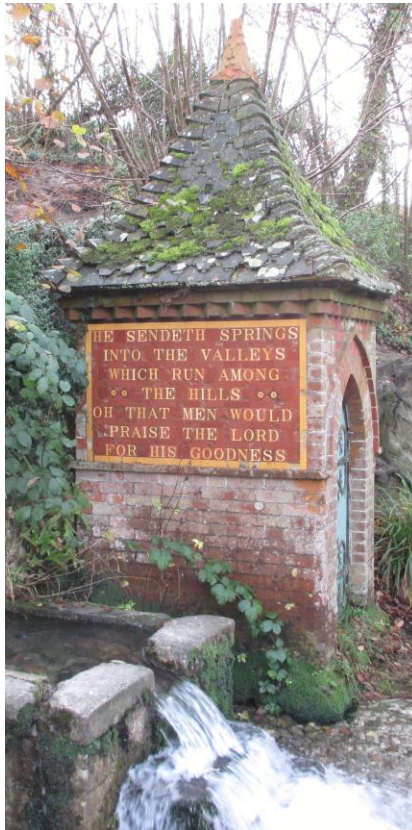


# Conservation Area Character Appraisal and Management Plan

## Fulking

December 2019



# Summary of Significance

The special character of Fulking Conservation Area derives from:

- The historic thoroughfare of The Street, lined with distinctive houses, the overall character heightened by their close proximity to the road and predominance of flint boundary walls.
- A spring line location with expansive views to open Country to the rear of most properties and the dominant escarpment of the Downs to the South.
- A public bridleway known as the Backway running to the South of the settlement.
- The prominent and imposing focal point of the timber-framed Kent Cottage, sometime the village workhouse.
- The listed, Grade II\* Perching Manor Farmhouse, a fine, Eighteenth Century property faced in squared, knapped flintwork and brick dressings.
- A unique and sophisticated water supply system dating to 1886, which collected and distributed clean water throughout the settlement.
- The Shepherd and Dog public house, providing a prominent community focus within the settlement.



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*The character of The Street is intimate and enclosed at the western end but more open and expansive to the east.*



# 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 Downs National Park Authority 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 those Conservation Areas under review.

1.3 The Fulking Conservation Area was first designated by Mid-Sussex District Council in April, 1984. In 2007 it was reviewed by a planning officer of Mid-Sussex and his un-adopted draft remains the core of this character appraisal. With the creation of the South Downs National Park in April, 2011, the National Park Authority became the Local Planning Authority for Fulking.

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

1.5 This document sits within a wider policy context, including:

- The South Downs Local Plan, 2 July, 2019.
- The National Planning Policy Framework, July 2018.

1.6 In looking at the area, issues which pose a threat to its character and appearance, as well as any potential for improvement and enhancement have also been identified.

1.7 The consultation draft of this document was published for public comment between 8<sup>th</sup> January, 2020 and 19<sup>th</sup> February 2020.

1.8 The amended document was adopted by the South Downs National Park Authority for the purposes of development management and to inform its other activities on , 2020.





*Fulking's location on the Springline at the foot of the Downs is fundamental to its evolution as a settlement*



# Location & Topography

2.1 Fulking is a small, compact spring-line settlement located beneath the escarpment of the South Downs within the South Downs National Park. Separated from Brighton, Hove and Shoreham by the barrier of the Downs, it is a relatively isolated part of Sussex, approximately five miles equidistant from Hurstpierpoint, Henfield and Bramber.

2.2 The landscape is dominated by the Chalk escarpment, with Fulking Hill the highest point in the parish, at 659 feet above sea level. The downland beyond is open in character and was traditionally used as grazing for sheep.

