

Newick (The Green) Conservation Area Appraisal



Date of Designation: 10.02.1976

Extended: 14.09.1992

Reviewed 2006

CONTENTS

1.	INTRODUCTION	3
1.1	What is a Conservation Area?	3
1.2	The purpose of this Conservation Area Appraisal	3
2.	PLANNING POLICY FRAMEWORK	3
3.	SUMMARY OF SPECIAL INTEREST	4
4.	ASSESSING SPECIAL INTEREST	4
4.1	Location and Setting	4
4.2	Historic Development and Archaeology	5
4.3	Spatial Analysis	7
4.4	Character Analysis	8
5.	COMMUNITY INVOLVEMENT	17
6.	SUGGESTED BOUNDARY REVISIONS	17
7.	LOCAL GENERIC GUIDANCE	18
8.	SUMMARY OF ISSUES	18
9.	USEFUL INFORMATION AND CONTACT DETAILS	19
10.	FURTHER READING	19

1. INTRODUCTION

1.1 What is a Conservation Area?

The Planning (Listed Buildings and Conservation Areas) Act 1990 defines a conservation area as ‘an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.’ Designation is the principal means by which local authorities apply conservation policies to a particular area. It introduces a general control over the demolition of unlisted buildings and provides the basis for policies designed to preserve and enhance all the aspects of character or appearance that define the special interest of an area.

Section 71 of the Act requires the local planning authority to formulate and publish proposals for the preservation and enhancement of Conservation Areas within the District. Section 72 requires that in considering applications for development in a Conservation Area, attention shall be paid to the desirability of conserving or enhancing the character of that area.

1.2 The purpose of this Conservation Area Appraisal

Conservation Area Appraisals are an important part of the process of enhancing and conserving the character and appearance of designated areas. They play a role in making informed and sustainable decisions about the future of the area. This appraisal offers the opportunity to reassess the designated area and to evaluate and record its special interest. It has been carried out in accordance with guidelines set out in the English Heritage publication, *Guidance on conservation area appraisals (2006)*.

2. PLANNING POLICY FRAMEWORK

The Adopted Lewes District Council Local Plan (2003) contains detailed policies relating to Listed Buildings and Conservation Areas. In particular, the policies detailed in Chapter 8 ‘The Historic Environment’ are applied to development in or affecting conservation areas and planning decisions will be determined with consideration given to them. For this reason, anyone considering making an application for consent within a conservation area should consult these policies. The Local Plan is available from Lewes District Council offices or online at www.lewes.gov.uk. Pre-application advice can also be sought from Development Control and Design & Conservation Officers.

The Local Plan is currently under review and will be replaced with a Local Development Framework (LDF). The LDF will consist of a portfolio of local development documents that set out the spatial planning strategy for the District Council area. Until this is in place, the Local Plan remains the statutory planning document.

In addition, broad policies relating to the consideration of Listed Buildings and Conservation Areas are detailed in the Adopted East Sussex and Brighton and Hove Structure Plan (1999). National planning policy guidance also covers these areas. In particular, Planning Policy Guidance Note 15 (PPG15) – Planning and the Historic Environment, should be consulted.

3. SUMMARY OF SPECIAL INTEREST

The following key features make a positive contribution to the special interest of the area:

- The qualities of buildings which both individually and as a group contribute to the attractive nature of the conservation area
- A wide range of building materials which adds interest and variety
- The older buildings are set within the context of the expansion of the village in more recent years
- The rural setting, which enhances the character of the buildings
- Trees and the open space of the village green which enhance the character of the area and provide an attractive setting for the buildings

4. ASSESSING SPECIAL INTEREST

4.1 Location and Setting

4.1.1 Location and context

Newick (The Green) conservation area is located in the north of the village of Newick, which is approximately nine miles north of Lewes. The conservation area is one of two in the village, the other being the Church Road conservation area. It was designated in 1976 and extended in 1992 to include the bowling green behind the Bull Inn, and along the northern side of Western Road up to the Zion Chapel.

The village is set within a rural landscape, and was subject to much expansion in the 20th century. The two conservation areas focus on the earliest parts of the village.

