

# Conservation Area Appraisal

Glynde



£3.50

# Conservation Area Appraisal

**Name of Conservation Area :** Glynde and Beddingham

**Date of Designation :** 13/03/1996

## What is a Conservation Area?

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.” Such areas therefore represent a key part of the district’s cultural heritage.

## The Purpose of this Conservation Area Appraisal

Conservation Area Appraisals are considered by English Heritage to be vital to the conservation of these special areas. The content of this statement is based on the preferred approach set out in English Heritage’s publication Conservation Area Appraisals – Defining the Special Architecture or Historic Interest of Conservation Areas, English Heritage 1997.

The Council has a duty to pay special attention to preserving and enhancing the character and appearance of Conservation Areas in exercising its planning powers. This statement will therefore provide a consistent and sound basis upon which to determine planning applications. It will also help in defending appeals against refusals of planning applications, which could have a detrimental impact on the Conservation Area. This statement also identifies what contributes towards the character of the area and any negative features. This provides a useful base upon which to develop proposals for preservation and enhancement if the opportunity should arise through the planning system.

The preparation of the statement also enables local residents to participate in the identification of features, which are important to the special character of the area in which they live.

Visitors to the area also may find this statement provides interesting information about special and interesting local features.

## Objectives in Conservation Areas

There are tighter controls over cutting back or felling trees, demolition and alterations or building works in Conservation Areas. These are outlined in more detail in the leaflet “*Planning Controls in Conservation Areas*”. In Conservation Areas the District Council has various objectives such as seeking to preserve buildings that are historically important, securing design and use of materials that are sympathetic to the area and protecting important vegetation and spaces.

## Introduction

Glynde is a very attractive village set within the shadow of the imposing Mount Caburn in the Sussex Downs Area of Outstanding Natural Beauty in the. It lies some four miles east of the town of Lewes and close to the busy A27, yet remains quiet and has the feel of an isolated estate village.

The settlement is linear in form, running along the road, which runs from the A27 up towards the village of Ringmer. The village is compact and well designed with the many fine buildings arranged tightly next to the road, particularly on the western side. The buildings on the eastern side are set back slightly from the road with areas of garden to the front.

Vegetation is a key characteristic of the village. A dense line of mature trees forms the northern entrance to the village. Following this line of trees the visitor is presented with Glynde Place, which is a spectacular entrance to the village. The visitor is then introduced to a fine view of the whole village and views of the beautiful surrounding downland.

The many metres of flint walls in Glynde contribute to the overall character of the village and also work as a linking element throughout, drawing together the imposing northern section around Glynde Place to the modest terraced properties associated with the quarry to the south.

This small village has all the features one would expect a rural village to have; the church, village shop, recreation ground and farm buildings. However, Glynde has many further attributes which make it unique and distinctive. A grade 1 listed building with surrounding parkland, a church with Italianate styling, a railway station and a run of terraced properties which appear more characteristic of a northern town, rather than a Sussex downland village.

## Origins and pattern of development

The name of the village is derived from the old Saxon word ‘glind’ meaning an enclosure. There is evidence of saxon burial areas and iron age settlements in the area.

The road through the village used to be on the main coaching route from Lewes to Eastbourne and Newhaven.

## Archaeological Interest

Glynde sits in a landscape rich in archaeological remains. A number of Roman finds have been made within the Conservation area itself, whilst immediately adjacent lies an Iron Age settlement and an Anglo Saxon cemetery. Although most of the present buildings are post medieval in date, there is evidence to suggest that the remains of earlier medieval buildings may survive beneath the present village and behind some of the more recent facades.

## Buildings

### Listed Buildings

There are many listed buildings within the small village of Glynde, most notably Glynde Place. Many of the buildings are described in this document.



*Glynde Place*

### Glynde Place

Glynde Place is a splendid Elizabethan mansion with fine views over the South Downs. The house is still in the hands of the family which has held the property for 800 years, the present owner being Lord Hampden. The grade I listed building was built by William Morley in 1569 but was altered and enlarged between 1755 – 1760 by John Morris. The house forms a complete courtyard of 2 storeys, attic and semi-basement but only the west, north and south sides date from the 16th century. The east side was filled in during the 18th century. The whole building is faced with flints with stone quoins and has a parapet and stone slate roof. The original medieval house was replaced in Elizabethan times when the property passed by marriage from the Waleys to the Morleys. They used local flint and chalk to build their house and imported Caen stone from Normandy for the windows and doorways.

