

Conservation Area Character Appraisal and Management Plan

Alfriston

March 2014



Summary of Significance

Alfriston is a fine survival of a medieval and post-medieval small market centre sitting in a very attractive rural setting.

The core of the village is largely untouched by modern development and contains a range of historic buildings, many of which are listed. They illustrate a typical palette of traditional, largely vernacular, materials and include good examples of various historic building types.

The buildings and open spaces together form a very attractive townscape. The open space of The Tye, dominated by the parish church, is a particularly attractive area.

As there has been little modern development, the area within the Conservation Area has, for the most part, a high archaeological potential.

With The Clergy House being the first historic building ever purchased by the National Trust, the village has an important place in the history of the conservation movement.

Introduction

1.1 Conservation Areas are defined as “areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance” (Section 69 (1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990).

1.2 The South Down National Park Authority (SDNPA) has a duty to determine which parts of the Park have that special architectural or historic interest, to designate those parts as Conservation Areas, and to keep the existing Conservation Areas under review.

1.3 Alfriston was first designated as a Conservation Area by East Sussex County Council in 1969 and was reviewed by Wealden District Council in 1999, when the boundary was amended. With the creation of the South Downs National Park in April 2011, the National Park Authority became the Local Planning Authority for the village.

1.4 This Appraisal seeks to set out what the National Park Authority considers are the most significant elements which define the character of the Conservation Area; it has an important role in making informed and sustainable decisions about the future of the area. Whilst comprehensiveness may be sought, however, the omission of any particular feature should not be taken as meaning that it is of no significance.

1.5 It sits within a wider policy context, including:

- The Purposes and Duties of the South Downs National Park.
- The National Planning Policy Framework
- The Wealden District (Incorporating Part of the South Downs National Park) Core Strategy Local Plan (adopted February 2013), until such time as it is superseded by the South Downs National Park Local Plan
- English National Parks and the Broads. UK Government Vision and Circular 2010

1.6 In looking at the area, issues which pose a threat to the quality of the area and any possibilities for improvement and enhancement have also been identified.

1.7 The document was the subject of a six week public consultation process from 2 September 2013 to 14 October 2013. Flyers giving notice of the consultation were hand delivered to all properties within the Conservation Area. The document was available from the National Park Authority's website and, in hard copy, at the War Memorial Hall. Specific consultations were sent to the Parish Council, Wealden District Council, East Sussex County Council, and English

Heritage.

1.8 Where appropriate, the initial document was amended to reflect comments received and the revised document was adopted by the South Downs National Park Authority for the purposes of Development Management and to inform other activities of the SDNPA on 13 March 2014.

Appraisal

Location & Topography

2.1 Alfriston is a large village sitting within the Cuckmere Valley, at the eastern end of the South Downs National Park (figure 1). The valley forms a relatively narrow gap through the Downs, linking the Weald to the coast at a point between Seaford to the west and Eastbourne to the east (figure 2).

2.2 The valley is narrow and flat bottomed. Originally a marshy tidal estuary, medieval and subsequent water management measures have left the river much narrower, in places little more than a drainage channel.

2.3 The village sits on the 15 metre contour above the river at a point in the valley where it narrows. The historic river crossing point was at Longbridge, slightly to the north of Alfriston. As the topographical map (figure 3) shows, substantial downlands flank the valley.

2.4 The topographical setting resulted in a largely North-South orientation for the settlement. Only in the later 20th century has suburban development begun to spread up the lower slopes of the Downs to the west. The river has continued to constrain development to the east.

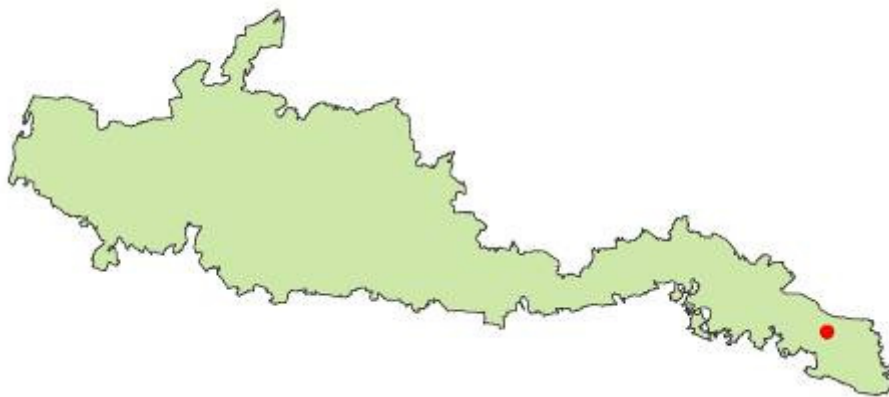


Figure 1: the location of Alfriston within the National Park

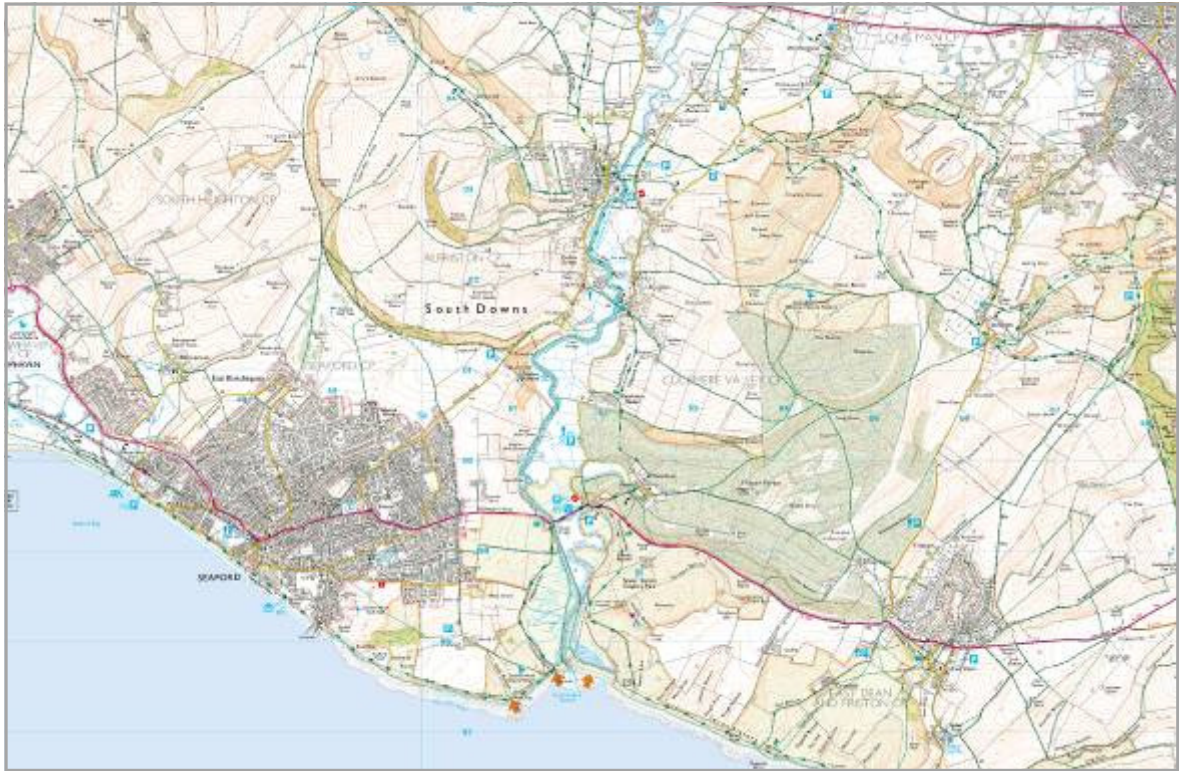
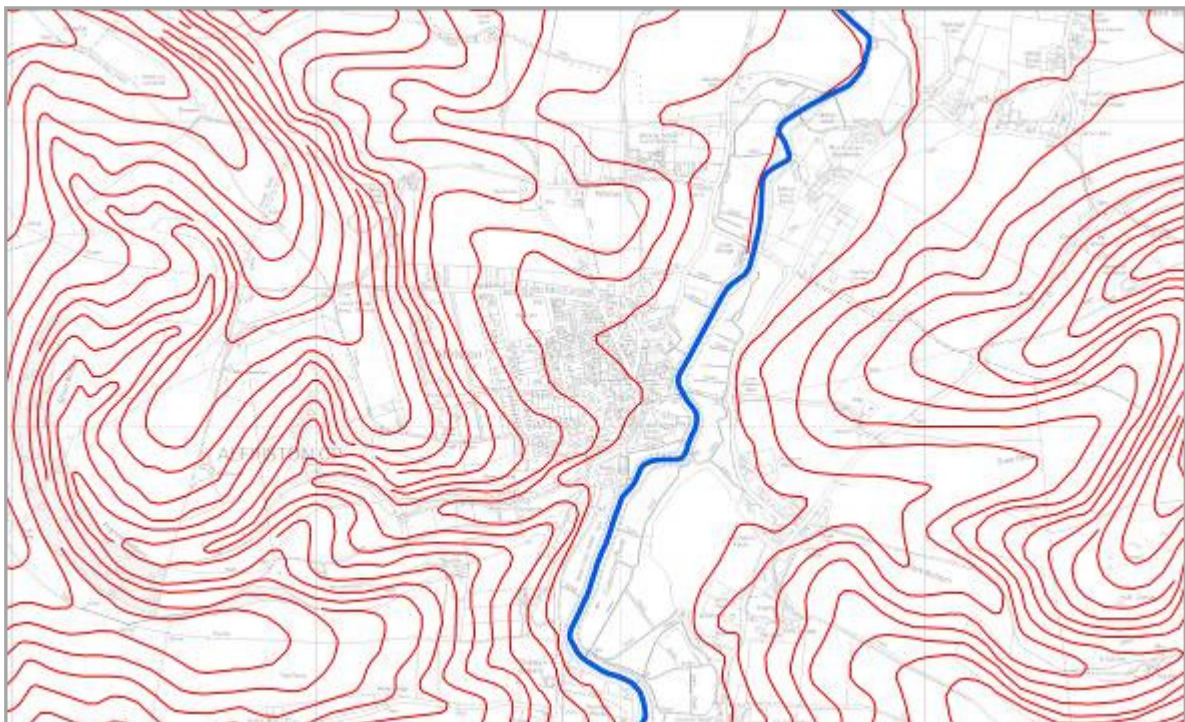


Figure 2: The location of Alfriston, just over 5km inland and within the Cuckmere Valley, to the north of Seaford

Figure 3: The close contour lines, in red, demonstrate the narrowness of the Cuckmere valley and the substantial downlands that flank the settlement



Historical Development

3.1 The residents of Alfriston are very fortunate to have two good accounts of the history of the village. In particular, Juliet Clarke's *Alfriston*, published in 2011, presents a very detailed account of the development of the village and this document draws heavily upon it.