4.1.2 General character and plan form

The conservation area is irregular in form but its main focus is on the village green and the A272 road which stretches through it east to west from Goldbridge Road to Western Road. It also incorporates the northern end of Church Road, and the southern ends of both Newick Hill and Harmers Hill.

The character of the area changes along the course of the main road. The area is fairly narrow along its western and central section, broadening to include The Green and its surrounding properties. It can be separated into three zones in terms of character and plan form. The western zone is leafy, with many large, detached properties set back from the road, often partially screened by trees along their front boundaries. At the junction with Newick Hill the character alters; houses are generally more visible and there are several small terraces on the northern side of the road. This central zone is denser in its plan form than the eastern and western sections.

The village green is a large, almost triangular area of open space bisected almost centrally by the main road. It is bounded to the north-west by a long terrace of buildings, and by small terraces and individual buildings which combine to form a visual boundary to the south-west. The north- and south-east is contained by trees forming the garden

boundaries of the buildings to the east. The eastern limit of the conservation area at Goldbridge Road is almost immediately past this boundary.

Along Church Road to the south, the conservation area becomes more enclosed once again, with buildings close to the road on either side, looking towards the Church Road conservation area.

4.1.3 Landscape setting

Newick is a fairly nucleated settlement set within a rural landscape. This rural setting is an integral part of the character of the conservation area, with views out across open fields being afforded to the north east from Goldbridge Road and to the west from Western Road.

From the south east, the view is towards the post office and estate agent buildings which lie at the northern boundary of the nearby Church Road conservation area.

The conservation area is approached from the east along Goldbridge Road, a rural road running through fields with a small number of properties scattered intermittently alongside.

The western approaches are less rural but contrast with the enclosed feel of the Western Road section of the conservation area. The road comes in to the village from North Chailey and there are properties on either side of the road for much of the distance between the two villages. There is an open field to the north of the road immediately before entering the conservation area – this adds to the rural feel and contrasts with its densely built up nature. The approach from Harmer's Hill is tree-lined and secluded and is markedly different from the busy atmosphere of the main A272 road passing east-west through the settlement.

From the south, the conservation area is approached from the rest of the village, contrasting with the newer areas and complementing the Newick Church conservation area.

4.2 Historic Development and Archaeology

4.2.1 The origins and historic development of the area

The historical development of the conservation area should be considered in relation to that of the village as a whole and within the context of the wider area.

The name Newick has its origins in Old English (Saxon) and its meaning is 'new farm' – niwe (new), wic (farm). This links with the agricultural context and rural setting of the village, which is relevant up to the present day.

The early settlement centred on two areas: the village green and the parish church. Records reveal there was a church in Newick at the end of the 11th century, and part of south wall of the church is Norman. These two older areas are still clearly visible within the village today. The oldest buildings within The Green conservation area mainly lie

clustered around the Green itself. This gives the impression of a small settlement lying within a rural agricultural landscape.

The village also lies on the A272 road, which historically was the route between Canterbury and Winchester. The distances from Newick to the two cities are both retained on the signpost at the village green.

The tithe maps of the 1840s show that the general character of the area persisted as predominantly rural, with arable and heathland to the north of Western Road, in the area between Harmers Hill and Newick Hill. At this time, Paynters farmed the majority of the land to the south of Western Road, and this was a mixed landscape of arable, orchard, coppice, pasture, meadow and woodland. The general pattern of development was a focus of buildings around the Green, along the High Street; and Paynters Farm, the Zion chapel and a few small cottages opposite it out to the west.

To the northeast, farmland was predominantly in the ownership of nearby Goldbridge Farm, and consisted of meadow, arable, coppice, pasture and orchard.

First edition Ordnance Survey maps show that by 1873, the village still retained the two main points of focus, and largely its rural setting. There was also some further development to the south along what is now Allington Road.

