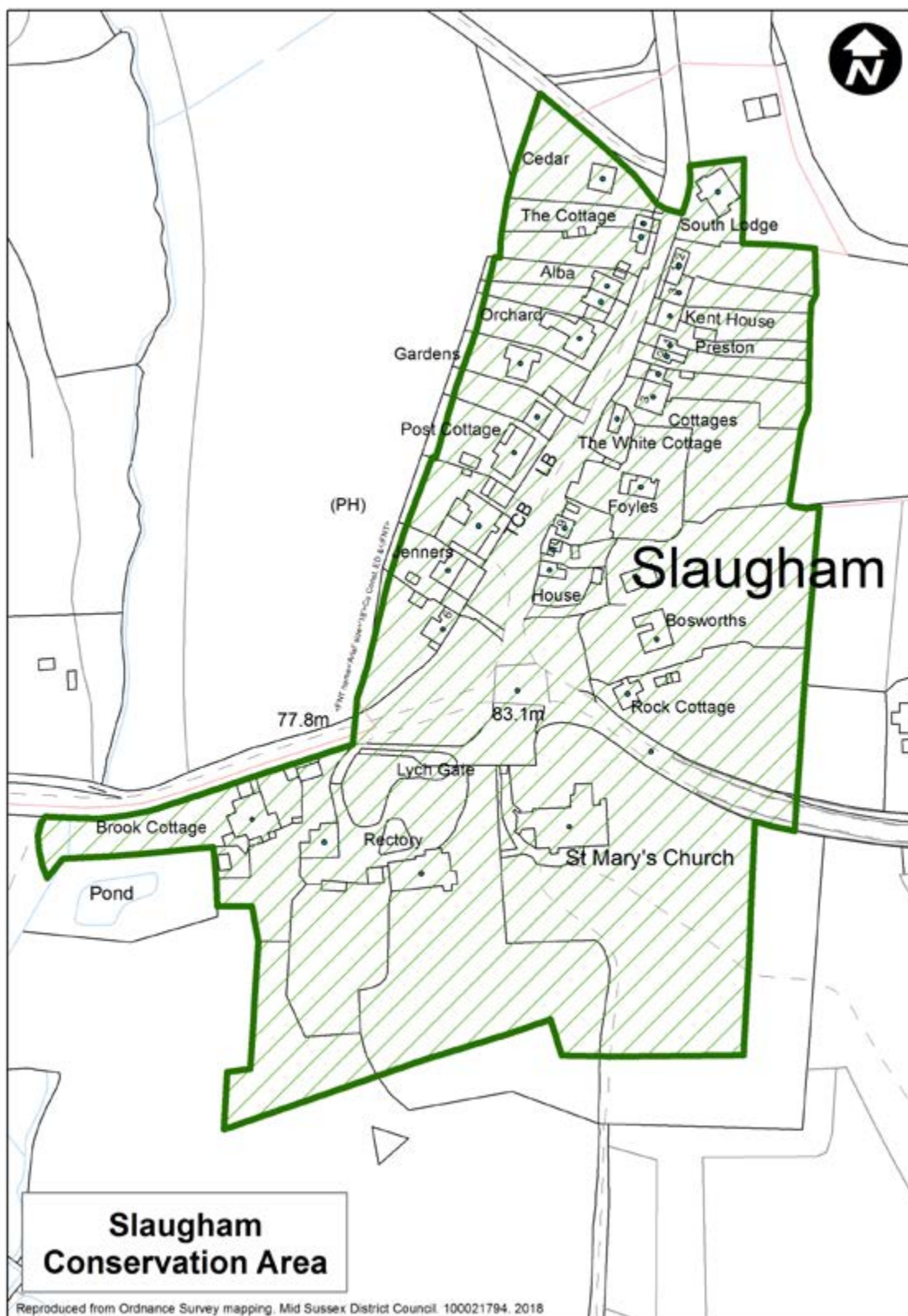


Lindfield Conservation Area

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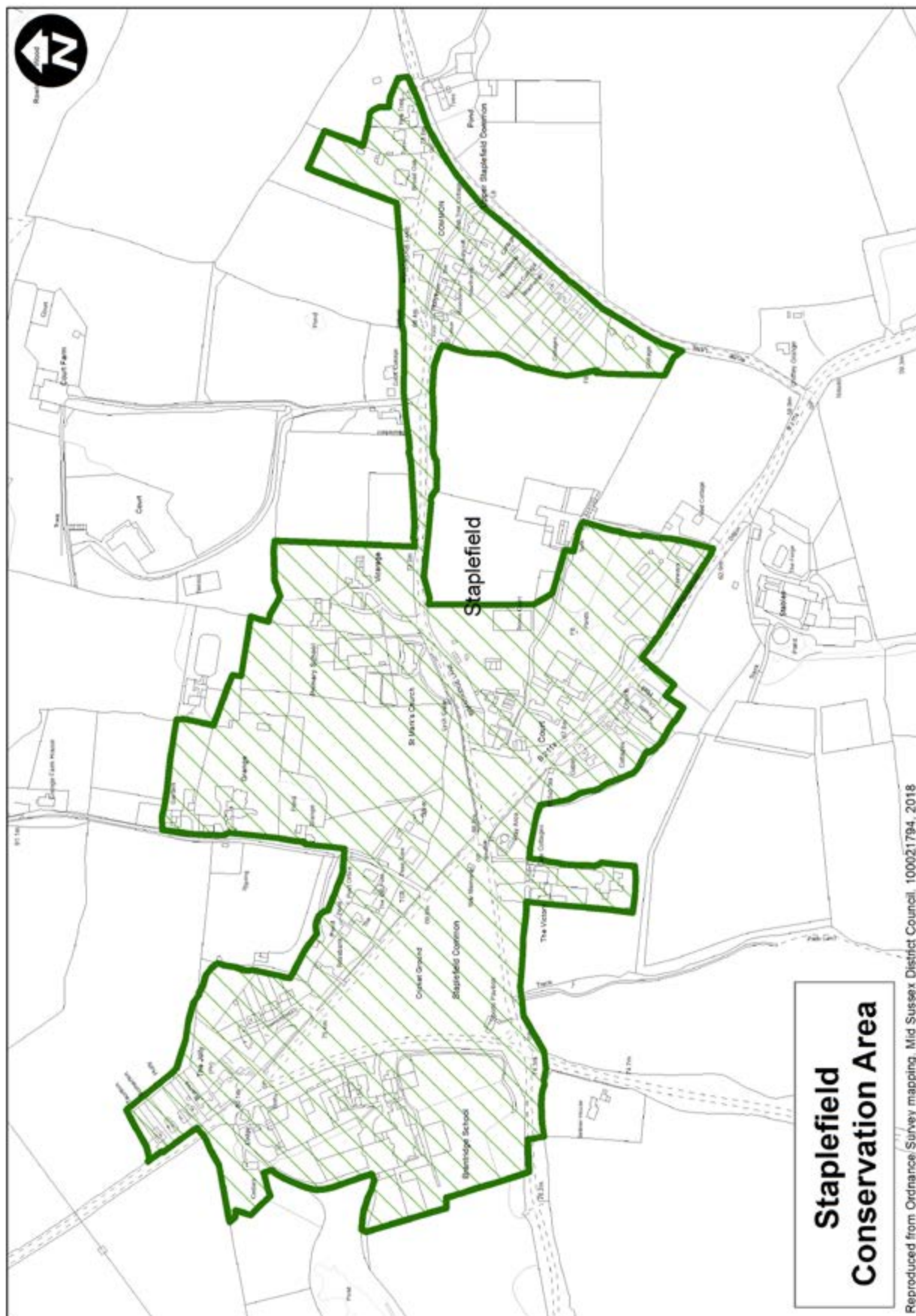
Conservation Area

Slaugham was designated a Conservation Area in 1984. Despite the small size of the village, Slaugham includes a variety of building styles and ages including a number of buildings which are timber framed, red brick with half tile hung and tiled roofs and others which are constructed with sandstone blocks occasionally with stone roofs. To the southern end of the village is the parish church of St Mary, which forms an attractive focal point. The southern side of the churchyard provides views towards the ruins of Slaugham Place, an Elizabethan mansion which is now a scheduled ancient monument.



Conservation Area

The village was designated a Conservation Area in 1984. The buildings are predominantly residential and comprise a range of ages and styles. Although few are listed, their variety gives the village character and interest.



