



# **Cuckfield Parish Council**

## **WHITEMANS GREEN CONSERVATION AREA APPRAISAL**

**June 2013**

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### 1 INTRODUCTION

The neighbourhood centre of Whitemans Green was designated as a Conservation Area on 21st March 1989.

Whitemans Green is an area characterised by small cottages set around a tree-lined green (see Figure 1). The green with the surrounding residential properties and a few shops gives the area the identity of a village nucleus. There are a number of features which contribute to the special interest of the Conservation Area:

- The tree lined village green with the attractive grouping of buildings around
- The variety of buildings of different ages and architectural style:
- The ten listed buildings the earliest of which dates back to 15th century: and
- The many trees and hedges which make a valuable contribution to the appearance of the area.

### 2 PLANNING FRAMEWORK

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". Conservation Areas were introduced through the Civic Amenities Act in 1967. They are designated by local authorities under the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990. Designation of a conservation area is in recognition that an area has a special character and identity that is worth preserving or enhancing.

### 3 LOCATION AND PHYSICAL SETTING

The village of Cuckfield occupies an elevated position to the west of Haywards Heath and is bounded to the west and north by the High Weald Area of Outstanding Natural Beauty. The A272 bypasses the town to the south. The 2011 census shows that Cuckfield has a population of 3500.

At the north of the village is the Neighbourhood Centre of Whitemans Green. Located at the end of the ridge, where the Ouse/Adur watershed turns south and the B2036 highway joins the B2114, the Conservation Area contains the historically separate village, which has coalesced gradually with Cuckfield down the hill. The area is characterised by small cottages set around a tree lined green with local and far reaching views to the north and south from the western part of the Conservation Area.

A Landscape Character Assessment for Cuckfield was completed in April 2012. This identifies 33 distinctive landscape character areas around the village; 6 of these are immediately next to or within visual proximity to the Whitemans Green Conservation Area.

The geology of the area comprises a succession of sandstones and mudstones (commonly clays) of the Hastings Beds (Lower Cretaceous). Cuckfield is situated on a southwards projecting spur of a minor east west ridge. The ridge is partially separated from the bulk of the High Weald to the north by the valley of the upper part of the River Ouse. The river passes approximately 3km north east of the village centre. The southern end of South Street and the parish church of Holy Trinity are the lowest parts of the village. South Street and the High Street steadily climb the spur to the north, thereafter the High Street follows the crest of the spur. To the west and the east of the village the land falls away into typical High Weald gills giving fine views across the Weald towards the South Downs.

## 4 DETAILED CHARACTER APPRAISAL

### 4.1 Whitemans Green Neighbourhood Centre and road south

The first property on the west side of the road is the Service Station. Shop building with flat roof and brick gable with cladding. Forecourt with canopy and 4 pump points. Suffers from flag advertising.

The Ship Inn public house which sits up to the pavement line is next. 2 storey brick construction with clay tiled roof containing 2 gabled dormer windows with sliding sashes. Front elevation has sliding sashes to the first floor. Ground floor has offset entrance door and evidence of second entrance which has now been infilled with a window. To the north end is a side entrance door with lean to pitched roof over and an unattractive flat roofed garage. To the south end is a flat roofed room with parapet topping. A small car park is located to the north end and the rear portion of the property can be seen across this.

Wealden Stores. This Victorian shop also sits on the pavement line is of brick construction under a natural slate roof has an attractive wood and glazed shop front with hand written shop sign and painted "wines & spirits" sign to the first floor. To the right is a timber vehicle access door with timber cladding above and a casement window to the first floor which is incongruous to the rest of the elevation.

The entrance to Brock End is flanked by Wealden Stores to the North and to the South by Brocketts. This Grade II Listed house dates from the late 17th century and was refronted mid 19th century with an L-wing to the south east. 2 storeys with attics. Main range has ground floor painted brick and first floor hung with curved tiles with diamond patterns in yellow tiles. Tiled roof with end brick stacks (the lefthand chimney stack has the date 1726, but the plaque is reset). 2 gabled dormers. 3 windows; 16-pane sashes to first floor set in moulded architraves, ground floor has 2 tripartite windows. Central doorcase with flat hood on brackets, brick pilasters, moulded architrave and modern door. Mid C19 south east wing is brick on ground floor, tile hung on first floor having 1 tripartite sash with horns. The house is fronted by a beech hedge above a low wall which rises to approximately 1.5m to the garden side with yew hedging behind. The property is fronted by a deep grass verge leading to the brick pavement.