3.2 Two other very useful sources are the report for Alfriston in the Sussex Extensive Urban Survey, prepared by Roland B Harris and published in March 2008, and *Aspects of Alfriston*, published in 2006. The former has the added advantage of being freely available as a PDF download from the West Sussex County Council website ¹.

3.3 The origins of the village lie in the Anglo-Saxon period, with the name meaning *Aelfric's farm*. Clarke envisages the earliest settlement as aligned in an east–west direction along a driveway, which curved down from the adjacent Downs, following the line of Star Lane, to a crossing point of the river by The Tye. The latter, the name of which is derived from *teagh* meaning an enclosure, would have formed a collecting point and perhaps a market for the sheep.

3.4 The Saxon thegns who owned the land of the village were all dispossessed after the Norman Conquest and replaced by six important Norman lords. At the time of Domesday, Alfriston was a relatively small settlement of nine households. The settlement appears to have been reordered along the North-South axis in the years after the Conquest and Clarke sees this as the result of a formal agreement in later Norman times.

3.5 The Abbots of Battle were significant players in the medieval development of the village and their buying and selling of land can be followed through the 12th and 13th century charters of the Abbey. They maintained a compound, the *curia*, to the north of the village, in Brook Furlong, which provided stewards accommodation plus storage for agricultural produce and livestock. This was surrounded by the Abbey's own farmland.

3.6 The main area of occupation in the early Norman period lay to the south of the market square. Clarke suggests that a significant north-south line, which separated the village from its fields and which can be seen on 19th century OS maps, may represent the survival of an early settlement enclosure.

3.7 The Abbots developed the village by creating tenements from its own land facing onto North Street, with crofts and enclosed arable land behind. The curia itself was converted into a farmstead and, by the end of the 14th century, all of the

¹ http://www.westsussex.gov.uk/living/planning/the_county_plan/west_sussex_character_project/extensive_urban_surveys_eus.aspx

Abbots lands south of the curia had been divided into crofts and building plots. The market square, which occupied a larger area than today, was the centre of the built-up space, and subsequent development was to its north.

3.8 The second half of the 14th century seems to have been a time of prosperity for the village. This culminated with the granting of a market charter by King Henry IV in 1406 for the now market village. The Church was built in the 1360s.

3.9 In the 15th century, growth was accommodated with expansion of the village to the south west of its core, which included the creation of Weavers Lane, and by sub-division of plots within the existing settlement. The 16th century saw the formalisation of the route of West Street and increasing encroachment onto the market square, producing the much reduced space we see today.

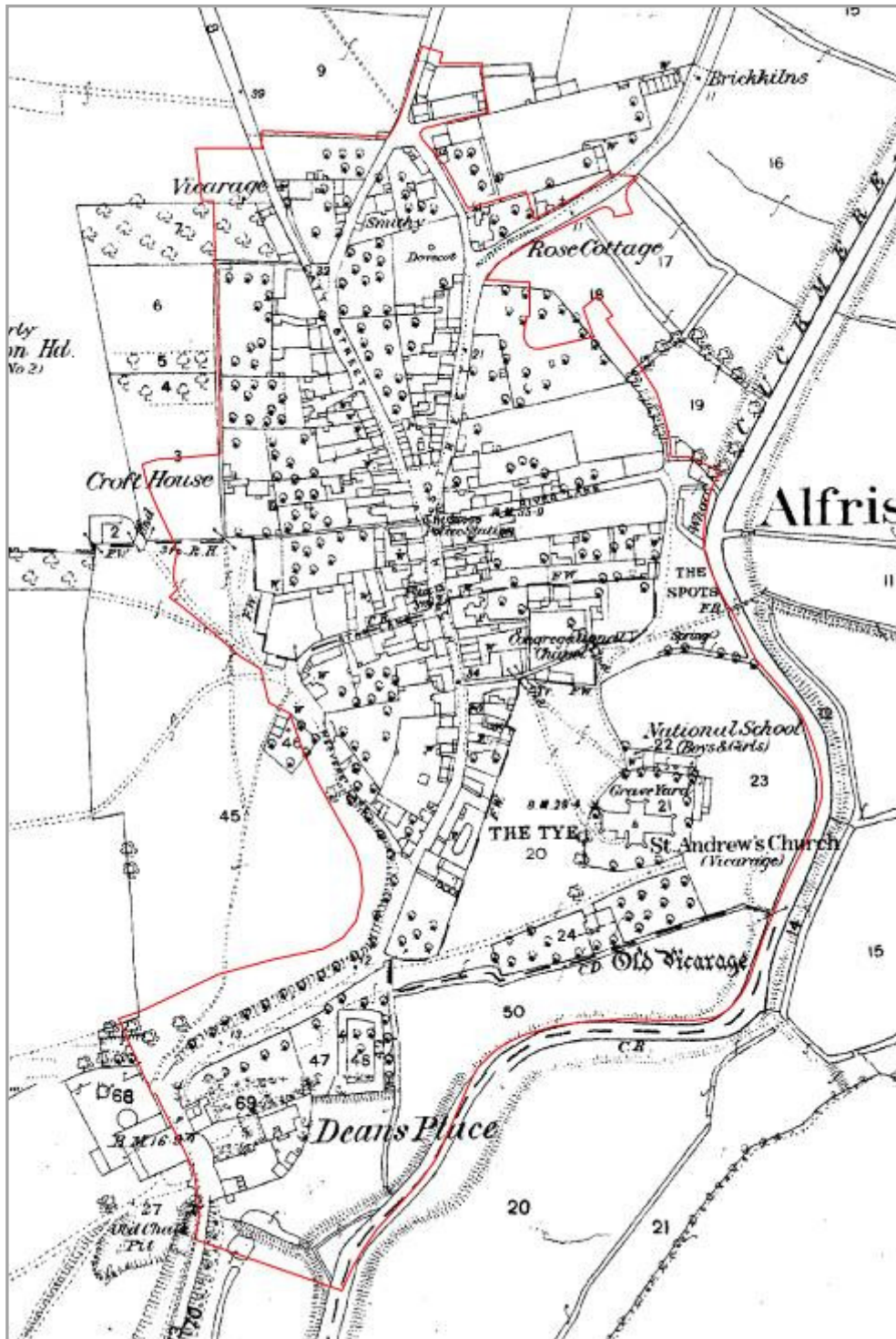
3.10 The village served as a commercial centre for the locality – with trades such as brewing, malting, tanning and rope making represented – and the Cuckmere was navigable as far as the village until the 20th century.

3.11 By 1600, the layout of Alfriston was very much as it survives today. Map regression using the tithe map (figure 4) and successive Ordnance Survey maps (figures 5 – 7) shown only a slow development through the 19th & early 20th centuries.

3.12 Today, Alfriston has emerged as an attractive residential area and significant visitor destination, and many of the businesses within the village cater for this trade.