Within the conservation area, further buildings had appeared by the time of the second edition Ordnance Survey in 1899, mainly in the High Street between existing buildings. By 1910 buildings had started to close the gap between the Zion chapel area and the High Street. At this stage the maps give the impression that general development in the land surrounding Newick had begun. For example, fields were being turned over to allotments just to the south of Western Road. Further expansion can be seen on the Ordnance Survey map of 1931. At this point the present-day layout begins to develop, with buildings appearing between Allington Road and the High Street/Western Road. Generally the rural setting is still retained, which indicates that much of the development we see today occurred post-1931.

Although the village has expanded and developed considerably since the 1930s, The Green acts as the heart of the village, and the buildings here and around the church play an important part in the character of Newick as a whole.

4.2.2 Archaeology, including scheduled monuments

There are no scheduled monuments or known sites of archaeological interest within the conservation area.

4.3 Spatial Analysis

4.3.1 *The character and interrelationship of spaces within the area.*

The main open space within the conservation area is The Green which has importance as a public space at the heart of the village. The western half of the conservation area is much more enclosed; on Western Road this is enhanced by a large number of trees.

The Bowling Green is located in a quiet area behind the Bull Inn. This space is hidden away from the main areas of the conservation area, well-screened by fences, walling and the buildings around it.

Many of the properties have front gardens, and where well-maintained these are attractive private spaces which enhance the character of the conservation area. The general spatial character of the area is that of public space, i.e. roadway and The Green, flanked by enclosed private spaces.

4.3.2 *Key views and vistas*

There are a number of significant views into, out of and within the conservation area. It is important that these views are protected.

From the southern approach to the conservation area, the initial view is of the Red Brick House and then at the bend in the road the view opens out, looking along Church Road towards the terrace of houses along the northern boundary of the Green.

The view from Goldbridge Road to the east looks past Toll Cottage on the right and the fence and high hedged boundary of Bretts, across the Green and on towards the High Street and the trees of Western Road.

From the west the views into the conservation area are more limited, due to the heavy presence of trees along Western Road, although the Zion Chapel is visible on the northern side of the road.

From Marbles Road, behind the Health Centre, there is an attractive view of 1-19 The Green, looking past the bakery and adjacent houses.

There are two key views within the conservation area itself. From Paynters Farm there is an important view of the 19th century properties on the north side of the High Street. From the High Street itself there are far-reaching views across the Green towards Goldbridge Road and Church Road.

The most important views out of the conservation area which have an impact on its setting are those which look towards the surrounding countryside, showing Newick's position within a rural landscape. In particular, the view from the Green and Goldbridge Road looks out across open fields and trees to the north and east of the conservation area. At the opposite end of the conservation area, there are views towards the fields to the west between Western Road and Harmers Hill. There is also a rural view from Western Road through the trees past Nightingales.

4.4 Character Analysis

4.4.1 Definition of character areas or zones

There are three main character zones within the conservation area, running east-west along the main road.

The first is The Green, with a predominance of older buildings flanking the central open space. The second zone is the High Street with terraces and houses clearly visible from the road (predominantly 19th century). Western Road forms the third zone, characterised by large detached properties in gardens often screened from the road by trees and hedges.

4.4.2 Activity and prevailing or former uses and their influence on the plan form and buildings

The present plan form and buildings are influenced by a number of factors. As previously discussed, the old settlement of Newick was focused on two areas: the village green and the parish church. These areas were set within a rural agricultural landscape. They can still be easily identified within the present-day village by nature of the age of the buildings.

To the west of the Green, Marbles, Little Cinders and Paynters Farmhouse are older than the 19th and 20th century buildings which they are now set amongst. This reflects the former use of the area when these buildings stood in a much more empty landscape. The buildings give a sense of how the rural landscape was built upon as the early village expanded.

The prevailing use in the village is residential with small-scale commercial and community uses such as the public houses, small local shops and health centre around the Green.

4.4.3 The qualities of the buildings and their contribution to the area

There is a wide range of dates in terms of the age of the buildings in the conservation area. There are thirty structures which are listed under seventeen entries on the statutory list. The statutory lists record buildings which are of special architectural or historic interest. There are three categories of listed building:

Grade I buildings are those of exceptional interest

Grade II* are particularly important buildings of more than special interest

Grade II are of special interest, warranting every effort to preserve them

All the listed buildings within the conservation area are Grade II.