The interior of the building is in a classical style and the Georgian hall has marbled wooden columns. The gallery at the centre of the house has a collection of 17th and 18th century portraits of the Trevor family and a collection of paintings by Canaletto, Guardi, Zuccarelli and Batoni, which were brought back from the Grand Tour in the 18th century by Thomas Brand.

The house has spectacular views across the surrounding historic park and gardens and towards Firl Beacon.

### Glynde Place Stables

Within the grounds there are also other ancillary structures such as the garden wall and the stables, which are also listed grade I. The stables were built and designed by John Morris. They consist of two buildings at right angles to each other, joined by a flanking wall. The building is faced with cobbles, with stringcourse, long and short quoins and window surrounds of brick. The roof has slates in the front and Horsham slabs at the rear.

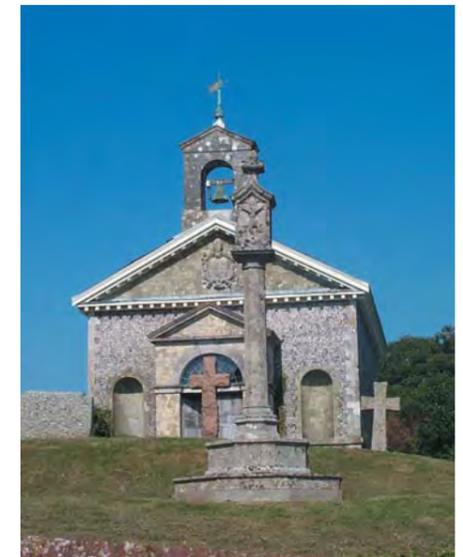
There is a shingled turret over the archway of the stables (leaning slightly to the south) with a clock face east and west with an octagonal cupola containing a bell surmounted by a lead canopy with gilded ball finial.



*View of Glynde Place Stables from road*

### The Parish Church of St Mary the Virgin.

The interesting Italian style church is set much higher than the road, which adds to its powerful position over the village. Visitors step under the Lych gate and are led towards the building by a narrow path. The church is a small oblong structure of flint with a complete ashlar base with an ashlar pediment. The gallery was inserted in 1841 and the chancel repaired in 1894. The north, south and east walls are constructed of cobbles on a brick base, whereas the west and entrance front is faced with knapped flints. The building has an ashlar cupola containing a bell and a large ashlar porch with pediment containing a round headed doorway with semi circular fanlight and large double doors. The windows are late 19th century by Kemp but contain a number of Flemish 15th century roundels. With its Italian styling it is a very unusual building for a Sussex village and adds considerably to the individual character of Glynde. John Morris constructed the building in 1763 for the Bishop of Durham, Richard Trevor, who once lived at Glynde Place.