Continuing South, Allenby House is an old Victorian Shop of red brick construction beneath a slate pitched roof which is now a domestic house. It has retained the glazed shop front

and fascia whilst the shop door has been infilled in timber. The original access to the residential accommodation remains to the right of the shop front. First floor has a bay window with timber sliding sashes above the shop fascia and a sliding sash above the door. There is a further sash window to the gable of the attic accommodation. The front garden is laid to gravel and fronted by a low brick wall with iron railings and space for one car.

The White House is a timber framed house with softwood weather boarding to all elevations painted in white beneath a slate roof. It is double fronted with sliding sash windows and a timber porch with a pitched tiled roof. The front garden is laid to gravel with a small section of low brick wall and parking for two cars.

Woodcroft Villas are a pair of late Victorian semi-detached houses of red brick construction with bay windows to the ground floor with sliding sash windows and a slate pitched roof. The original slate to main roofs has been replaced with interlocking concrete tiles. Number 1 has a side extension matching the original construction consisting of a ground floor garage with timber doors and single sash window above. The front gardens are laid to lawn to the centre with hedging above a low brick wall in front and a shallow grass verge abutting the brick pavement. Each property has a drive to the side of the front garden.

Crossing the road to the east at the corner of Brainsmead Close are Braynesmead Cottages, a terrace of 3 Grade II homes. Formerly one house, now 3 cottages. 2 builds, Nos 1 and 3 open hall of 3 bays dating from c1480, No 3 c1680. Timber-framed, refronted in red brick now painted on ground floor, first floor weather-boarded. Tiled roof with gables to left handside. 2 storeys, 6:4 casement windows. Plank doors. Brick off-centre ridge stack to Nos 1 and 2, end stack to No 3. No 2 contains C18 bressummer to fireplace with bread oven. Roof not accessible at time of survey but said to have soot encrusted rafters.

The next property is a 1960s detached house of white painted brickwork with a slate roof & casement windows and a deep front garden.

There follow a pair of Victorian villas; finished in white painted render with sash windows and a slate roof sitting behind a high yew hedge.

The next property is Lindsay House, a detached Georgian style brick property built in the 1980s, again sitting behind a hedge of lime trees. All of these properties have a wide grass verge in front with several reasonably mature trees.

Weald Cottage & Green View are a pair of single storey 18<sup>th</sup> century agricultural buildings now in residential use. They sit low to the ground and abut the line of the grass verge. Brick construction under a clay tiled roof.

The twitten running along the end of Brainsmead and Bylanes Close to Ardingly Road is next followed by Chilcotts, a detached Edwardian house with painted rendered finish and detached garage.

Cuckfield Motor Co (Pix Cottage) is a car sales garage with a large sales forecourt and detached 2 storey building with Dutch gables and rendered facade. There is a single storey showroom to the north with pitched roof & glazed frontage.

Crouchlands is an Edwardian detached house originally a shop but now residential. White painted brick with tiled roof.

### 4.2 Whitemans Green North & Tollgate Lane

Next to Crouchlands, but outside the conservation area, is Crouchlands Farm, a small 1970s close of 7 houses set behind a high hedge & fence at the back of the deep grass verge. Opposite this is the end of Whitemans Green open Space which is heavily tree lined to this end and offers glimpses through to the green beyond.

A footpath enters the green from the Northern spur of Whitemans Green alongside Portal House, a 1970s chalet style bungalow with half timber cladding.

Next is the garage and entrance to Crossways and Edwardian detached house facing the green behind a high hedge.

Tollgate Lane is next with 3 1970s houses, an Edwardian house also backing onto the green and a 1980s detached property at the end, all on the Southern side

To the north sit Ivy Cottages, 3 Grade II listed cottages all separate builds.

- No 3 late C19. No 3: Cement rendered with tiled roof. 2 storeys. 16-pane sashes. Simple door case with flat hood.
- No 4 late C18, and No 4: Red brick with grey headers and mansarded tiled roof. 2 storeys. 2 6-pane sash windows with vertical glazing bars only and central doorcase with flat wooden hood on carved brackets and moulded architrave, 2 end brick stacks. Rear elevation has 1 large dormer and mid C19 brick extension.
- No 5 mid C19 No 5: Red brick with hipped tiled roof. 2 storeys, 2 windows, 16-pane sashes with glazing bars intact. Later gabled weather porch.

There is a further 1970s infill property then Nos 1&2 Ivy Cottages a pair of Victorian semi-detached houses

### 4.3 Whitemans Green West

On the North side of the road is the small terrace of 3 early Victorian properties known as Whitemans Green Cottages, These have small front gardens and all back on to the green.