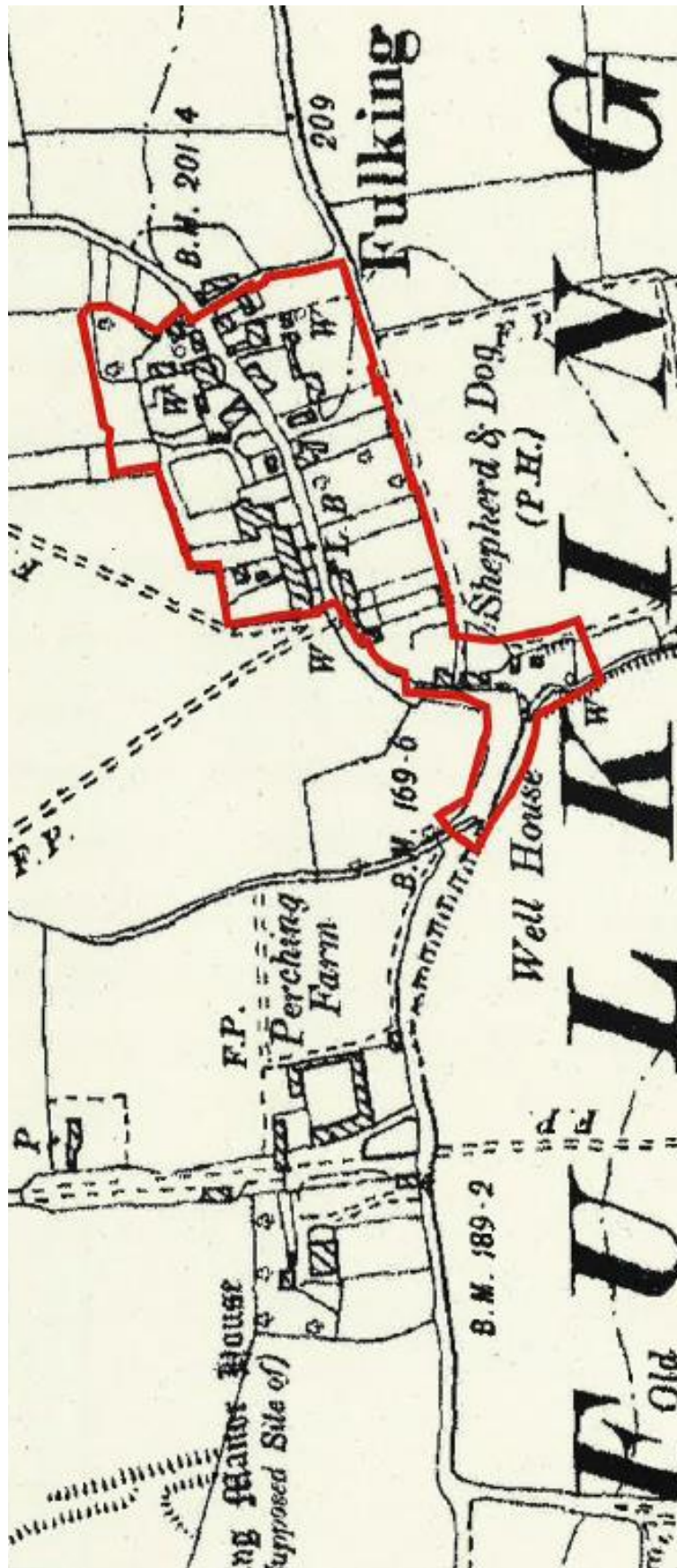
2.3 Fulking Spring gushes from under the chalk to the south east of the village before running as surface streams across the complex pattern of impervious stones of the Weald. The footslopes of the Downs comprise rolling clay vales draining westward towards the Adur valley. This has created the undulating, wooded, mixed arable and pastoral landscape of the Low Weald to the north of the village.

2.4 The Lower Chalk base of the escarpment is narrow and flattened in this location and most unusually, there is relatively little Upper Greensand here to form a bench between the chalk and the heavy Gault Clay, as is common elsewhere along the scarp footslopes. This geology has resulted in Fulking being wedged hard-up against the base of the Chalk to take advantage of a degree of elevation over the Wealden countryside to the north.



*Sheep shearing over one hundred years ago*





Ordnance Survey of Fulking published in 1889 with current Conservation Area superimposed in red



# Historical Development

3.1 Probably because of the presence of the spring water, there has been human activity in the vicinity of Fulking for thousands of years. Mesolithic finds in the modern settlement include flint axe heads, flake tools and scrapers, now on display in Worthing Museum. Also to be found there is a Neolithic flake tool found close to Clappers Lane. Traces of ancient field patterns are evident on Tenant Hill, a spur of the Downs in the south west corner of the parish; to the end of this spur was an Iron Age settlement. The most significant prehistoric site in the area is at Devil's Dyke, which was a large Iron Age hillfort.