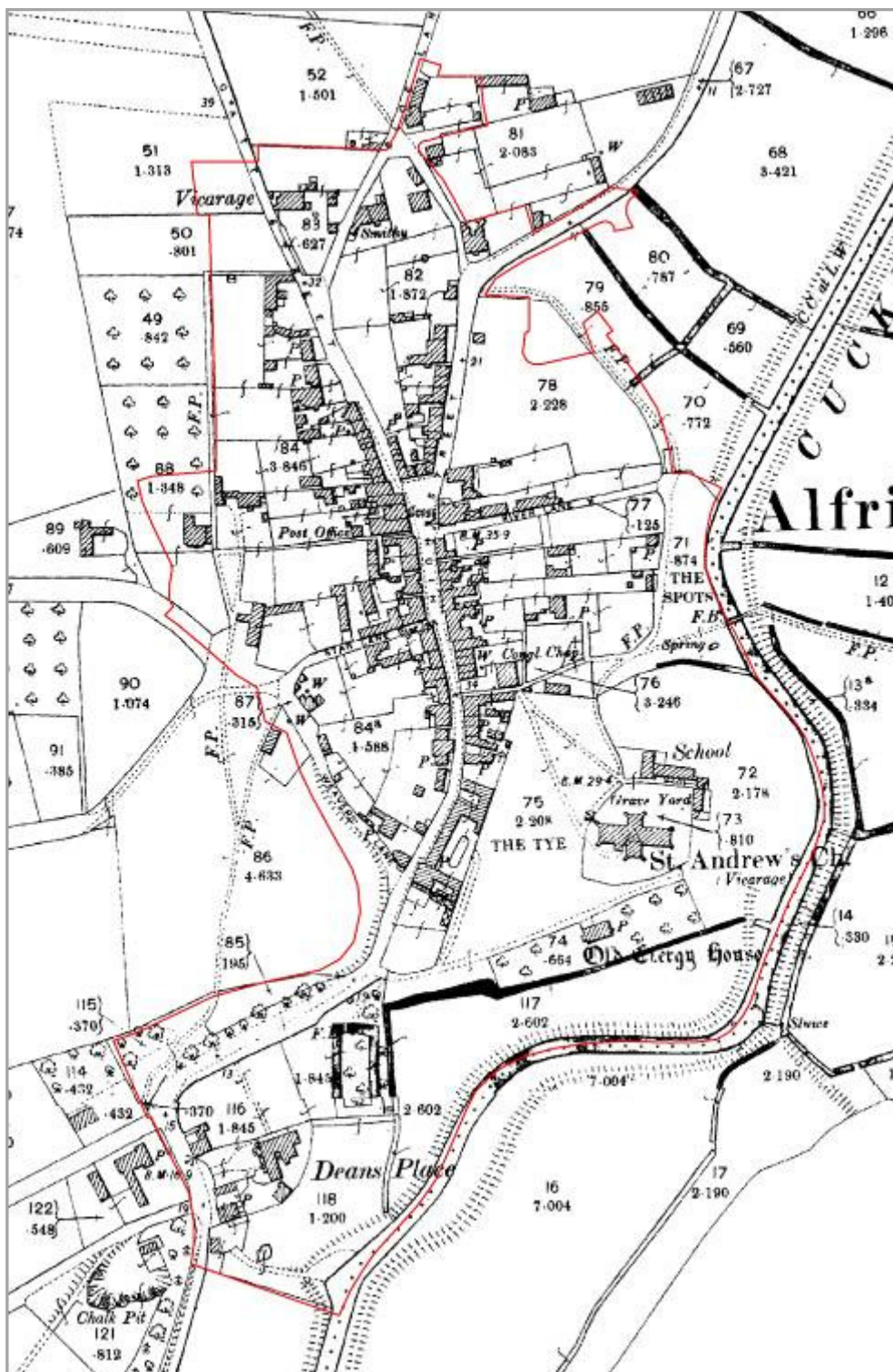


Figure 4: Alfriston Tithe Map of 1843



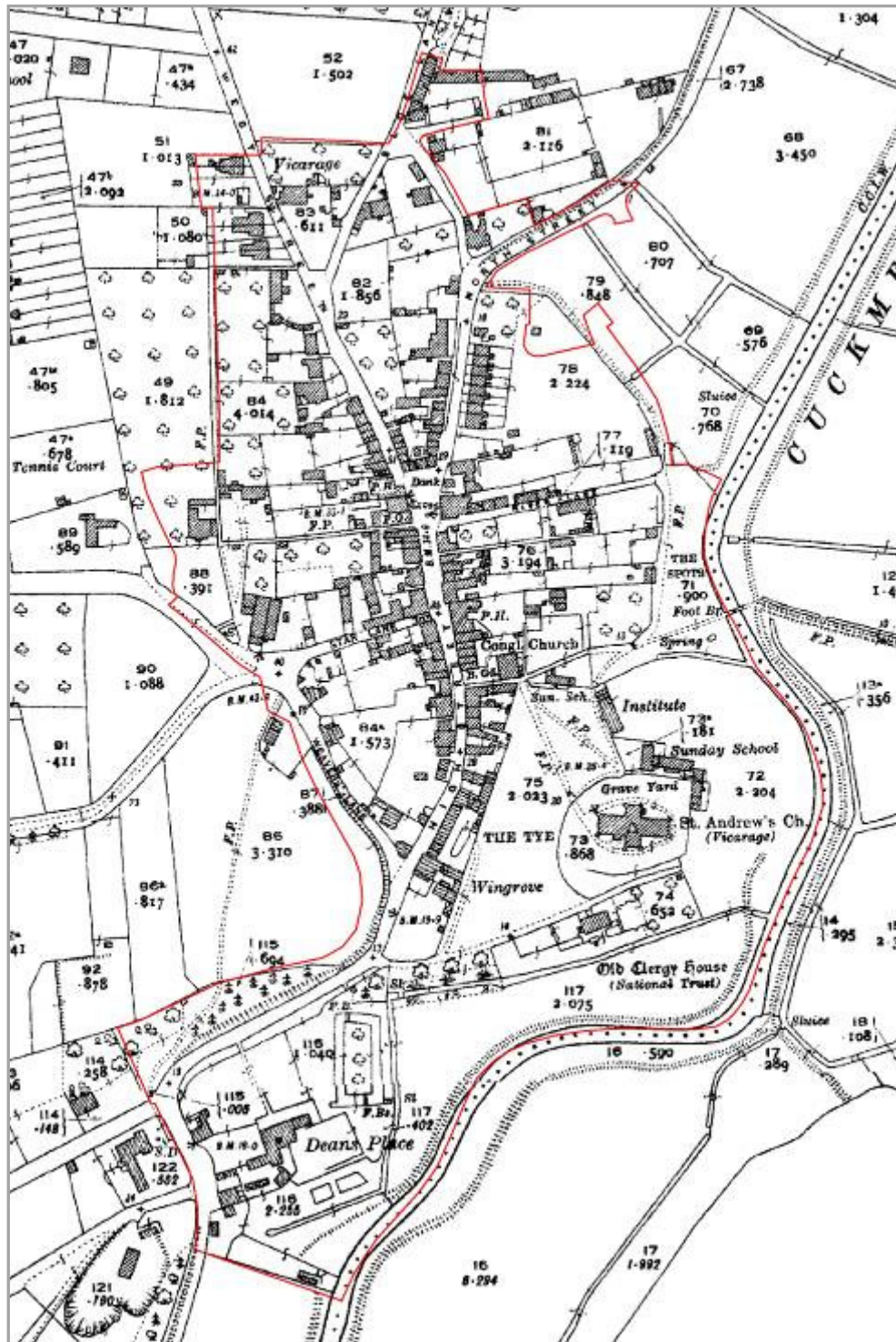
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Figure 5: Ordnance Survey mapping of Alfriston 1876, with the conservation area boundary in red



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Figure 6: Ordnance Survey mapping of Alfriston 1899, with the conservation area boundary in red



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Figure 7: Ordnance Survey mapping of Alfriston 1925, with the conservation area boundary in red

Character Analysis

4.1 The elements that make a positive contribution to the character of the Conservation Area are mapped on figure 44, which can be found at the back of this document.

Entrance & Boundaries

4.2 The Conservation Area encompasses the developed area as it appears on the Tithe Map of 1843. The river forms the eastern boundary and it has limited any modern development on that side of the village (figure 8).

4.3 Modern suburban development has occurred to the west of the historic village, on the lower slopes of the Downs. This is excluded from the Conservation Area.

4.4 The topographical setting of the village means that it is really only approached from the north, off the A27, or the south, from Seaford, at least in terms of vehicles. Walkers can access the village from a number of paths along the Downs and the valley.

4.5 Travelling from the south, the narrow road passes through a series of quite tight bends, with a steep wooded bank to the west, through which opens up views of Deans Place, the Parish Church, and finally Wingrove House. This produces a strong sense of arrival.

4.6 By contrast, the northern approach is rather more open and straight.

Settlement Form

4.7 The road pattern within the village essentially defines a 'Y' shape, with High Street as the down stroke and West and North Streets as the upper limbs. Secondary lanes include River Lane, which links the market square to the river, Star Lane and Weavers Lane. There are also a number of narrow passages running broadly east - west, known as 'twyttens', which are characteristic of historic layouts.

4.8 Within this medieval core, the buildings are for the most part positioned at the back of the pavement or only slightly set back. Where pavements exist, they are narrow and often paved with bricks. Together with the narrowness of the roads themselves, this produces a strong sense of enclosure and a very human scale to the village (figures 10 -17). The use of traditional paving materials and absence of modern highway infrastructure (street lights, traffic lights etc.) both make a positive contribution to the character of the Conservation Area.

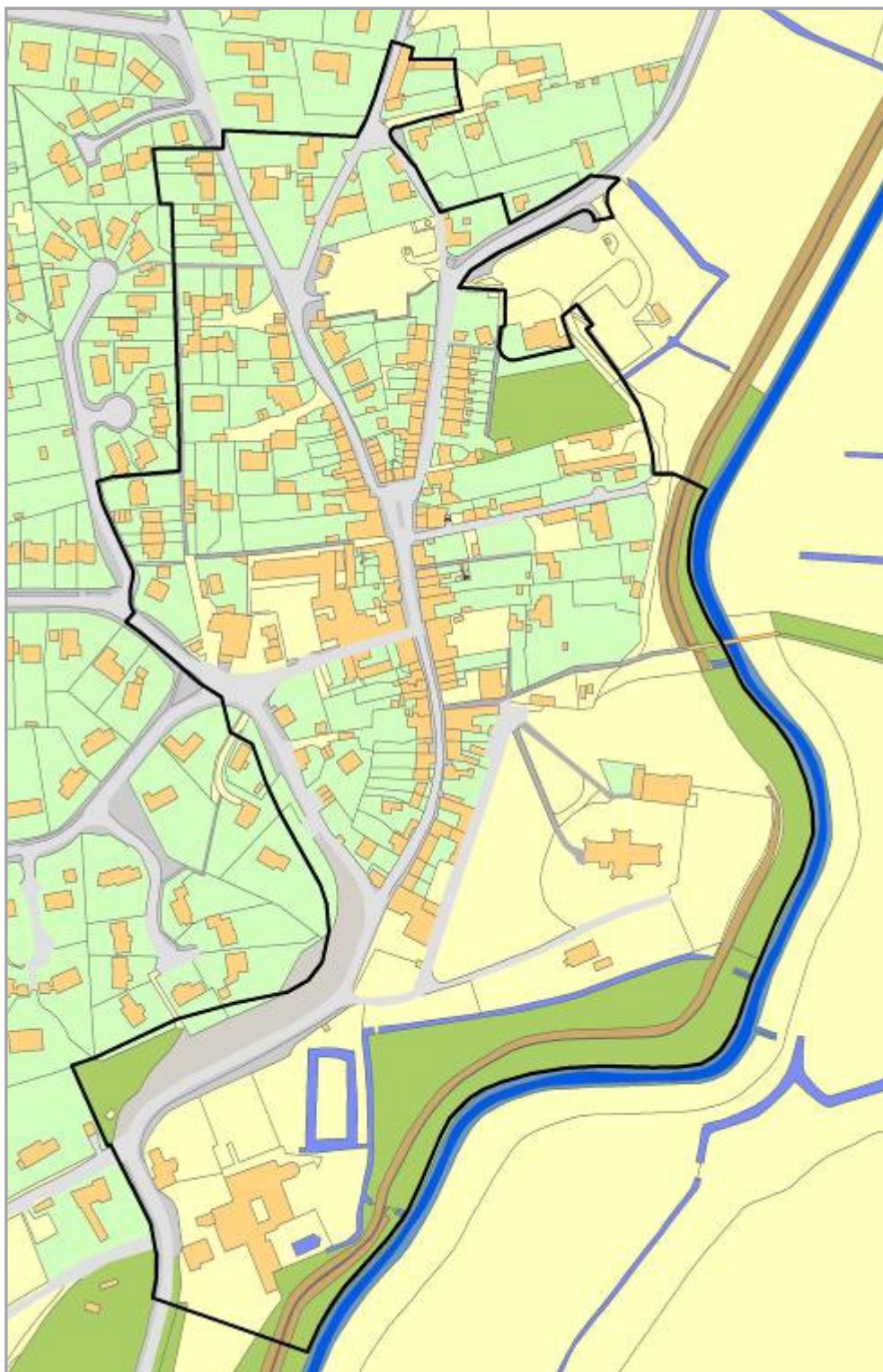


Figure 8: Boundaries of the Conservation Area

4.9 In quite marked contrast, The Tye is a significant open green space set slightly apart from High Street, though linked to it by a twydden. The area alongside the river, with its water meadows, is another important open space.