The Zion Chapel on Western Road was formerly the Zion Strict Baptist Chapel. Dating to 1834, this is a striking red and grey brick building which was recently converted and extended to form residential accommodation. From the street, the two round-headed windows and large entrance porch of the southern elevation are clearly visible. Above these there is a small window which fills a round-headed niche, which was put in when the building was converted. The brickwork of the pediment is distinctly different to the

brickwork beneath it due to use of two types of brick and bond – alternate red stretchers and grey headers in Flemish bond on the pediment and red headers in header bond beneath. The pediment was rebuilt when the conversion took place.



The Zion Chapel

East of the Zion Chapel, on the southern side of Western Road, is Paynters Farmhouse. This is a timber-framed building which is likely to date to the 17th century. It has an 18th century extension to the west. The ground floor of the 17th century part of the house is rebuilt in red brick, with exposed timber framing and plaster infill panels above. The upper floor of the extension is clad in white weatherboarding whilst the ground floor is part red brick and part sandstone ashlar. The building has a half-hipped tiled roof and casement windows, one of which is original with wooden mullions. It has a large porch with white weatherboarding to the gable.



Paynters Farm

Little Cinders is situated east of Paynters Farm, on the southern side of the High Street. It is a restored 16th century timber-framed cottage with plaster infill panels. It has a hipped tiled roof and small casement windows.



Little Cinders

Marbles is located close by. Its three doorways on the front elevation suggest that it was once three cottages. The main doorway to the present house is emphasised by a trellised porch. The ground floor is brick while the upper floor is tile hung. Both these finishes are now painted white and there is a decorative modillion cornice between them. The roof is hipped and tiled. It has distinctive iron railings upon a low brick wall along its front boundary.

The building comprising 16, 18 and 20 is located on the western side of The Green. This timber-framed building dates to the 17th century and has a half-hipped tiled roof and casement windows. The ground floor is constructed from painted brick and the first floor is clad in white weatherboarding.

Immediately to the south, the Bull Inn is a timber-framed building dating from the 17th century which has been refaced with red brick and grey headers. The half-hipped gable facing The Green is tile hung.

26 (Atlantis) and 28 (Algiers) The Green are attached to the south of the Bull Inn. The houses date to the 19th century and are built in red brick with slate roofs. Atlantis has two storeys whilst Algiers has three. The classical detailing on Algiers is an interesting feature: it has a porch with Ionic columns, and a pediment over the adjacent full-height ground floor window. Atlantis has a more modest flat hood over its doorway.

16, 18 and 20 The Green, the Bull Inn, Atlantis & Algiers are included on the statutory list for their group value, and they make a significant contribution to the conservation area, forming an attractive boundary to the southwest of the Green.



The buildings to the southwest of The Green form an attractive group

On the junction of The Green and Church Road, Wheelwrights and 4 Church Road form an 18th century house pair. Wheelwrights is stuccoed while 4 Church Road is finished with red bricks and grey headers. Wheelwrights has the interesting feature of Gothic heads added to its window panes.

Further south along Church Road is Yew Tree Cottage, which dates to the early 19th century and is white painted brick with slate roof. Its gabled porch is also roofed in slate. It has horizontally-sliding windows and external louvered shutters. A decorative painted iron plaque above the door reads 'Mermaid Cottage'. A photograph from 1918 shows that this building was once the village butcher's.

The Red Brick House on Church Road is the southernmost building in the conservation area. It is a red brick building dating to the early 19th century. Its side elevations are tile-hung on the upper floor. The front elevation is well-proportioned and the window heads have keystones. It has a central gabled porch.

The Royal Oak Inn on Church Road was probably once the manor house of Newick Manor. This 17th century building was refaced in the 18th century – it is weatherboarded on a painted brick base. The building has a later extension to the north which has a slate roof; the rest of the building is roofed with tiles.

Bretts is a 16th century L-shaped timber framed building, which is located on The Green between Goldbridge Road and Church Road. It is faced with brick and tile hung on the upper floors and front-facing gable. It is described on the 1873 Ordnance Survey map as Brett's Farm.