3.2 A late Romano-British cremation grave group and a possible villa or Romanised farmstead – indicated by roof and flute tiles – were discovered at the top of the Downs about a mile to the south of the present-day village. Complete vessels forming the cremation group date to the late third to fourth century, though earlier pottery has also been found in the area.

3.3 For centuries, Fulking was a farming settlement centred on the important Spring. At the Domesday survey of 1086 it was recorded as 'Fochinges' the name probably deriving from the Saxon settlers, 'the people of the Folc'. Fulking Spring will have attracted shepherds from a wide surrounding area to wash their flocks prior to annual shearing in the early summer.

3.4 A small motte and bailey castle was built on the summit of Edburton Hill shortly after the Norman Conquest. During the Medieval period, a fortified Manor House was established to the west of Fulking, close to the current Perching Manor Farmhouse. Though little survives of this above ground, excavations in 1972 found substantial remains, including the western arm of a defensive moat.

3.5 There is only a chapel of ease in Fulking because the village originally formed part of the parish of Edburton just to the west, where St Andrew's may still be found, a Thirteenth Century building, restored in 1878. In 1889 Edburton and Fulking were separated by the new County Boundaries of West and East Sussex, and although local government reorganisation in 1974 restored Fulking to West Sussex, the two settlements remain divided by District, Edburton being in Horsham, Fulking in Mid-Sussex. However, both now lie within the boundaries of the South Downs National Park.

3.6 An early Eighteenth Century rector described Edburton as 'a poor remote place' so that it was 'as it were buried alive'. Despite this testimony, Richard Budgen's 1724 map of Sussex indicates that one of the few coaching routes from the Sussex coast to London passed through the parish, to avoid the then marshy Adur valley. A stretch of this north-south coaching road may still be traced across the Downs from Fulking to Portslade, though it is now little more than a bostal track.

3.7 This route was superseded by an improved route through Cuckfield (today's B2036) and then, in 1810, a new turnpike through Bolney and Pyecombe, a route now broadly equivalent to the A23. The completion of the London, Brighton and South Coast Railway in 1841 had the effect of downgrading road use to a secondary mode of transit for several decades and compounded Fulking's sense of remoteness for the remainder of the Nineteenth Century and into the Twentieth.

3.8 The various structures associated with the ingenious late Nineteenth Century water supply system are a unique and distinctive feature of Fulking. Around 1886, water from the spring was harnessed to supply the village with its own piped water supply. Two men are credited with devising and instigating this scheme, John Ruskin the renowned art critic and writer and Henry Willett who came from Brighton.

3.9 The system consisted of a hydraulic ram driven by water from a brick-lined balancing tank, which pumped water to a reservoir close to *Old Thatch* up the hill. Gravity then fed the water to two more reservoirs, to supply two hand pumps along The Street. Though no longer operational, the system remains largely intact today.

3.10 With the widespread adoption of the motor car in the inter-war period, the remote, profoundly rural nature of the settlement began to erode. Farmsteads and agricultural uses began to give way to housing as early as the 1930s and this process accelerated as the Twentieth Century progressed.



*Thatchly and Broadreeds date from the late 1930s*

# Character Analysis

## Entrance & Boundaries

4.1 Entering the Conservation Area from the eastern side, a fine flint boundary wall leads the visitor into the village, past a long ribbon of modern houses on the right-hand side towards Kent Cottage, which with its imposing height and timber-framed construction constitutes a strong focal point.

4.2 The Conservation Area is centred upon The Street, with the northern and the southern boundaries drawn where the back gardens of houses border the surrounding farmland.

4.3 The western entrance to the village is rather different in character. The road from Edburton passes Perching Farm on the left and swings gently to the right, where the Spring to which Fulking probably owes its existence, comes into view in the form of a Victorian brick ram housing. From this focal point the road turns sharply to the left and uphill, past the Shepherd and Dog public house. Climbing the hill, the banks and vegetation to each side are quite high, providing an intimate sense of enclosure. The road then sweeps over to the right into the central stretch of The Street and the core of the Conservation Area.

## Settlement Form

4.4 Whilst the centre of Fulking is relatively compact, the village is essentially linear in nature and consequently most properties benefit from large gardens and magnificent views, either of the South Downs to the south, or over open countryside to the north.