Use and Activities

4.10 Alfriston retains a significant amount of commercial activity for a modern village, albeit focussed more on serving visitors than the resident community than would have been the case in earlier times. This commercial activity dominates the Market Square and the adjoining section of High Street and brings with it a need for signage. Well-designed and positioned shop signage can make a positive contribution to the character of the area but poor signage can be damaging. Care should be taken to achieve the former and avoid the latter

4.11 Residential uses take over on West Street, North Street and the southern end of High Street.

Buildings and Structures

4.12 The special quality of the environment in Alfriston is derived to a significant degree from the survival of a range of traditional building forms and materials, with no major intrusion of modern or alien structures.

4.13 The Parish Church of St Andrew is the earliest surviving building within the village, being a large church mostly of late 14th century date (figure 18). It sits in an elevated position within The Tye (figure 19). With the stone wall enclosing the graveyard and a number of significant trees, the whole makes a very attractive composition. The Church itself is largely constructed of flint, as befits the 'Cathedral of the Downs'. Nothing is known of its predecessor, which presumably stood on the same site. The Church is a Grade I listed building.

4.14 The tradition of medieval timber-frame construction survives well in the village. Perhaps the most significant representative of this tradition is the Old Clergy House, close to the Church in The Tye (figure 21). As restored by the National Trust, this is a fine example of a 'Wealden House', a type which was much favoured in south east England in the 15th century.

4.15 In their original form, Wealden Houses are two-storey structures with a central hall open to the roof, flanked at both ends by ranges with two floors. These ranges project in advance of the hall, leaving a central recessed section. The use of long straw in the restoration of the building is a reminder that this was once the predominant thatching material in the area, with reed being a relative newcomer.

4.16 It is unusual to find Wealden houses surviving unaltered and today it is often not apparent from the exterior that a building began life as one. The George Inn on High Street is one example of this, where 15th century close studded timber framing survives at first floor and the 19th century brick and flint under-building of the jetty have produced the building that we see today (figure 23)

4.17 The Star Inn is another good example of 15th century timber-frame construction (figure 22). The closely spaced vertical timbers are called 'studs' and, when placed close to each other as here, are referred to as 'close studding'. The first floor projects over the ground floor as a jetty and is supported by a large timber beam called a 'bressumer'; often decorated with carvings, in this case including representations of St George slaying the dragon. Both The Star and The George use Horsham stone slates on their roofs, combining it with clay plain tiles on The George.

4.18 The prominence of the two pubs in the High Street results even today in the black-and-white of timber framing making a significant contribution to the character and appearance of the High Street. In the medieval period, of course, most of the buildings within the village would have been of such construction and it is known that elements survive behind later frontages in a number of cases, including Tudor House, High Street; Thatchover, Well Cottage and Winton House, all in Winton Street; EP Marshalls, The Singing Kettle and Waterloo Stores, Market Square; Steamer Cottage and Moonrakers, both High Street; and the original section of the Deans Place Hotel.

4.19 The 18th century was a time of much building in the village and brick was the main material used. A particular feature of 18th century brickwork is the combination of grey bricks, often laid in header bond (ie all with their short ends facing out), combined with a red brick for the dressings around windows and doors the corner quoins. This style is found throughout Sussex.

4.20 Rose Cottage (figure 34), which stands on North Street where it bends north-eastwards, is a prominent and very fine example of this but others include Brook Furlong on Sloe Lane, Southdown House on High Street, and Wood Butchers and the attached house, also on High Street.

4.21 A variation of the style is the combination of the red bricks alternating with grey headers, which appears in the Old Manse and on Moonrakers, both in High Street. Other brickwork is less distinctive, for the most part being with bricks of a reddish colour laid in traditional bonds.

4.22 Early 20th century development is represented by the terrace of eight houses on the east side of North Street (the end one now an office) and some larger semi-detached villas on the west side of West Street (figure 41). Both terrace and villas are typical of Victorian and Edwardian residential development through much of England and are not particularly distinctive to Sussex. Nevertheless, as buildings of traditional construction and materials, they do make a positive contribution to the Conservation Area.

4.23 In terms of scale, the village is one of relatively modest buildings, most being no more than 2.5 to 3 storeys and others smaller, and the village has a fairly fine grain with no stand out pieces of architecture. Given this modesty, it is to a significant degree the palette of materials used that produces the most attractive of urban environments that survives (figure 43).

4.24 The use of timber and brick has already been mentioned but not that of flint, the most local of all the materials used. Flint is used in buildings, though the Church is one of the few significant buildings almost wholly constructed of it, and more importantly in boundary walls. It is used both as whole cobbles and as knapped flints. Its use for boundary walls is one of the striking features of the Conservation Area and roots the village in its Downland context.

4.25 Other walling materials are render and hanging tiles, both often used to 'modernise' earlier buildings. The heavy mortaring of hanging tiles seems to be a local tradition and the resultant wall is often painted. The Old Smugglers Inn shows this feature. Both render and brickwork are also often painted.

4.26 Thatch was probably the most common roofing material in early times but the Old Clergy House is the only example now to be found in the Conservation Area and clay plain tiles are now found on most roofs. There are a few good examples of the use of Horsham stone slates and Welsh slates appear from the 19th century, and into the 20th century

4.27 The traditional joinery is typical of old joinery, with nothing unique to Alfriston or even Sussex. For the most part, doors are panelled and windows are vertically sliding sashes or flush fitting casements. The survival of traditional joinery within the village is good and the visual blight produced by the use of plastic windows and doors has largely been avoided.

Open Spaces and Greenery

4.28 The principal open space within the Conservation Area is The Tye, which forms a very attractive space with the church sitting in an elevated position on a mound. Significant trees within the church yard make a significant contribution to the character and quality of the area

4.29 The land alongside the river is also largely undeveloped and forms an important amenity for the residents of the village. A path along the flood bank links in to a wider networks which runs along and across the Cuckmere Valley.

Views and Vista

4.30 Within the core of the conservation area, in High Street, a combination of

a narrow street and the position of the buildings right at the back of the pavement creates a very strong sense of enclosure. There are, however, a number of points from which the surrounding downland can be glimpsed - down the twytten leading to the chapel, up Star Lane and down River Lane - and these help to root the village in its countryside setting.

4.31 Within this area there are also a number of attractive views towards focal buildings or points in the townscape, of which the Market Cross is the most significant.

4.32 To the north and south of this core, where the built development starts to become more spacious, views are less constrained. The Tye and the riverside area both give particularly attractive views down and across the Cuckmere valley.

Character Areas

4.33 The Alfriston Historic Character Assessment Report, prepared as part of the Sussex Extensive Urban Survey, has identified a number of character areas within the village, which are rooted in the development of the settlement (see figure 9). These character areas are:

- The Market Square
- High Street
- The Tye
- Sloe Lane
- The riverside

4.34 The Market Square is the area forming the market square that had been created by the second half of the 14th century and the areas to the north, east and west of it. Like the market square itself, the market cross is medieval in origin, albeit rather battered in succeeding centuries. Around this space survive historic plots and numerous post-mediaeval buildings

4.35 High Street comprises the historic plots on either side of the High Street as it stretches away from the market square. The regular land plots at the northern end of High Street seem to be the earliest, with the more irregular plots at the southern end suggesting an extension.

4.36 The large open space of The Tye reflects its origins as common pasture but contains some of the most important historic buildings within the village. Sloe Lane is on the northern side of the medieval and modern village and represents 18th and 19th century expansion of the village over former agricultural land consisting of detached houses on spacious plots. The riverside east of the medieval and modern village, along the western side of the Cuckmere was once the scene

of more activity, with a wharf at the bottom of River Lane and a tanyard. These have now gone but the area remains an important recreational amenity.