Toll Cottage probably dates to the 17th century. It is a small building right on the edge of Goldbridge Road. It is tile hung and some of its casement windows have diamond shaped panes. It was probably not built as a toll cottage but became adapted as such due to its position on the main road.

Snells Cottage, on The Green, is a timber framed building dating to the 17th century or possibly earlier. In the 18th century it was refaced with brick on the ground floor and weatherboarding above. Its white picket fence and large front garden are distinctive features visible from The Green.

Dating to the 18th century, Springfield is constructed from red brick and grey headers. It is tucked away in the northeast corner of the Green and is well-hidden from view, particularly as it is screened by a number of large trees in this part of the Green.

The long terrace of 18th-19th century cottages, along the northern boundary of The Green, forms one entry on the statutory list. Included for their group value, the buildings display a variety of styles and building materials. The ground floors of several of them are shops.



1-19 The Green

At the eastern end of the terrace, number 19 is set slightly apart from the other buildings and is noticeably different in character. The house is well-proportioned in red and grey bricks with a rusticated gabled porch. It has a small garden at the front, and the garden wall continues along the line of the terrace adjacent to it.

Next to it, 11, 15 and 17 are different in style, built in brick and gabled with decorative banded tile-hanging on the upper floors. The ground floor of number 11 is painted white. These once formed one house, with a timber frame of probable 17th century date.

5, 7, 9 and 9a form another block attached to 11, 15 and 17. These are faced with stucco, as are 1, 3 and 3a, which form another block, attached but set back slightly from the frontages of 5-9a. 9a has a blind window recess on the first floor above the door. This is probably evidence of avoiding window tax, which was not repealed until 1851.

The village pump is a distinctive feature of The Green. Grade II listed, it was erected in 1897 to commemorate Queen Victoria's Diamond Jubilee. The pump is in the form of a stone obelisk with an iron lion's head forming the water spout, and the handle taking the form of a lion's tail. A plaque reads 'this pump must not be used for the filling of steam engines'.

4.4.4 Unlisted buildings

There are a number of buildings within the conservation area, which, although unlisted, make a contribution to its character in terms of their architecture, building materials or historical function within the village.

The bakery is a simple, white painted gabled brick building. It retains an interesting large bread oven inside. This modest building plays an important role in village life and lies at the commercial heart of the village.

Many of the buildings in the High Street and Western Road date to the 19th century and reflect the initial expansion of Newick village outside of its two early centres of focus. In particular, these form an attractive group along the north side of the High Street. Most are brick built, some employing decorative brickwork, such as number 16, Wannock House, which is built in English bond, with alternating horizontal bands of grey headers and red stretchers. The small terrace of 30, 32 & 34, is constructed in grey headers with a red stretcher stringcourse and chevron pattern between the windows of the upper floor. Number 30 has been painted white but part of this decorative brickwork can still be made out.

Nightingales is a large, imposing building, dating to the early 1900s. Now a residential home for the elderly, it has a considerable impact in the conservation area and is an attractive building with timbered gables and tile hanging on a brick base. It has a decorative white-painted balcony and a sandstone tablet inscribed with the date 1902 on the front elevation, both of which are clearly visible from the road. The building also has a large modern extension to the east.

There are also a number of buildings immediately outside the conservation area, on the southern side of Western Road opposite the Zion chapel. They are similar in character to those on the northern side of the High Street and are depicted on the 1873 Ordnance Survey map. They have characteristics in terms of materials and style which are seen in properties within the conservation area. It would therefore be of benefit to extend the conservation area boundary to include them.



The High Street

4.4.5 Prevalent and traditional building materials and the public realm

The conservation area displays a wide range of building materials and finishes.

Brick is a particularly prevalent building material. Both red and grey bricks are present and are used in a variety of bonds. It can be seen both plain, painted and in a range of decorative patterns. Other materials found in the conservation area are timber frame and plaster infill, stucco, plain and decorative tile-hanging, and painted and unpainted weatherboarding. Both slate and tile are used for roofing materials.