Conservation Area

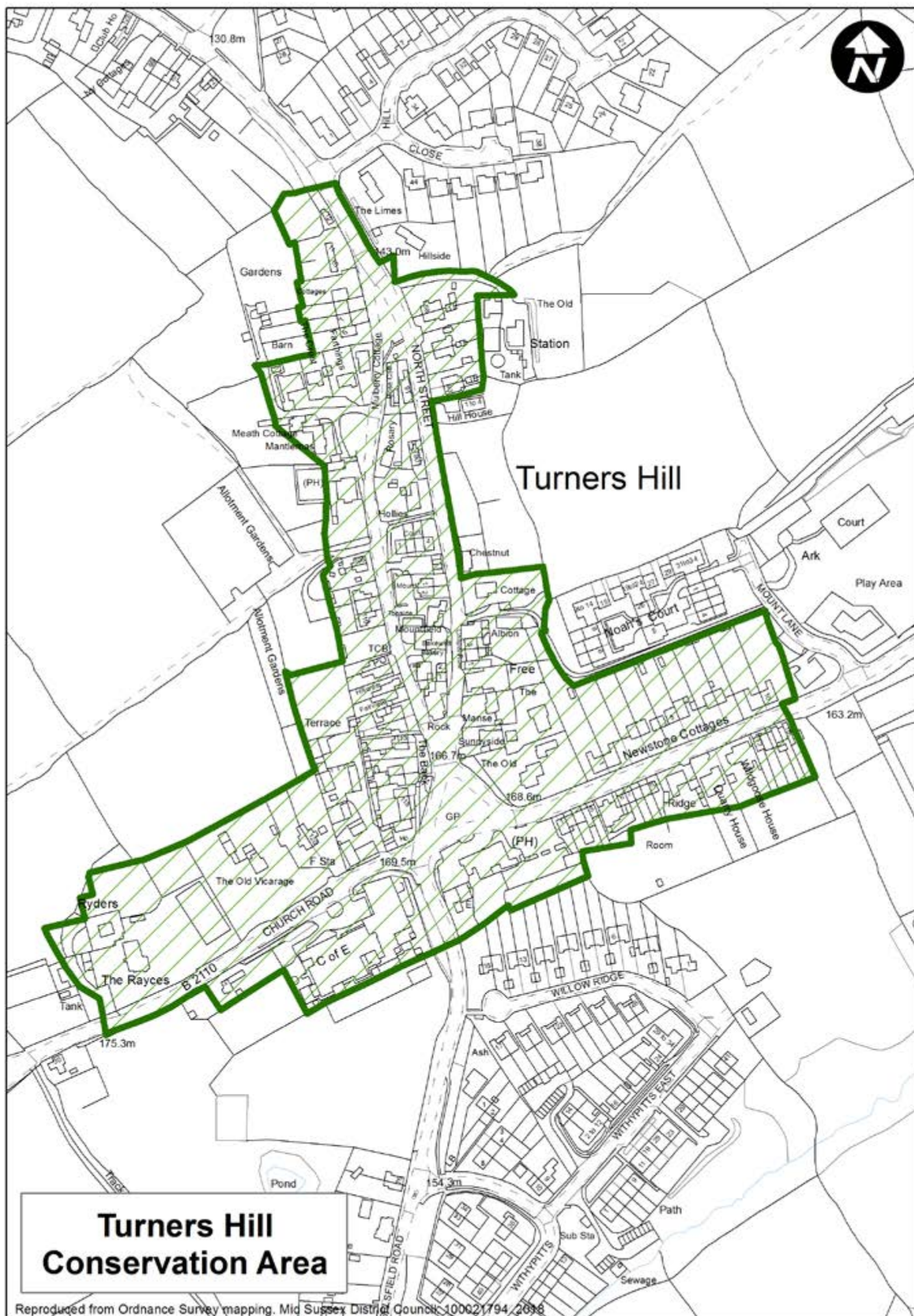
Turners Hill Conservation Area was designated in 1984. It extends northwards from the original heart of the village at the main cross-roads and the small village green. It also includes Lion Lane and parts of North Street, Church Road and East Street. There is a mix of house types and styles, some dating from the 17th and 18th centuries, and some of the buildings are listed. Despite the intrusive effects of heavy traffic the older parts of the village have retained their character and attractive appearance.

The following features in particular contribute to the character of the Conservation Area:

- the varied mix of building styles and ages;
- the attractive grouping of buildings around the village green and along Lion Lane;
- the green plus other smaller grassed areas and verges, including in Lion Lane;
- the elevated position of several houses in Lion Lane, with their raised front gardens;
- attractive street furniture and signs;
- several attractive stone walls and a natural sandstone bank in Church Road;
- important tree groups; and
- the setting of New Cottages in East Street.