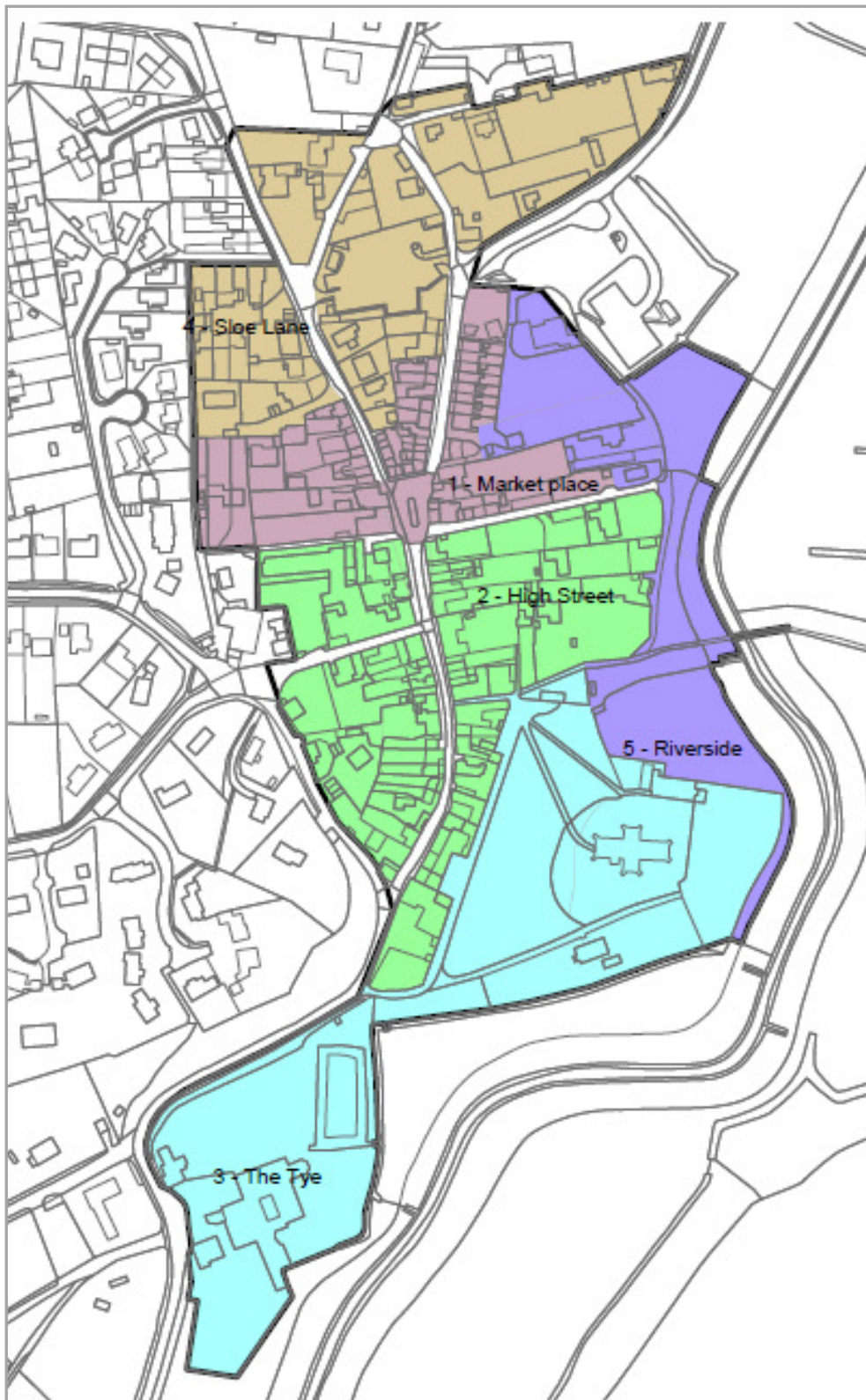


Figure 9: Character Areas within the historic settlement, as defined in the Extensive Urban Survey report for Alfriston (from which this map is reproduced)

Issues & Opportunities

5.1 Having looked at those elements which make a positive contribution to the character and appearance of the Conservation Area, it remains to consider what opportunities exist to improve it.

5.2 The Parish Plan, produced by the Parish Council in 2009, identified a wide range of issues facing the village. Not all are relevant to a Conservation Area Appraisal but the document does form a good starting point for this exercise. Two of its themes are particularly relevant, that of traffic and parking, under which heading sit a series of inter-related issues, and that of environmental quality, and how it is protected and enhanced.

5.3 The topographical situation of Alfriston, the tight historic street plan, its attractiveness as a visitor destination, and the post-war expansion of Seaford have all contributed to congestion within the village.

5.4 There are a number of pinch points along the length of High Street (figure 10)

5.5 The volume of traffic has a number of impacts on the Conservation Area. Most significant is the conflict that arises between vehicles and pedestrians, with vehicles often mounting the already narrow pavements in an attempt to pass each other. This creates a potentially unpleasant environment for residents and visitors alike.

5.6 There is also a significant impact on the physical fabric of the Conservation Area, with buildings being struck, being affected by vibration and excessive loadings, pavements and carriage ways breaking up, and drains and other services failing.

5.7 These issues are found in many historic towns and villages and solutions which are more sensitive to the character of such places have emerged in recent years. In 2013, the National Park Authority helped to pay for specialist consultants to explore these options with the Parish Council and residents of the village. It is important that they identify solutions which address the threats to pedestrians and historic environment whilst both conserving and enhancing the quality of the Conservation Area. Once such a scheme emerges, it will probably be presented as an annexe to this appraisal for adoption and incorporation into the main document.

5.8 Turning to the wider environment, the Parish Plan emphasises the importance of protecting the wider countryside setting of the village and the maintenance of The Tye as an open space, both of which are objectives to which

this appraisal can contribute. It also makes an intriguing suggestion that the Cuckmere be dredged and navigation restored to the river. This would have varied impacts, including on archaeological and organic remains, and would need careful thought, but, combined with some enhancement works to the adjoining open space, it does have the potential to significantly improve the Conservation Area and its setting.

5.9 In other regards, the Conservation Area is performing well, as befits a prosperous community in an attractive location. There is not, for instance, an obvious problem with empty or decaying buildings nor with any great loss of traditional features and materials. A “Buildings at Risk” survey undertaken on behalf of the National Park Authority over the winter of 2012-13 looked at all the buildings within the Conservation Area, both listed and unlisted. This survey found that 40 buildings were in ‘Fair’ condition and 104 in ‘Good’ condition; none were categorised as ‘Poor’ or ‘Very Bad’

Photographic Survey



Figure 10: A pinch-point at the southern end of High Street, looking northwards (above) and southwards (below). The narrowness of the road and pavement, and the lack of view from one end to the other results in a potential for conflict between vehicles, pedestrians and the built fabric at this point, and care is required from all road users



Streetscenes



Figure 11: High Street

Streetscenes



Figure 12: High Street, looking northwards to the Market Square

Figure 13: Market Square, looking southwards



Streetscenes



Figure 14: West Street, looking northwards (above) and south towards the market square (below)



Streetscenes



Figure 15: North Street looking northwards (above) and southwards (below)



Streetscenes



Figure 16: Sloe Lane (above)

Figure 17: River Lane, giving views of the downland beyond.



The Church



(Figure 18) The Parish Church of St Andrew's sits in an elevated position within The Tye. With the stone wall enclosing the graveyard and a number of significant trees, the whole makes a very attractive composition. The Church itself is mostly constructed of flint, as befits the 'Cathedral of the Downs', and is largely late 14th century in date. Nothing is known of its predecessor, which presumably stood on the same site. The Church is a Grade I listed building.



The Tye



Figure 19: The Tye is by far the most important open green space within the village, providing a strong contrast with the tighter, enclosed character of the main village, and is a significant amenity resource for the village. Its origins and role in the earliest Anglo-Saxon settlement, as well as the presence of the church and the Old Clergy House, give it great historic significance. In more recent times, the area accommodated Harry Batho's racing stables – built as cottages in the 19th century and now back to residential use.

Figure 20: The old schoolmaster's house sits on the opposite side of The Tye



Significant Buildings



Figure 21: The Old Clergy House (Grade I) is a classic example of the “Wealden” house, a type of timber framed house that was popular in south east England, particularly Kent and eastern Sussex, in the 15th century.

An unaltered Wealden House is a two-storey building. In the central part is a large hall which is the full height of the building to the roof. At both ends of the building, on either side of the hall, there were ground and first floor rooms. These ends projected at first floor level from the main wall. The hall did not project, however, and the result was a recess in the middle of the building that is a typical characteristic of Wealden Houses

Most Wealden houses were much altered in later centuries and it is often hard to spot them from the outside. The Old Clergy House in its restored form, along with “Bayleaf” at the Weald and Downland Museum, is one place where an example can be seen in more-or-less its original form.

The Old Clergy House was the first building bought by the National Trust and, as such, has an important place in the history of the conservation movement as well as that of Alfriston.

Significant Buildings



Figure 22: The Star Inn (Grade II* listed) is a good example of a 15th century timber-framed building. The closely spaced vertical timbers are called “studs” and when they are placed close to each other as on this building, it is called “close-studding”. The gaps between the studs are filled with plaster. The first floor projects over the ground floor supported by a large timber beam called a “bressumer”. This has carvings, including that of St George and the Dragon shown below.

The roof is covered with slabs of Horsham Stone.



Significant Buildings



Figure 23: The George Inn (Grade II) is another building of 15th century origin but has seen much alteration and restoration over the succeeding centuries. In its original form, the building was a “Wealden House”. The late 16th century saw many changes, including the addition of the large chimney. In the late 18th and early 19th centuries, the flint and brick ground floor wall was built underneath a projecting jetty, giving a flush front wall. The close stud work was once covered with hanging tiles. An extensive restoration of the timber-frame after a fire in 1943 produced the building that is seen today. The combination of Horsham stone and clay plain tiles is an interesting feature of the building.



Significant Buildings



Figure 24: The Market Cross was probably first erected in 1406 when the market charter granted the right to hold a Tuesday market. The survivor is much altered, with the medieval stone base and truncated stone shaft, minus some of its length and the actual cross, standing on a modern brick plinth. Nevertheless, it is one of only two market crosses surviving in Sussex and it remains an important focal point within the village and significant testimony to the history of the place. It is a Grade I listed building

Significant Buildings



Figure 25: Described as “Alfriston Post Office (Phillips’ Stores) and the house attached” in its list entry, the building is 18th century in date and retains a fine 18th century shopfront.

Figure 26: These buildings, described in their list entry as “E and P Marshall (Newsagent), The Singing Kettle and Waterloo Stores”, are 17th century in origin, with a later re-facing.



Significant Buildings



Figure 27: Ye Olde Smugglers Inn, a Grade II listed building of 17th century or earlier origins.

Figure 28: A Grade II 18th century buildings listed as “ Woods Butchers and House attached to the side”.





Figure 29: Southdown. The dormers were originally flat roofed, the usual 18th century form in the village

Figure 30: Rosemary & Lavender Cottages

Figure 31: Bank Farm House



Significant Buildings



Figure 32: Stanley House, High Street

Figure 33: Grade II listed buildings entered as “The Old Paint Shop, House attached to the south and Tye Cottage”



Significant Buildings



Figure 34: Rose Cottage, North Street, a grade II listed building of 18th century date

Figure 35: Grade II building listed as “Premises occupied by C. Holt, Nos 1 & 2 Steamer Cottages. An 18th century front to an earlier building.



Significant Buildings



Figure 36: The Flint Tower. Built in the early 20th century as a play tower, perhaps with flints salvaged from an older building.

Figure 37: Originally a cabbies' shelter at Victoria Station, this structure was moved to the village over 100 years ago for use as a leather workshop & makes its own quirky contribution to the character of the Conservation Area



Significant Buildings



Figure 38: The Grade II listed chapel, now the United Reform Church, was originally built as a Congregational Church in 1801. The external rendering was probably added in the mid 19th century.