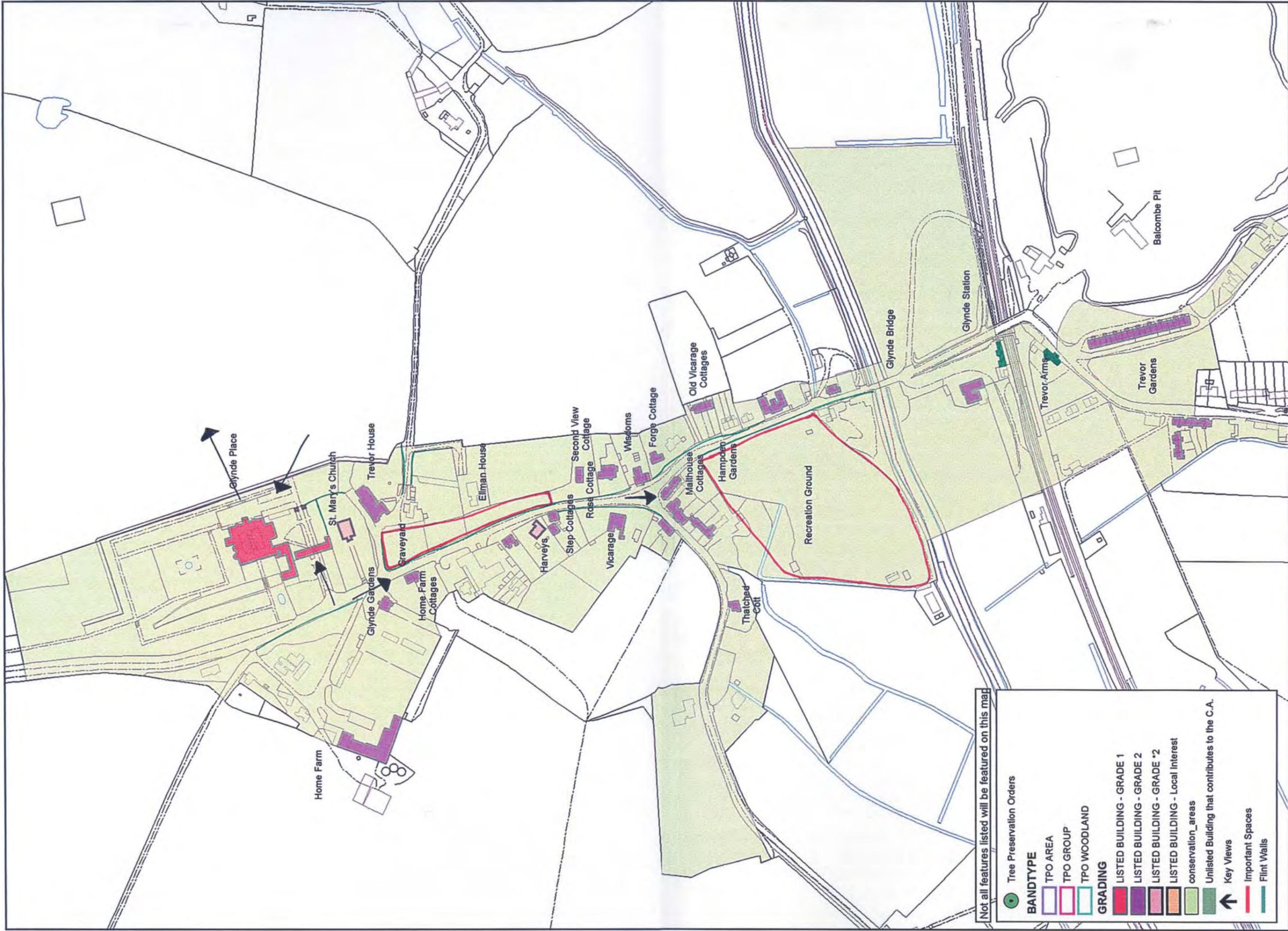


*In the churchyard there is a rather unusual war memorial.*

### Trevor House

This building is situated to the south of the parish church, it was originally called Glynde Farm. The house was once occupied by John Ellman, the agriculturalist who improved the breed of southdown sheep, he lived here from 1780 to 1829. Ellman's success as a breeder made him a wealthy man and Glynde a place of agricultural pilgrimage. Field Marshall Lord Wolseley also lived in the house from 1895 – 1902 after he retired from his post as Commander-in Chief of the Army. He wrote his memoirs whilst residing at Trevor House.

The house originates from the 17th century and additions have been added in the next century. The building shows a mixture of tile hanging, brick and stuccoed walls with a tiled roof and lead pane windows.



## Glynde Gardens

*Glynde Gardens*



Opposite the church is the two storey house known as Glynde Gardens.

The house is a very traditional knapped flint building with red brick dressings, quoins, stringcourse, modillion eaves cornice and slate roof.

To the south west of Glynde Gardens are the grade II listed walls which were originally the walls to the kitchen garden of Glynde Place. The walls are 18th century. The north side is of flints with horizontal courses and a coping of red brick, the other side are wholly of brick with pilasters like buttresses.



## New Barn/Home Farm

A very leafy track leads to this impressive complex of agricultural buildings set behind Glynde Gardens. The barn is faced with flint and has a vast clay tile roof. The splendid timber frame of New Barn is shown in the photograph on the left.