4.5 The focal point and centre of the settlement is undoubtedly The Street, lined with most of the historic dwellings and some more recent ones. Leading off from the Street beyond the boundaries of the Conservation Area are two other roads, Clappers Lane and Stammers Hill. The latter road is a Twentieth Century extension to the settlement. By comparison, The Street is of ancient origin and a significant number of the buildings facing it are Seventeenth Century or earlier in origin.

4.6 The Backway to the southern edge of the settlement is probably also of very early origin. Its usage has become downgraded since the widening of The Street in the 1950s to ameliorate traffic flows.

## Use & Activities

4.7 From historic photographs and as shown on the early Ordnance Survey editions, it is clear that the eastern end of The Street was characterised by traditional farmsteads and other agricultural structures, indicating the original economic foundation of the settlement. To the west, Perching Farm also contributed to this central function.



4.8 While still important to the wider economy, agricultural functions largely migrated from the settlement during the Twentieth Century, to be replaced by residential development. This process appears to have begun in the years before the Second World War, when car ownership started to challenge the traditional isolation of the village. On Edburton Lane, Perching Farm was converted to residential uses towards the end of the Twentieth Century.

4.9 Today, the village is overwhelmingly residential in character, those residents who are economically active often commuting to urban centres for employment. However, the Shepherd and Dog is a prominent local business as well as a community hub. The Church Hall also performs an important community function.

## Buildings & Structures

4.10 Working inward from the east, the first buildings to feature within the Conservation Area are three relatively modern houses *Woodlands*, *Conifer House* and *Spring Valley*, sheltered behind a substantial flint wall. The site was at one time a pig farm. Whilst parts of *Woodlands* and *Spring Valley* date to the turn of the Twentieth Century, they have been somewhat altered and *Conifer House* only dates to the 1960s. The east side of *Spring Valley* comes up to the boundary and helps define a sense of enclosure to this end of The Street and also possesses a certain intrinsic charm, with its tile-hung first floor and timber balconies. The flint boundary walls of these houses signpost the start of the village centre and act as the precursor of a highly characteristic feature of the Conservation Area.

4.11 From this location the eye is drawn to *Kent Cottage*, situated on the inside corner of a sharp bend in the road. This unusually tall timber-framed building, set on a flint plinth storey was once even larger, used for a time as an infirmary and workhouse. It is still three-storey in height with additional accommodation in a large attic within the half-hipped gable end. Beams of the first floor are all stop-chamfered and the building is Grade II listed. It marks the start of a relatively straight, east-west stretch of The Street, the heart of the Conservation Area.

4.12 *Fulking Cottage* stands on the northern side of the road, opposite *Kent Cottage*. This was built as a barn, converted as long ago as the 1950s to provide a home for a key farmworker. Some original fabric survives internally. To the front of the building is a timber fingerpost direction sign, a distinctive local feature.

4.13 *Fulking Farmhouse*, the heart of the farmstead once located at this end of the village, is Grade II listed. It is formed of two parallel ranges and an L-wing to the north-west. The heavily restored frontage range, closest to the street dates at least to the Seventeenth Century. It is timber-framed with diagonal braces, partly re-faced in brick to the ground floor. The back range was added in the Eighteenth Century, faced in flint. For a long period the farmhouse was fronted with a plain Georgian façade but this was removed in an ill-conceived intervention of the 1930s.

4.14 To the front of *Fulking Farmhouse* stands the first of two hand pumps forming part of the elaborate water supply system devised and installed towards the end of the Nineteenth Century. It is Grade II listed in its own right.

4.15 To the west of *Fulking Farmhouse* are three houses of the 1950s which replaced a barn and other structures associated with the former farmstead. *The Keep*, *Coombes* and *Glenesk* are not architecturally significant but do not harm the street scene, largely because they are set behind brick and flint boundary walls and well-established planting.

4.16 On the opposite side of the road are three other relatively recent additions to *Fulking*: *Thatchly*, *Broadreeds* and *Chimney House*. *Thatchly* and *Broadreeds* were both constructed by the same builder in the late 1930s in a whitewashed, folksy idiom under thatched roofs. *Broadreeds* is possibly the fussier of the two, though *Thatchly* incorporates a distinctive swept thatched dormer and an unusual circular gateway, framing the pathway from the road to the front door. *Chimney House* is much later, a modernist house of 1976 which takes its name from its circular, 'ship's funnel' chimney stack.