Figure 39: Wingrove House was built in 1870 and used as accommodation by horse trainer, Harry Batho. It later became a hotel and the adjacent stables and exercise yard facing The Tye were converted to dwellings.



Significant Buildings



Figure 40: Dean's Place Hotel. The original portion of the building is an L-shaped 17th century (or earlier) timber-framed building which has been re-fronted with brickwork combining red bricks with grey headers

Later Development



Figure 41: Early 20th century developments are more generic in design than the traditional and vernacular architecture of earlier centuries but still make a positive contribution to the Conservation Area.



The Cuckmere Valley



Figure 42: as it flows past Alfriston, the river Cuckmere is now much reduced. However, it was used for navigation into the 20th century and the re-instatement of a more substantial water course would improve the setting of the Conservation Area and enhance the valley as an amenity.



Traditional Materials



Figure 43: In one building, The George Inn illustrates most of the traditional materials used to build Alfriston – brick, flint and timber framing for the walls; Horsham stone and clay plain tiles for the roofs. The pavement of clay paviors in front of the building is also typical of the historic core of the village.

Management Plan

6.1 When considering the management of Conservation Areas, there are a number of guiding principles which are applicable to all of them and to anyone doing work within one.

Considering Change

6.2 The necessity to make changes should be considered carefully on a case-by-case basis, not automatically assumed. Change can be good where it clearly enhances character or amends past harm, but alterations undertaken simply for their own sake or to fall in line with an arbitrary standard, such as a corporate identity, will not always be appropriate.

6.3 All works should be conceived with specific regard to the character and appearance of the conservation area. Any intervention should echo and reinforce those characteristics of the buildings, townscape and public realm of Alfriston which make a positive contribution to the village and its local distinctiveness.

6.4 All works, whether of alteration, repair or maintenance, should be executed to a high standard, with the aim of preserving or enhancing the special characteristics of the village. If the immediate context displays no special characteristics, the works should be devised to enhance the location, or at least leave a neutral impact.

6.5 New works, repair and maintenance should utilize the traditional materials used in the village. If they are now unavailable, materials should be used which match them in character and appearance. Preference should be given to materials sourced locally or regionally over alternatives transported great distances.

6.6 Where opportunities occur to achieve positive improvements to a building or townscape, they should be integrated into future development proposals.

6.7 Green spaces within the village should normally be retained and tree care and vegetation management should respect local amenity and reflect ecological best practice.

6.8 When planning the maintenance of buildings or spaces, opportunities should be taken to remove redundant items of infrastructure. Whenever infrastructure is due to be supplemented or replaced the continued need for existing items should be questioned. Potential for the undergrounding of overhead lines should not be overlooked.

The importance of maintenance

6.9 Maintenance and repair work must respect historic fabric, features and street surfaces. The central aim should always be to maximise retention of historic fabric and minimise necessary intervention.

6.10 Poorly maintained buildings depress the character and appearance of any conservation area. Damp and the ingress of moisture is the great enemy of any historic structure. Regular maintenance and prompt repairs to buildings to keep them wind and watertight (particularly related to roofs and flashings and the clearance of gutters, downpipes and drainage channels) will pay dividends, avoiding much greater expenditure on major repairs at a later date.

6.11 It is usually better and cheaper to do a little repair and maintenance work regularly, than save up problems for major work later. If water is penetrating the structure, it will be causing damage, whether obvious or not. Most agents of building decay depend upon an elevated moisture content within the fabric to thrive. In such conditions, dry rot and beetle attack will eat away at the building, unseen. Once the decay becomes obvious, major repairs will be required and these equate to major cost, disruption and the avoidable loss of historic fabric. The old proverb, 'a stitch in time saves nine' is as applicable to buildings as it is to clothes – perhaps more so.

6.12 It is incumbent on building owners to be aware of the threat of incipient decay and to act promptly to head off problems. Education undoubtedly has a part to play in raising awareness of building maintenance issues. However, in the small minority of cases where owners are unwilling or unable to act, the National Park Authority should be prepared to use statutory powers to enforce repairs as a last resort.

Highways

6.13 Roads make an important contribution to most conservation areas and works within the highway can have a significant impact on their character

6.14 Every sign installed under the provisions of the highways legislation or relevant by-laws should be surveyed and its need reviewed. Any signage or associated infrastructure found to be redundant or duplicated unnecessarily should be removed. If opportunities are found to rationalise or combine essential signage locations, these should be exploited.

6.15 When any repair or street maintenance work is being carried out care should be taken to replace original surface materials like for like. Opportunities should be seized to replace modern concrete flag surfaces with traditional materials, where ever appropriate. Each street surface should be considered in the context of its immediate surroundings, as well as traditional historic practice in the

village as a whole. The removal of double or single yellow lines is also desirable if possible.

The Planning System

6.16 Beyond these general principles, there are a number of actions more specifically bound up with the Planning system. At the beginning of this document, the legal definition of a Conservation Area as “areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance”, as set out in The Planning (Listed Buildings and Conservation Areas) Act 1990, was repeated.

6.17 Taking this definition as a starting point, it follows that the proper management of a Conservation Area will have as its objectives both the protection of its existing qualities and its enhancement in ways that build on its special interest.

6.18 Protection of the existing special interest begins with ensuring that the Conservation Area is properly designated. This means that the boundaries should be periodically reviewed to see if they require amendment.

6.19 It also means identifying those unlisted buildings that make a positive contribution to the special interest and, within that group, those that merit inclusion on a Local List.

6.20 The principal mechanism for meeting this objective is the Conservation Area Appraisal - this document - and these objectives have informed its preparation. In this particular review, it was not deemed necessary to propose an extension of the Conservation Area. However, it is not a static process and these matters should be kept under review until such time as a new Appraisal is prepared. This is largely an on-going matter for the Local Planning Authority but the Parish Council and community have an advisory role.

Recommendation – That the boundaries of the Conservation Area and the identification of significant unlisted buildings be kept under review until such time as a new appraisal is undertaken.

Recommendation – That the unlisted buildings within the Conservation Area be reviewed against the National Park Authority’s Local List and those which meet those criteria be added to the Local List.

6.21 Another important aspect of protecting the existing special interest is to understand and document its existing condition. Only in this way can any success in protecting and enhancing the buildings and other structures, open spaces and trees of the Conservation Area be measured.

6.22 The principal practical task involved with this objective is the creation of a dated condition and photographic survey of the buildings and other structures within the Conservation Area. This forms a baseline against which improvements can be assessed and, for those unfortunate situations where enforcement action is required, direct evidence of the former state of the building.

6.23 The National Park Authority had a 'Buildings at Risk Survey' compiled in 2012-13 which provides a degree of such coverage for the village. However, it could be enhanced with more photographs. This is a task that could be undertaken by the Parish Council and/or volunteers from the community.

6.24 When this appraisal is next reviewed, it will be possible to make a similar record and allow a comparison to be made.

Recommendation – That the existing Buildings at Risk survey for the village commissioned by the National Park Authority be enhanced with more photographs to form as comprehensive as possible an overview of the condition of the historic environment within Alfriston.

6.25 In addition to understanding the condition of the heritage asset, it is important to develop understanding of its historic significance. In this context, a historic building archaeological survey of the buildings within the village would probably represent a good way of improving knowledge and understanding. Opportunities can also arise in the development management process for investigations of this sort. However the data is generated it should always be lodged with the County Historic Environment Record (HER)

Recommendation – that an historic buildings archaeological survey be commissioned for the village when funding permits.

6.26 Protection of the existing quality will be achieved largely through careful application of the planning system in general and the Development Management process in particular. One way in which this can be achieved is by the provision of pre-application advice to householders, architects and developers to achieve a high quality of design. The National Park Authority does have a system for the provision of such advice, which is explained on its website.

6.27 The National Park Authority's archaeological advisor for Alfriston, East Sussex County Council, has identified the historic core of the settlement as an "Archaeological Notification Area"; this covers virtually all of the Conservation Area. This should also be built into pre-application considerations. The County Archaeologist can be contacted via the email address county.archaeology@eastsussex.gov.uk

Recommendation – that anyone considering development of any form which affects Alfriston Conservation Area and/or its setting should seek pre-application advice from the National Park Authority before submitting an application and, ideally, before starting any design work.

Recommendation – that anyone considering development of any form which falls within the Archaeological Notification Area should seek pre-application advice from the National Park Authority’s archaeological advisor, East Sussex County Council, before submitting an application and, ideally, before starting any design work

6.28 Once an application has been received, it will be assessed against a range of national and local planning policies. At present these include the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework, the Purposes and Duty of the National Park, the relevant Local Plan, and conservation best practice (including this document).

6.29 Whilst negotiating with applicants, both at pre-application stage and in the course of determination, opportunities may arise to achieve improvements both to the proposal itself and its contribution to the wider character of the Conservation Area that are not originally part of the proposal. The Local Planning Authority should maximise these opportunities as far as possible.

Recommendation – that Planning and Listed Building Consent applications be determined in accordance with all relevant legislation and guidance, with any opportunities to secure improvements during that process being secured as far as possible.

6.30 The special character of any Conservation Area can be degraded through the loss of architectural features and traditional materials, particularly roofing materials. Individually, these changes may be relatively minor but taken collectively can represent a real threat to the special character.

6.31 This problem can be addressed in two ways. One is to bring those minor works within the ambit of the planning system using a device called an Article 4 Direction, which removes permitted development rights from specific properties. The other, complementary, way is to encourage the reinstatement of architectural features and traditional materials with a grant scheme targeted at such works.

6.32 At present there does not appear to be a significant problem of this sort in Alfriston; in part, no doubt, due to the large number of buildings that are listed and the positive attitude of the community to its heritage. It must also be acknowledged that the provision of a grant budget is unlikely in the current circumstances and for the foreseeable future. Both factors inform the recommendation. Nevertheless, it is important that the historic building stock should be monitored so that an appearance of the problem is identified at an early stage. In reality, this mean everyone, National Park Authority officers and members, Parish Councillors, and the community, keeping an eye open on what is happening

Recommendation – that the situation relating to the loss of architectural features and traditional materials be monitored by all parties and for the National Park Authority to consider making an Article 4 Direction, in consultation with the community, should it

emerge as a problem adversely affecting the special character of Alfriston Conservation Area.