## Home Farm Cottages

This is an 18th century two storey building with two flat roof dormers in the roof. The ground floor is faced with grey headers with red

brick dressings and quoins, at first floor the building is roughcast. There are chimney breasts at either end of the property.

## St Thomas's Cottages

This run of three properties was built in approximately 1830. It is two storey, built of red brick with alternating grey headers and a hipped slate roof. The building was listed because of its group value.

## Harveys

This is an attractive 'L' shaped 16th century timber framed building which is Grade 2 \* listed. It makes a pleasing addition to the village given its different style. The building has cream plaster infilling between the timber frame and red brick at ground floor level. The building is named after W. Harvey, a 19th century antiquary. The site has recently had the addition of a double garage, which has aimed to recreate the style of the existing dwelling.



*Harveys*

## Daffodil Cottage

Daffodil Cottage is set back from the road behind Step Cottages. The property at one time was called Grapevine and originally was the barn belonging to Harveys. The eastern side of the building is faced with weatherboarding at first floor and red brick at ground floor.

## School House

This grade II listed building was built in 1841 and was formally Glynde Primary School, which has since been converted into a residential dwelling. It is one storey with an attic in the gable end. The building is faced with flints set in galletting with white brick window surrounds and quoins, and it has a slate roof.

## The Vicarage

The vicarage was built in 1730. The large building is built of red brick and has a wooden eaves cornice and a hipped tiled roof. The building is now called Hampden House and was bought by the Glynde Estate from the Diocese in 1988 when it ceased to be the vicarage.



*The Vicarage*

## Wisdoms, Welsted and School View

This was originally one building which has since been converted into three dwellings. The building Wisdoms is probably named after the local wheelwright, William Wisdom. The buildings are a mix of cream render, tile hanging with a clay tile roof. There are two small neat porches on the front elevation. These properties have significant group value in this central part of the village.

## Malthouse Cottages

This is an attractive run of properties on the corner of Ranscombe Lane and Lacy's Hill, which was erected by Henry Brand, Speaker of the House of Commons between 1872 and 1884. (A portrait of Henry Brand adorns the mantelpiece in the drawing room of Glynde Place and the room was named the speaker's room in memory of him). The cottages are a prominent feature within the village being at the centre and at the junction of two roads leading to the village. The building has two pairs of gables with recesses in the centre and at each end. The centre recess contains two doorways, the end ones have one doorway, each and all have dripstones over.



*Malthouse Cottages*

## Rambler Cottage, Rosemary Cottage and Orchard Cottage.

These cottages were the original village inn. They are 17th century or earlier and are timber framed block faced with rough plaster.

## The Thatched Cottage

Located further out in Ranscombe Lane is Thatched Cottage. It is timber framed with plaster infilling. The ground floor has been rebuilt in red brick, and as the names indicates has a thatched roof. The building has casement windows with small square and diamond shaped panes.



1-10 Trevor Gardens



17-34 Trevor Gardens

### Trevor Gardens 1-10

Numbers 1-10 are two similar detached blocks of cottages at right angles to each other. The buildings were erected in 1867 by Henry Brand and are faced with flints with red brick dressings and quoins of red brick and grey headers. The cottages are arranged in pairs with two gables to each pair, a recessed portion between containing two doorways with brick dripstones and a recessed portion at each end containing one such doorway.

### Trevor Gardens 17-34

The run of terraced cottages are associated with and located next to the lime workings give this part of the village a feel of northern England and not a small village located within the South Downs. They contribute significantly to the distinctive character of the village. The long run of buildings are stepped up the hillside and are faced with flints with dressings, quoins at each end and flush stringcourse, all of red brick with grey headers. There is a small gable over each first floor window.

## Buildings not listed that add to the character of the village

### Glynde Station

For a small village Glynde is very well served public transport. Its train station is pleasant in both scale and character and is a particularly fine manner in which to arrive at Glynde village.



Glynde Station

### Trevor Arms

The Trevor Arms is a large building built on two levels. The building is fronted with knapped flints and has a slate roof. The beer garden at the rear offers marvellous views of the surrounding countryside.