The elevated position of the village also affords excellent views from the Conservation Area across the surrounding countryside



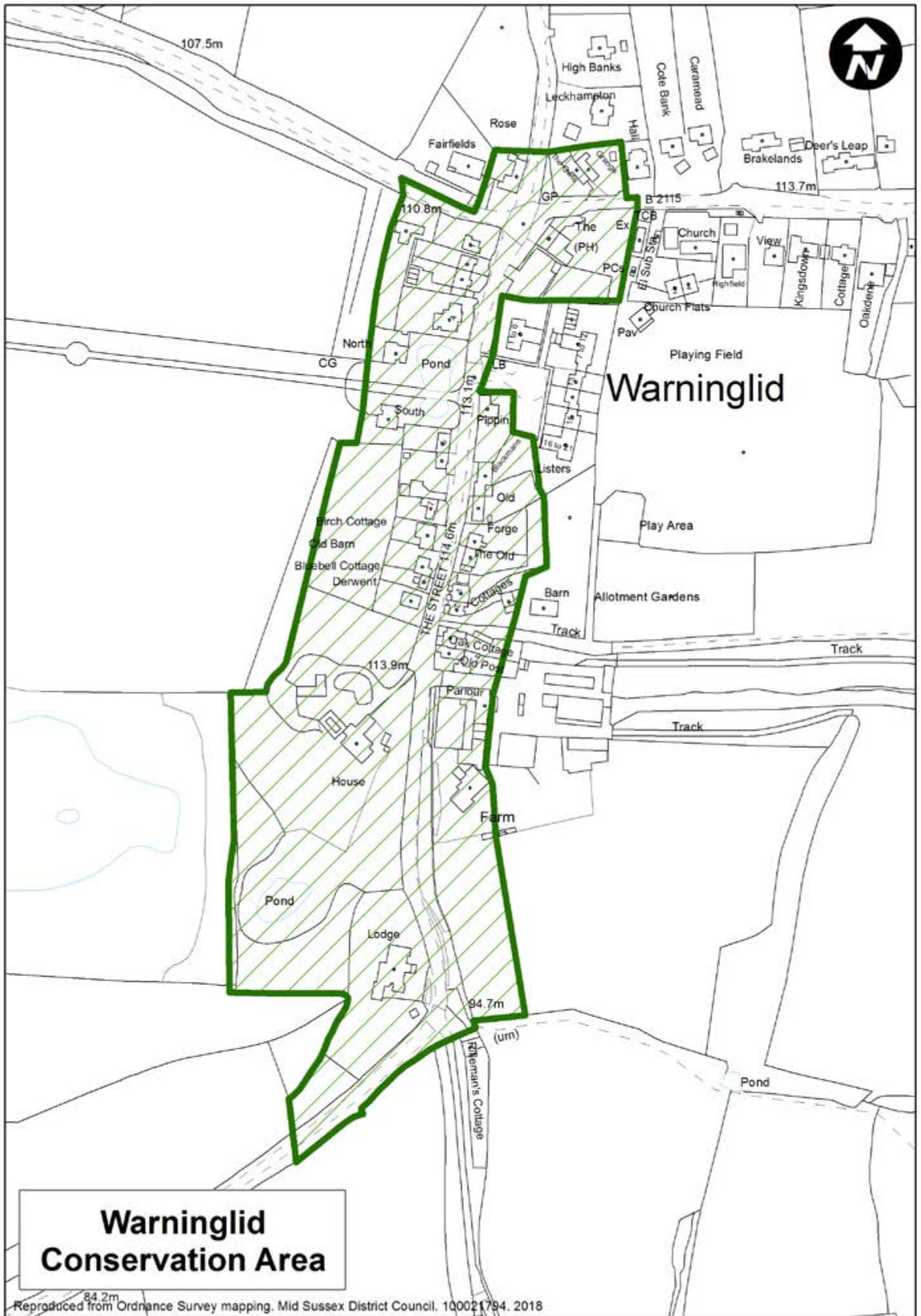


Conservation Area

The Street, which forms the focus of the Conservation Area designated in 1969, contains a number of buildings dating back to the 16th century. Some of these are Listed as being of special architectural or historic interest.

The following features, in particular, contribute to the character of the Conservation Area:

- the attractiveness of The Street due to the variety in the ages and styles of building;
- the predominant use of traditional and natural building materials eg sandstone, brick, timber and clay roof tiles;
- the traditional style street lamps and road sign directing traffic to adjacent villages/towns;
- the sense of enclosure created by the buildings and the bank, hedges and trees adjacent to The Street; and
- the village pond with an arching sandstone bridge leading to the drive of Lyndhurst Estate, creating a focal point within The Street.