6.33 Finally, Conservation Areas can be significantly improved by pro-active work in the public realm. Although it remains difficult to secure finance for such projects, it is by no means impossible to put together a funding package from a number of sources.

6.34 In this context, it is the potential for a scheme motivated primarily by the need to control traffic flows through the village to also enhance the centre of the Conservation Area that arises. Community Groups and the Parish Council have been working on this issue for some time now and the importance of any proposals being driven by the historic environment as well as highway issues is well understood.

Recommendation – that the National Park Authority supports, in principle and in association with other partners, the work of the community in seeking to address issue of traffic management within the village in a way that also produces enhancement of the Conservation Area

6.35 The Parish Plan also held out the possibility of enhancement works to the river. This has the potential to greatly improve the setting of the Conservation Area, restore a relationship with the river that has been lost, and provide a very attractive amenity resource for the village.

Recommendations - that the National Park Authority supports, in principle and in association with other partners, the work of the community in seeking to improve the river and its immediate environs as an enhancement to the Conservation Area and its setting.

Annex: Listed Buildings

Garden wall to the north east of the Manor House, High Street, Alfriston. (Grade II). C18 flint garden wall to north east

The Tudor House, High Street, Alfriston. (Grade II). C17 or earlier timber-framed building, refaced with red brick on ground floor and tile-hung above. Tiled roof. Casement windows on first floor. Modern shop windows below. Two storeys. Three window. The building is said to contain wall-paintings

The Chaise House, West Street, Alfriston (Grade II). Early C19. Two storeys. Three windows. Painted brick. Wide eaves cornice. Hipped slate roof. Glazing bars intact. Doorway with segmental fanlight and door of six fielded panels, to which modern pilasters and pediment have been added. Modern bay of five lights to south of this

Rose Cottage North Street, Alfriston (Grade II). C18. Two storeys and attic. Three windows. Three dormers. Grey headers with red brick dressings, quoins, string course and modillion eaves cornice. Tiled roof. Glazing bars intact on first floor. Two C19 bays on ground floor and porch between with original doorway, reset in it, having ogee-shaped fanlight and door of six fielded panels

Parish Church of St Andrew, The Tye, Alfriston

(Grade I) Faced with coursed knapped flint. Tiled roof. Cruciform building with central tower surmounted by a broached shingled spire, sometimes called the Cathedral of the dawns. 1360 circa, the spire restored in 1905. Semi-octagonal piers to the crossing. Windows decorated and perpendicular and Jesse window of south transept by Kempe. Tower, Easter Sepulchre Piscina and Sedilia.

Almond Tree Cottage, Cinders Cottage, Owers, 1. 3 & 2 West Street, Alfriston (Grade II). Five cottages, reconverted into three. C18 or earlier. Two storeys. Seven windows. Ground floor red brick, No 3 painted, above tile-hung. Tiled roof. Casement windows. First floor windows of No 3 are gabled dormers

Quince Cottage, Sloe Lane, Alfriston (Grade II). C18. Two storeys. Two windows. Painted brick. String course. Hipped tiled roof. Vertical glazing bars intact

Wellington House, 6 & 7 West Street, Alfriston

(Grade II). C18. Two storeys. Five windows. Painted brick. Hipped tiled roof. No 6 has casement windows, the others sash windows with vertical glazing bars intact and doorways with flat hoods over

The Vicarage & a triangle of garden walls to the south, West Street, Alfriston (Grade II). Early C19. Two storeys. Five windows, the two westernmost window-bays added. Stuccoed. Parapet. Glazing bars intact. Round-headed doorway in moulded architrave surround with semi-circular fanlight. To the south is a triangle of contemporary garden flint walls

The Old Manse, High Street, Alfriston (Grade II)

C18 front to a probably older block. Two storeys. Four windows, Red brick and grey headers alternatively. Hipped tiled roof. Casement windows. Doorway with flat hood on brackets. Small modern shop window at north end

Riverside Cottage, River Lane, Alfriston (Grade II)

C18. Two storeys. Two window. Painted brick and flints. Hipped tiled roof. Casement windows. Small sundial on first floor

Dean's Place Hotel, Seaford Road, Alfriston (Grade II). The original portion is an L-shaped C17 or earlier timber-framed building, refronted with red brick and grey headers. Hipped tiled roof. Casement windows with small square panes. Doorway with flat hood on brackets. Two storeys and attic. Five windows. Two hipped dormers. Modern additions to south and west

Brook Furlong and garden walls to the south east of Brook Furlong, Sloe Lane, Alfriston (Grade II)

C18. Two storeys and attic. Three windows. Two dormers. Grey headers with red brick dressings, quoins end stringcourse, Dentilled eaves cornice. Tiled roof. Glazing bars intact. Doorway with flat hood on brackets and rectangular fanlight. To the south and south east of the house is a flint garden wall. C18.

1,2 & 3 Waterloo Square North Street, Alfriston (Grade II). Early C19. Two storeys and attic. Three windows. Three dormers. Red brick. Tiled roof. Glazing bars intact.

9, 10 & 11 North Street, Alfriston (Grade II). C17. Two storeys. Six windows. Faced with flints, now painted. Tiled roof. Casement windows.

The Old Apiary & The Old Stable, High Street, Alfriston (Grade II). C18. Six windows. Faced with roughcast. Tiled roof. Casement windows. The Old Apiary is of 2 storeys and has a doorway with flat hood over. The Old Stable is of one storey

The Old Paint Shop, House attached to the south and Tye Cottage, High Street, Alfriston (Grade II)

C18. Two storeys and attic. Four windows. Two dormers. Painted brick. Stringcourse. Modillion eaves cornice. Hipped tiled roof. Glazing bars intact. The Old Paint Shop has a C19 shop window with glazing bars intact. Long low wing behind to north east, faced with flints and weather-boarding

Moonrakers, High Street Alfriston (Grade II). C17 or earlier timber-framed building, refaced with red brick and grey headers alternately. Hipped tiled roof. Modern casement windows. Two storeys. Four windows

Sevencrofts, Weavers Lane, Alfriston (Grade II)

C18. Two storeys. Two windows. Stuccoed, ground floor partly faced with flints. Hipped tiled roof. Casement windows

Saddler's House & Ye Olde Tea House, High Street, Alfriston (Grade II). One building. C17. Two storeys. Three windows. Ground floor painted brick, above tile-hung. Hipped tiled roof. Casement windows. Ground floor built out at each end.

The Old Forge and a rectangle of garden walls to the south west, Sloe Lane, Alfriston (Grade II). C18. Two storeys. Four windows. Painted brick, the

first floor of the westernmost window-bay weather-boarded. Tiled roof. Glazing bars missing. The former forge building adjoins at an angle to the south west. Beyond this is a rectangle of flint walls

The Manor House, High Street, Alfriston (Grade II). C17 or earlier. Two storeys. Three windows. Ground floor red brick on a flint base, above tile-hung. Hipped tiled roof. Casement windows. Doorway with flat hood on brackets

Todhurst, West Street, Alfriston (Grade II). Late C18. Two storeys and attic. Three windows. Two dormers. Stuccoed. Stringcourse. Parapet. Slate roof. Glazing bars missing. Doorway with flat hood on brackets, low rectangular fanlight and door of six fielded panels

Garden walls to the north of Rose Cottage, North Street, Alfriston (Grade II). To the north is a rectangle of flint walls enclosing the garden. C18

Somerset House, High Street, Alfriston (Grade II)

Early C19. Three storeys. One window. Fronted with stucco, sides flints. Slate roof. Glazing bars missing. Included for group value.

Rope Walk Cottage, Dean's Road, Alfriston (Grade II). C18. Two storeys. Three windows. Ground floor stuccoed, above tile-hung. Tiled roof. Glazing bars intact.

The Dene & Little Dene, North Street, Alfriston

(Grade II). One building. Early C19. Two storeys and attic. Five windows. Two dormers. Stuccoed, Little Dene faced with roughcast. Stringcourse. Slate roof. Glazing bars intact. Round-headed doorway with semi-circular fanlight and door of six fielded panels.

Cottage or annex north-west of Dean's Place Hotel, Seaford Road, Alfriston (Grade II). Probably stables originally. Dated 1821. Two storeys. Two windows. Faced with flints with red brick dressings and quoins. Hipped tiled roof. Casement windows. One lunette window. Date-stone with the date 1821 and the initials "L. H.T."

The Star Inn, High Street, Alfriston (Grade II*)

Good example of a C15 timber-framed and close-studded building with plaster infilling, the first floor oversailing on moulded bressumer brackets and a corner post at the south east angle carved with figures of animals. Horsham slab roof. Three oriel windows of 4 lights each on first floor with moulded wooden eaves cornice above them and coves below them decorated with carved figures. One similar oriel window on ground floor and large bay of 6 lights. Four-centred doorway with carved spandrels and ribbed door. Iron projecting bracket with Star sign. Two storeys. Four windows. Large modern additions behind.

The Blacksmith Shop, West Street, Alfriston

(Grade II). Still in use as a forge. Mid C19 but a re-use of an earlier building with the walls heightened. One storey. One window. Faced with flints, patched with red brick in places. Hipped tiled roof. Complete with fittings

The United Reformed Church and south wall of the church yard to the south-west of the Church, The Tye, Alfriston (Grade II). Built as a Congregational church and dated 1801. Probably refaced with Roman cement in

the mid C19. flipped slate roof. Pointed lunette windows at first floor level on each front. The interior retains its original galleries on three sides. To the south west is a contemporary flint wall along the south side of the church-yard.

Saffrons House, Weavers Lane, Alfriston (Grade II). Early C19. Two storeys. Three windows. Tile-hung. Hipped tiled roof. Glazing bars missing.

Campden Cottage, Lavender Cottage, Rosemary Cottage, High Street, Alfriston. (Grade II). T-shaped block, probably C17, restored. Two storeys. Five windows. Partly faced with flints, partly stuccoed. Tiled roof. Tile-hung gable to east wing. Modern windows. Rosemary Cottage has a modern bay on 2 storeys. Lavender Cottage is said to contain wall-paintings.