Opposite and next to the petrol station is Junipers a detached 18<sup>th</sup> century property including former alms houses. This painted brick building sits close to the road.

Lamb Cottages, Whitemans Green. Formerly a beer house called "The Lamb", now two cottages. No 1 is a C16 2-bay timber framed end chimney stack house refronted in the mid C19, no 2 mainly a mid C19 public house extension but retaining, because of a flying freehold, one bedroom within the earlier structure. No 1 has timber frame refronted in painted brick on the ground floor and first floor tile hung with some bands of curved tiles. Tiled roof 2 storeys, 2 windows. Two gabled dormers with wooden bargeboards and triple

casement windows. First floor triple casement windows. Ground floor has later square bay to right hand side and 3-light casement to left. Central doorcase with flat wooden hood and plank door. External brick chimney stack to left hand side. No 2 has ground floor of brown brick with red brick dressings and first floor tile hung with pattern of curved tiles. Half-hipped tiled roof 2 storeys; one window. Casement window and left side doorcase with gabled wooden weatherhood on brackets. Interior of no 1 retains square framing with diagonal wind braces. Some wattle and daub remains in the walls and there are old oak floor boards. Bessemer to fireplace which has a spice cupboard and bread oven; chamfered spine beam with lamb's tongue stop. The deeds of the property go back only to 1703.

Broome House follows with Beaconsfield Villas thereafter; a pair of semi-detached Victorian houses of red brick with slate roofs. With the exception of Junipers, these properties all have front gardens but without the deep verges of Whitemans Green South. They all face the green across the main road.

Up a small side road next to Beaconsfield Villas sit three properties 3 properties: Renovo House a 1970s/80s modernistic style house, Tazar a large detached Edwardian house and The Cottage a detached Victorian house. Beyond the Cottage is a block of 8 Maisonettes know as Cherry Trees. These sit in open gardens with treed boundaries on three sides bordering the playing fields to the south and with a public footpath running adjacent. At the entrance to this road is Herriot a detached 1970s property sitting behind a high fence abutting the pavement.

Next is The Old Cottage. Grade II listed house, originally open hall. c1530 2-bay open hall of timber-framed construction with slightly later 2 storeyed bay to north and outshut of c1700. Plaster, painted brick and weather-boarded cladding; plain tile roof. Built end wise to road. East elevation has hall wing to south and later storeyed bay to north. Ground floor painted brick, first floor plastered. Central brick stack over late C16 inserted chimney breast. 3 windows. Hall part has 2 small 2-light windows to first floor, the northern one thought to date from c1600 and retaining its fretted latch. 2 renewed casements windows to ground floor. Ledged door. North bay has a 2-light window above and a 2-light window and a ledged door with simple pediment below. North elevation is gable fronted. Ground floor painted brick, first floor weather-boarded with plain barge-boards above. 2-light leaded casement to first floor, larger 2-light casement with small panes and wooden glazing bars to ground floor. Roof forms catslide over outshut of c1700 on west side. Inside hall roof formerly hipped and retaining light crust of smoke blackening at north end. The timber framework is partly visible with side purlin roof. Chimney breast of sandstone, with tumbling in at sides under Horsham stone slabs. Shaft of late C16 bricks above. Inglenook fireplace with stepped and chamfered bressummer, the left handjamb of brick and the right hand one of sandstone. Ground floor has exposed beams and joists showing sets of Carpenter's marks.

The last properties along this side of the road are Stroud & Little Stroods with The Third Thistle behind. Both large properties sitting in screened plots abutting the playing fields.

### 4.4 Whitemans Green Open Space, Burrell Cottages and Inholmes

On the North side of Whitemans Green are Burrell Cottages; 3 pairs of semidetached cottages of red brick with shared pitched porches overlooking Whitemans Green Open Space.

Whitemans Green Open Space is a large green lined with regularly spaced lime trees along the southern edge planted in the early 20<sup>th</sup> century. It is bisected by a small road leading to more properties.

Blakeney House sits to the west side and is a 1980s detached house. On the east side are 5 large detached properties set in good sized plots all facing in to the cul-de-sac.

Opposite these to the North of the dead-end road are Inholmes, 4 pairs of semi-detached Edwardian houses of red brick with tiles roofs and varying degrees of modification from the original.

The final property is 18<sup>th</sup> century Vidlers Cottage.



# WHITEMANS GREEN CONSERVATION AREA APPRAISAL

Figure 1 – Whitemans Green Conservation Area