The road and paving surfaces are predominantly black top materials. Alongside 1-19 The Green there is a path of brick paviours, and granite setts edge the grassy areas of the village green itself.

The Newick village sign was erected in 1973 for the Silver Jubilee of Elizabeth II. The design reflects aspects of trade in the village's past. It also depicts the parish church and the bridge at Goldbridge. It is distinctive and highly visible from various points on the Green.

4.4.6 The contribution made to the character of the area by green spaces; and its biodiversity value

The focus of the conservation area is on the Green, which forms the main public space in the area. There are also a number of private gardens which contribute to the character of the area.

Trees and hedges are particularly important in the contribution they make to the conservation area, particularly along Western Road. This area has a leafy, secluded feel and trees and hedges obscure many of the houses from view on both sides of the road. Many of the trees that form part of the hedges may well be over 150 years old, and not all are presently included by the conservation area boundary.



Western Road is notable for the presence of trees

A belt of trees under Tree Protection Orders consisting of a variety of species runs along the eastern side of Harmers Hill moving along the north side of Western Road. Here, beech, sycamore, Atlas cedar, horse chestnut, yew, London plane, Leyland cypress, lime, robinia and birch are all present. In the grounds of nearby Nightingales, four trees – pine, yew, beech and oak – are under TPOs. A number of oaks, found intermittently along the southern side of Western Road moving eastwards towards the High Street, are also under TPOs. Towards the eastern end of the conservation area there are a protected poplar and ash to either side of 39 The Green.

4.4.7 The extent of intrusion or damage (negative factors)

The area is generally attractive with well-maintained buildings. However, there are a number of factors which have a negative impact on the character of the area.

Whilst most of the buildings are in a good state of repair, there are a small number of houses in the High Street area which could benefit from cosmetic improvements. In particular, those which are adjacent, or attached to well-maintained buildings stand out in contrast.

The workshops and associated car park north of the High Street on the old brewery site are a rather untidy area, to which consideration should be given if proposals are made for the area in the future.

Overhead cables have a detrimental effect on the appearance of an area and they are particularly prevalent in the High Street area towards and including Western Road. This contrasts with The Green where cables are much less obvious and the open feel of the area is retained without negative impact.

Parking can be a problem in this central part of Newick. The detrimental effect this has on the conservation area is clearly evident – attempts to solve the lack of parking have led to the erosion of grass on the verges adjacent to the pavement in the High Street. These are rather untidy in appearance and quite conspicuous. Additionally, some front gardens have been turned over to hard standing for cars, also leading to the loss of the boundary walls. It would be unfortunate for this to set a precedent as the boundary walls and front gardens of many of the properties contribute to and enhance the character of the conservation area considerably.

New development taking place in Newick suggests that in the future, there may be pressure for additional property within the conservation area itself, or in the open fields outside the area which contribute considerably to its setting and character.

In some older unlisted properties, original windows have been replaced with inappropriate modern versions. These detract from the appearance of the properties and thereby reduce the way in which these buildings can contribute positively to the appearance of the conservation area.

4.4.8 General condition

The conservation area is generally well-maintained and attractive. No buildings appear to be in a serious state of disrepair or at risk. The maintenance issues previously discussed relate to cosmetic improvements which would enhance the appearance of the conservation area.

In terms of economic vitality, The Green acts as the centre of the village where the village shop, bakery, butcher, chemist and two public houses are located and this area is always busy.

4.4.9 Problems, pressures and capacity for change

A potential pressure in the future may be an increased demand for new development within the conservation area or in areas which have a direct impact on its setting. Although a conservation area should not remain static, and should have the capacity for change, the effects of any such change on the special interest of the area should be carefully considered.

Additional control, in the form of an Article 4 Direction, which would further restrict permitted development in the conservation area, would offer increased protection against undesirable change. This would be particularly effective in controlling alterations to buildings which are not listed, but which significantly enhance the character of the

conservation area. For example, it would prevent the replacement of original windows with inappropriate modern versions in non-listed buildings.