The Market Cross, Market Square, Alfriston

(Grade I). The only remaining market cross in Sussex, other than the great example at Chichester. Stone base and shaft of the medieval cross on a modern brick plinth. The cross itself is missing, but the cornice-like stone at the top was added in 1833, when the old steps were removed.

Bank House, High Street, Alfriston (Grade II). L-shaped building. North wing (Silletts) C18. Two storeys and attic in gable-end facing the road. Two windows. Red brick, first floor partly tile-hung. Tiled roof. South east wing probably older, partly flints, partly tile-hung. Casement windows. Two storeys. Two windows

Chapel Cottages, 1,3, & 4 High Street, Alfriston

(Grade II). C18. Two storeys. Four windows. Faced with flints with red brick dressings and quoins. Hipped tiled roof. Casement windows. Three doorways.

The Old Clergy House, The Tye, Alfriston

(Grade II*). This was the first building and second property acquired by the National Trust. It has a stone tablet on it recording that "The old Vicarage of Alfriston, which had fallen into decay, was bought and repaired by the National Trust, 1898". C14 timber-framed and close-studded building of wealden type with plaster infilling. Each end projects, the first floor of the east projection oversailing on brackets. Curved braces and brackets to eaves of recessed centre. Ripped thatched roof. Casement windows with diamond-shaped panes, one being an oriel. Brick chimney breast on west wall. The interior retains its open hall with crown-post exposed.

The George Inn, High Street, Alfriston (Grade II)

Restored C15 timber-framed and close-studded building with plaster infilling, ground floor rebuilt in flints with red brick dressings and quoins. Lower fringe of the roof Horsham slabs, remainder tiles. Casement windows. Two storeys. Six window. One of the first floor rooms has the remains of late C16 or early C17 wall-paintings

Premises occupied by C Holt, Nos 1 & 2 Steamer Cottages, High Street, Alfriston (Grade II)

C18 front to a probably older building. Two storeys. Seven windows. Painted brick. Hipped tiled roof. Most glazing bars intact. Holt's Premises have modern shop windows.

The Urn Antiques & Holtye Cottage, North Street, Alfriston. (Grade II). Formerly three dwellings, now two. C18. Two storeys. Five windows. Two northernmost window-bays flints with red brick dressings and quoins. Remainder of the Urn painted brick, the first floor of Holtye Cottage tile-hung, ground floor painted brick. Hipped tiled roof. The Urn has a doorway with pilasters, pediment

and door of six fielded panels, a small C19 shop window on each side of this and sash windows with glazing bars intact above. Holtye Cottage has casement windows and a doorway with flat hood over

E and P Marshall (Newsagent), The Singing Kettle and Waterloo Stores, Market Square, Alfriston

(Grade II). C17 or earlier timber-framed block, largely refaced with plaster and flints but the timbering visible in the west wall. Hipped tiled roof. Casement windows on first floor. Small modern shop windows below. Two storeys. Five windows. One of these houses is said to contain wall-paintings.

Pear Tree Cottage, Laburnum Cottage and the attached garden wall to the east, Sloe Lane, Alfriston (Grade II). Pear Tree Cottage, Laburnum Cottage and the attached garden wall to the east 12.8.81 II Cottage, now subdivided. Early C19 with some later C20 alterations. Built of flint with red brick dressings and quoins and old tiled roof with end brick chimneystacks. Two storeys; two windows. C20 casements with leaded lights within original surrounds, cambered to ground floor. Pear Tree Cottage has a cambered door frame with original plank door. Laburnum Cottage has a C20 porch. C20 lean-to extension to left hand side. To the east is an attached C19 flint garden wall

Steamer Cottage, The Old Farmhouse, High Street, Alfriston (Grade II). One building, divided into 2 since first listed. Restored C15 timber-framed and close-studded building with plaster infilling, ground floor rebuilt in flints and red brick, south end of the first floor tile-hung. Tiled roof, south end slates. Casement windows. Two storeys. Three windows. Said to contain wall-paintings.

Wood Butchers and house attached to the side, High Street, Alfriston. (Grade II). C18. Two storeys and attic. Three windows, Three dormers. Grey headers with red brick dressings, quoins and stringcourse. Dentilled eaves cornice. Half-hipped tiled roof. Glazing bars intact on first floor. Ground floor has 2 small C19 shop windows and 2 doorway with flat hoods on brackets. The back wing to the south is tile hung and probably earlier.

Southdown House, High Street, Alfriston. (Grade II). C18. Two storeys. Three windows. Grey headers with red brick dressings, quoins and stringcourse. Dentilled eaves cornice. Tiled roof. Doorway with pilasters, flat hood on brackets and door of 6 fielded panels.

Tuckbar, West Street, Alfriston. (Grade II). 1790 circa. Two storeys and attic. Three windows. Three dormers. Faced with buff mathematical tiles. Wooden eaves cornice with imitation machicolation. Slate roof. Glazing bars intact on first floor only. Two large bays on ground floor. Porch between these with Doric columns and pediment. In this is a round-headed doorway with semi-circular fanlight and door of six fielded panels

Grenville House, Alfriston House, & Clifton House, High Street, Alfriston. (Grade II). C18 block. Two storeys and attic. Three windows. Three dormers. Painted brick. Tiled roof. Alfriston House has a bay window on the first floor and an original shop window with glazing bars below it. Two doorways to the south of this.

Ye Old Smugglers Inn, Market Square, Alfriston

(Grade II). L-shaped building. C17 or earlier. Ground floor painted brick or weather-boarding, above tile-hung and also painted. Half-hipped tiled roof. Glazing bars intact. Doorway with flat hood on brackets. This building is said to contain six staircases and in the early C19 was the headquarters of a gang of smugglers.

Alfriston Post Office (Phillips' Stores) and the house attached, High Street, Alfriston. (Grade II).

C18. Two storeys. Four windows. Painted brick, southernmost window-bay stuccoed. Parapet. Tiled roof. Glazing bars intact. In south east corner is an C18 shop front of two curved windows with glazing bars, flanked by pilasters with a doorway between with fan ornamentation in the tympanum. In the centre of the remainder of the front is a round-headed doorway with semi-circular fanlight and six panel door. Grade II* for the shop front.

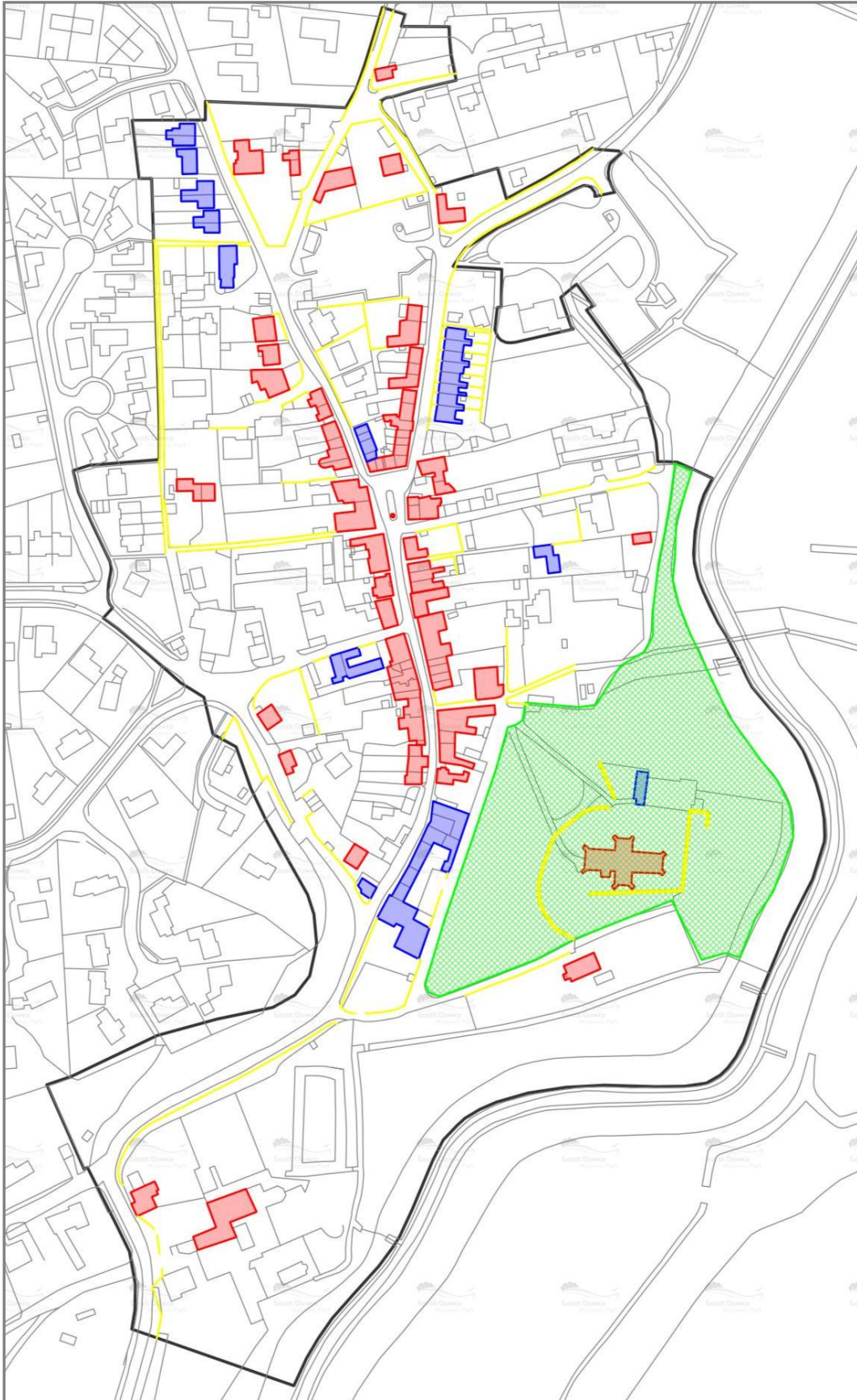


Figure 44: Physical elements which make a contribution to the special character of the Conservation Area. Listed Buildings are coloured in red and unlisted buildings which make a positive contribution are coloured in blue. Significant boundaries, some of which are listed in their own right, are shown in yellow and important open spaces in green