4.17 Street furniture features on the pavement in front of *Broadreeds*, firstly a listed K6 'Jubilee' telephone kiosk, as designed by Giles Gilbert Scott in 1935, installed across the nation by Royal Mail Telephones until the 1960s, but now becoming rare. Secondly, the other surviving water pump of 1886, this one with a fluted and domed top with finial and an embellished feature spout with the cast letters 'Warner' and 'London'. The shaft displays a plaque stating 'C.A.Wells Engineers, Lewes'.

*A K6 telephone kiosk and water pump are located fronting Broadreeds*





*Customary Cottage*

4.18 Located next to these relatively modern houses is the far older *Customary Cottage* dating back to the Seventeenth Century. Timber-framed, it incorporates brick and flint facings. The north gable end, facing the road exhibits decorative framing reminiscent of Northern traditions. Some contend that the small upper opening is an 'owl window' built to encourage owls into the loft to catch mice feeding off grain once stored there. Over the years, this building has had many functions; a communal wash house, office for the Registrar and Relieving Officer and as a weekly surgery for a visiting doctor.

4.19 Beside *Customary Cottage* stands the more assertive *Fulking House*, a fairly substantial Edwardian property of 1910. A slightly half-hearted attempt was made to emulate the framing of the property next door in the gabled bays and porch. The property was probably originally fitted with vertically sliding sash windows, which have since been lost.

4.20 *Briar Cottage* fronts almost directly on to The Street and is believed to have been home to the butler of *The Croft* on the other side of the road. It possesses a compact walled garden to the rear and is believed to have had a small front garden, which only serves to emphasise just how narrow parts of The Street were before widening in the 1950s. The original sashes have been replaced with uPVC copies and the shutters are not original. The recent timber porch is a somewhat clumsy-looking addition.

4.21 Across the road from *Fulking House* stands the single-storey brick Chapel of Ease, constructed in 1925. Adjacent to it is the Church Hall, which also serves as village hall and performs many community functions.





*Painted gate piers mark the entrance to The Croft*

4.22 The imposing gate piers and gravelled driveway next door lead to *The Croft*, a large Victorian house of 1890, set back but quite prominent from the road. It has a generous three-bay front with central entrance, faced in smooth stucco. The building used to have a large conservatory located on its eastern wall. A brass plaque commemorates the residence of Dr William Moon during the final years of his life, inventor of an embossed alphabet designed to enable the blind to read by touch. Because of its relatively late date, *The Croft* is not a listed building but officers consider that it should be considered for inclusion on a future Local Heritage List.

4.23 *The Croft* lies behind *Barn House*, constructed in 1984 to replace a large threshing barn. Local sources suggest that at the end of the Nineteenth Century a non-conformist sect used the former barn to conduct services. It remained in agricultural use until the Second World War but became a garage and taxi office in the years that followed. All that now remains of the original building are a pair of brick gateposts.

4.24 Overlooking *Barn House* to the west is the listed *Old Farmhouse* which features an unusual mullioned window set in its east wall. This building is of the Sixteenth Century and the only one in the village to be wholly built in stone. It has been suggested a house has stood in this position since the Twelfth Century. The elaborate modern porch is a poorly-judged addition to such a significant house.

4.25 This house was used as tearoom for most of the early Twentieth Century and a large white tea pot was painted on to the roof to attract passing walkers on the South Downs. In the inter-war period, this business was much frequented by

the travel writer H V Morton and novelists Ernest Raymond, Patrick Hamilton (born in Hassocks) and Jeffrey Farnol. The tearooms eventually closed during the 1950s but the terrace of three cottages beyond the Old Post Office is still known as *Teapot Row*.

4.26 A number of other stories attach to the *Old Farmhouse*. During the Commonwealth, Charles II is reputed to have hidden here in the latter stages of his escape to France, following his defeat at the Battle of Worcester. Another story asserts that two Nazi spies stayed here during the Second World War. Countless old houses have a ghost story; this one is reputedly haunted by an old lady in black, carrying a bible.

4.27 *The Old Post Office* was subdivided between Post Office and cottage; it is now two dwellings. The first, the former post office fronting the street, has a date plaque to J. Brown 1823 and is faced with flint beach cobbles with red brick dressings. The cottage behind is considerably older. Behind the shop is an old bakehouse and an underground tank to store necessary water for baking.