## Important Spaces

The important spaces within the village are the areas of open fields that are to the rear of the properties. The dwellings hug the road and the fields give Glynde the sense of containment and isolation.

The raised grassed area bounded by a low flint wall on the eastern side of The Street is considered to be an important space within the village. It creates a separation between the smaller buildings in the lower part of the village, such as Rose Cottage and the Old School and the impressive collection of buildings at the north eastern tip, Glynde Place, the Church and Trevor House.

The area where Ranscombe Lane meets The Street has the feeling of the focal area for the village, with the terraces of Rookery Cottages and Malthouse Cottages creating a denser built form. The village shop and post office is located here, adding further to the focus of activity.

## Building Materials

There are a variety of building materials in the village. These include flint walls, stone walls, brick and tile hanging; roofs with slate and plain tiles and thatch.

## Natural elements

Before entering the village from the north visitors see a long line of mature trees on the eastern boundary of the road. Once Glynde Place is passed the village opens up, and long views of its setting within the Downs can be seen.

## Relationship Between Conservation Area and Surroundings

Glynde village is set within the fine rolling downland of the Sussex Downs Area of Outstanding Natural Beauty. The village is well contained within the surrounding countryside, which can be viewed from within the village, whichever way you look.

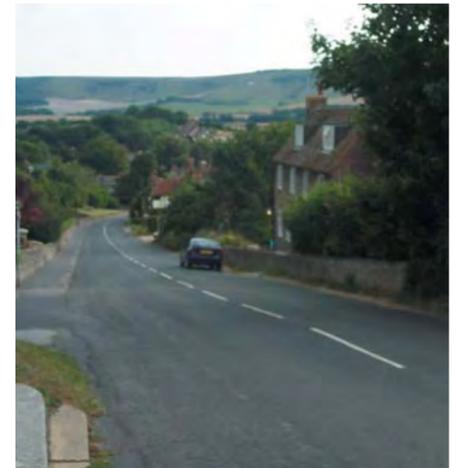
## Potential Enhancements

It is considered that there are few improvements that can be made in the village. The priority is to ensure that the buildings and distinctive character of the village are maintained.

The collection of agricultural buildings at home farm have unfortunately been marred by the addition of a concrete framed and asbestos barn to the south. The removal of this large concrete framed agricultural building would enhance the character of the area.



View of recreation ground



View looking down Lacy's Hill showing the relationship of the village to surrounding environment

## Planning Policies

The **Adopted East Sussex and Brighton & Hove Structure Plan** [1991] contains broad policies which require the impact of proposed development on Conservation Areas and Listed Buildings to be given due consideration. This plan can be viewed at County Hall, St Anne's Crescent, Lewes.

Switchboard number: (01273) 481000.

Website : [www.eastsussexcc.gov.uk](http://www.eastsussexcc.gov.uk)

These policies are reflected in more specific detail in the **Adopted Lewes District Local Plan** [2003]. Chapter Eight of the plan specifically covers 'The Historic Environment' and these planning policies clearly outline the criteria that will be applied to development in, or affecting, a conservation area and the approval or refusal of any planning or conservation area application will be determined against them.

Anyone thinking of applying for consent within a conservation area is therefore strongly advised to consider these policies first. The Local Plan can be viewed at the offices at the below address or on the website at : [www.lewes.gov.uk/coun/planning/index.html](http://www.lewes.gov.uk/coun/planning/index.html)

Pre-application advice can also be obtained, free of charge, from Development Control Officers or the Conservation Officer.

### Further Information

For further information on this leaflet, please contact:

#### Policy and Projects Team

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This is one of a series of leaflets about the 35 Conservation Areas in the Lewes District. A full list can be obtained by contacting the above officers, or by visiting the Councils web site ([www.lewes.gov.uk](http://www.lewes.gov.uk)), or from Lewes Tourist Information Centre (TIC) High Street, Lewes and Seaford Tourist Information Centre (TIC) Clinton Place, Seaford.

Visitors can find out about walks and facilities in the area from Lewes and Seaford TIC's.

#### Lindsay Frost

Director of Planning & Environmental Services

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