Warninglid Conservation Area

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Conservation Area

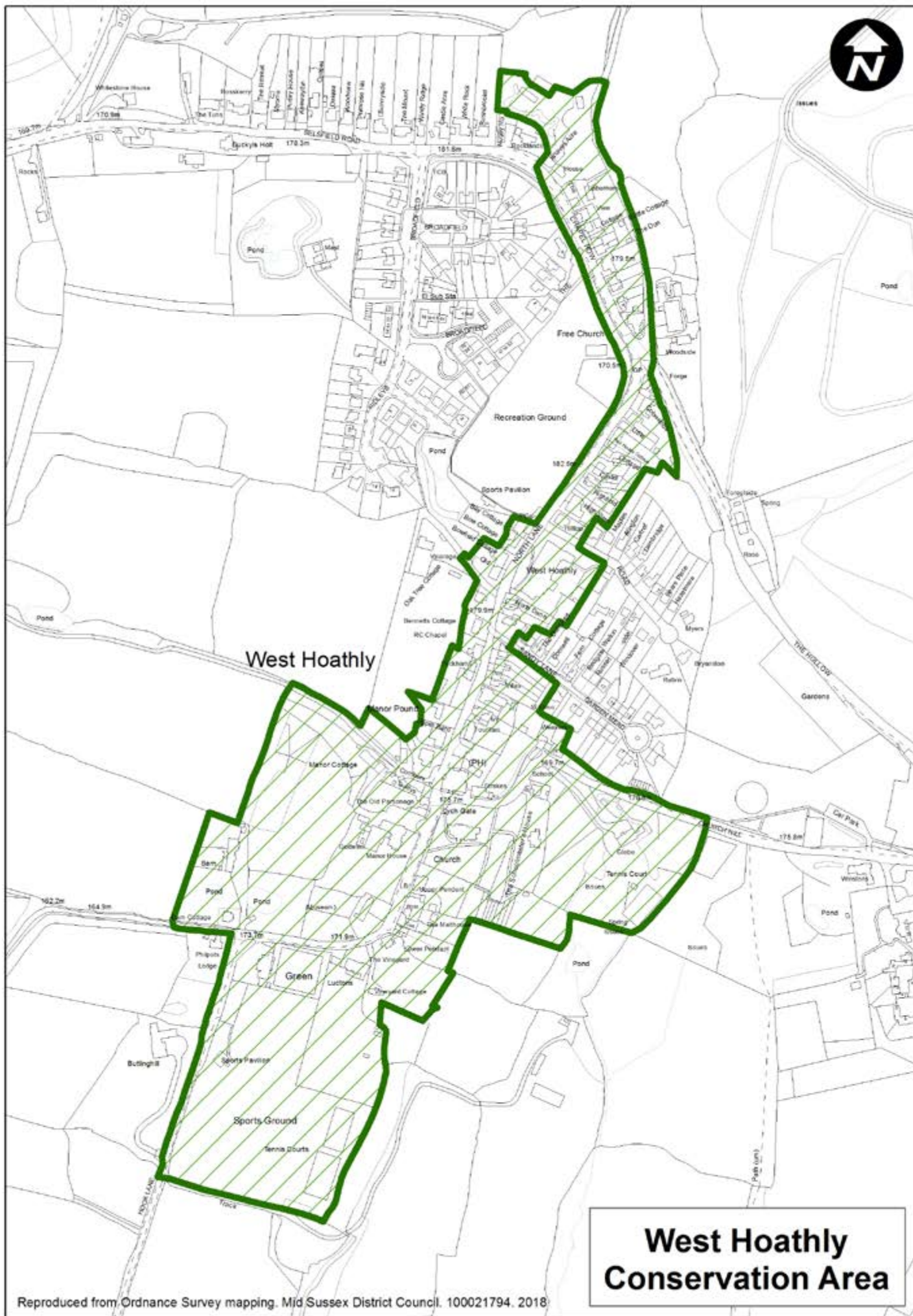
The West Hoathly Conservation Area Appraisal has more detail on the special character and appearance of the Conservation Area.

The southern part of West Hoathly was designated a Conservation Area in December 1972. This includes the area commonly known as Queen's Square based on St Margaret's Church, a Grade I Listed Building believed to have Norman origins, around which the village initially grew. Many of the Listed Buildings in the village date from the 14th to 16th centuries although West Hoathly is reputed to date from the 11th century. The Conservation Area includes such buildings as the Priest House dating from 1450 and the Cat Inn already known as the Ale House in 1615. North Lane is generally of more recent development and features tile hanging, horizontal boarding with roof slates or clay tiles varying in age from the 15th century to the Victorian era.

The following features contribute to the particular character of the Conservation Area:

- the lack of building line and pavement in North Lane which creates a semi rural feel;
- the age and variety of buildings, a number of which are Listed Buildings;
- the grass banks, groups of trees and ornamental hedges particularly those around the Manor House and Priest House;
- the views of St Margaret's Church spire;
- the unusual terraced churchyard with its magnificent views; and
- the extensive views of the countryside from the bowling and cricket green.





West Hoathly

**West Hoathly
Conservation Area**

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