5. COMMUNITY INVOLVEMENT

This appraisal was compiled in discussion with ward and parish councillors, Newick Village Society and organisations within the village. The draft appraisal was made available for public consultation and following evaluation of comments any necessary alterations were made to the document before final publication.

6. SUGGESTED BOUNDARY REVISIONS

In light of the issues discussed in this appraisal, the conservation area has potential for boundary changes to be made.

It is suggested that the boundary is extended to include the area of land north of Chapel Grove, up to the parish boundary, including the cemetery area. Extending the boundary to include the triangle of land west of Chapel Grove, up to the parish boundary, will help to preserve the rural setting of the conservation area.

Numbers 33, 35, 37, 39, 41, 43, 45, 47, 49 and 51 on the southern side of Western Road are buildings of a similar age to and share characteristics with those on the northern side of the High Street and are currently outside the conservation area. The boundary should be extended to include these buildings.

The trees forming the hedges on both sides of Western Road are crucial to the character of the area. Extending the boundary outwards by 5m from the kerb into the areas currently not included in the conservation area would ensure they are protected and the character preserved.

As previously discussed, the rural setting of the conservation area makes a significant contribution to its character. Therefore, it is suggested that the field immediately north of Goldbridge Road, and to the east of Snells, is included in the conservation area to offer the rural views further protection.

The two ponds to the north east of Springfield lie within a peaceful wooded area and enhance the setting of the conservation area. Therefore, they should be included within the boundary.

Little Bretts on Goldbridge Road is historically related to Bretts farmhouse and appears on early maps of the village. It was originally a farm building and was converted to a cottage in the mid 1950s. The northern part of the building is timber-framed with brick infill above a sandstone base. The southern part is larger and is tile hung with sandstone below and a half-hipped, tiled roof. This building should be included in the conservation area.

The footpath leading north past Bullsfield, up to the northern boundary of 8 High Street contrasts with the bustling atmosphere of The Green, and should also be included.

Bullsfield Cottages are situated within a large area of open land to the north of 1-19 The Green. They are visible from the footpath running north out of the conservation area, and are brick built in red brick and grey headers with some tile-hanging. They should be included in the conservation area to help preserve their appearance and setting.

The boundary should also be altered to exclude some areas presently included. North Lodge now consists of modern houses and this area no longer possesses the special interest which was present when it was originally designated. The high wall which runs along the boundary should remain in the conservation area as it is an important means of enclosure which enhances the character of this section, and relates to the building which previously occupied the site. The trees behind the wall also make an important contribution and should remain within the conservation area.

7. LOCAL GENERIC GUIDANCE

Advice for owners of properties in conservation areas on the relevant planning legislation which affects them can be found in the leaflet Planning Controls in Conservation Areas, available online at:

<http://www.lewes.gov.uk/environment/1098.asp>

Further information on Listed Buildings can be found in the leaflet Listed Buildings: An owner's guide to alteration and repairs, available online at <http://www.lewes.gov.uk/environment/3600.asp>

Both leaflets are also available from the Planning and Environmental Services Department of Lewes District Council.

8. SUMMARY OF ISSUES

The implementation of an Article 4 Direction would give further control to permitted development rights within the conservation area. This would offer further opportunity to ensure the special interest and character of the area can be preserved and enhance. For example, it would prevent the loss of original windows in unlisted buildings to inappropriate replacements.

The alterations to the boundary as described above will assist in preserving and enhancing the special interest of the area.

9. USEFUL INFORMATION AND CONTACT DETAILS

For further information and advice, please contact the Design and Conservation department at Lewes District Council:

Planning and Environmental Services
Southover House
Southover Road
Lewes
East Sussex
BN7 1AB
Tel: 01273 471600

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 Council's website (www.lewes.gov.uk).

Historic records and Ordnance Survey maps of the area can be viewed at:

East Sussex Records Office
The Maltings
Castle Precincts
Lewes
East Sussex
BN7 1YT
Tel: 01273 482349

10. FURTHER READING

Guidance on conservation area appraisals, English Heritage, 2006.

Newick Retold, Tony Mayes, 2002.

May 2007

Cover photograph: the Newick village green sign