4.28 Opposite the *Old Farmhouse* and *The Old Post Office* are *Weald House* and *Jasmine Cottage*. *Weald House* was built in the 1950s on the site of the former kitchen garden of *Fulking House*. It features extensive vertical clay tile hanging.

4.29 *Jasmine Cottage* was an attractive Nineteenth Century dwelling in brick, now rather hidden by an overgrown hedge to the front. Unfortunately, the most prominent part of this house from The Street is a rather ugly, boxy extension to the eastern side and a dilapidated timber garage.

4.30 Immediately to the west is the first of a continuous run of four Grade II listed buildings. *Arbor Vitae* is Seventeenth Century in date, timber framed with flint infill panels, under a steeply pitched and undulating clay tiled roof. Some casements to the first floor retain leaded light casements, though the timber windows are of equal interest – some are horizontally-sliding ‘Yorkshire’ sashes.



4.31 Next door is the Georgian elegance of *Laurel House*. Over two hundred years old, the header-bond brick façade is graced by moulded surrounds for the five sash windows and an attractive pilaster doorcase with cornice and fanlight. The window heads suggest that the window openings were originally a little narrower and were elaborated in the mid-Nineteenth Century.



*Georgian frontage of Laurel House*

4.32 *Primrose Cottage*, adjacent, dates back to the Seventeenth Century and is faced with painted flintwork, with more horizontally-sliding sash windows and a small bay window. It takes its name from the Primrose League, formed in 1883 by admirers of Benjamin Disraeli, the distinguished Victorian Prime Minister who had died two years before. Its aims were to promote Imperialism and Conservative principles and its emblem was the primrose, Disraeli's favourite flower.

4.33 This run of listed buildings on the south side of The Street concludes with the two *Septima Cottages* set on a rocky outcrop. They appear as one building and it is not easy to spot *1 Septima Cottage* from the road, locked behind its neighbour, *2 Septima Cottage*. Both are timber framed, though faced in brick. An ingenious and successful roadside extension to *2 Septima Cottage* was added in 2006.

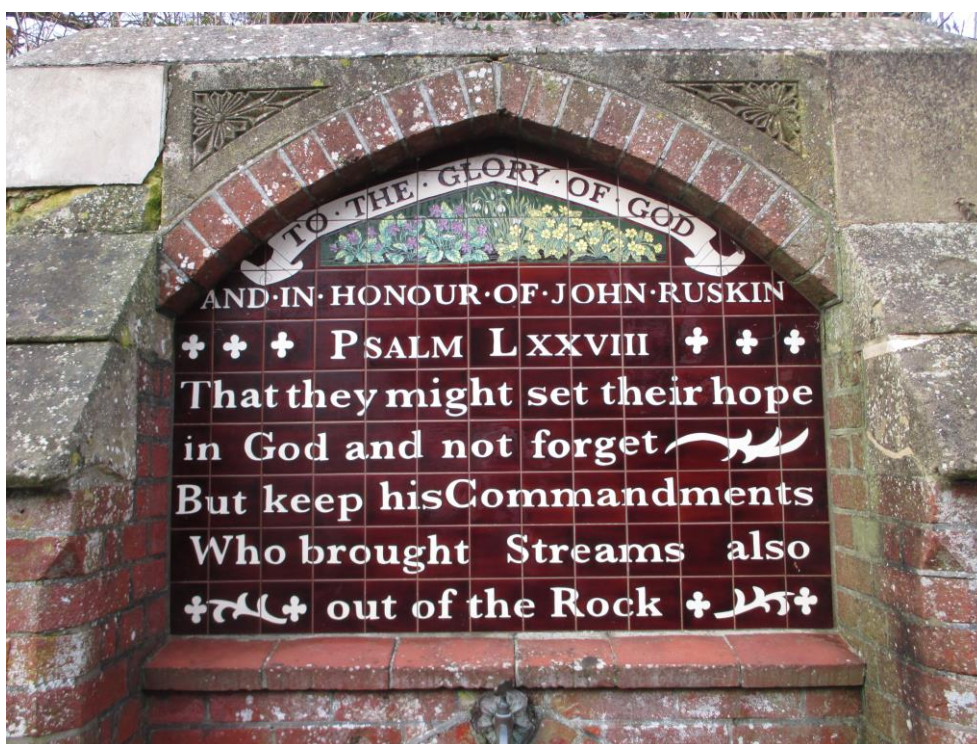
4.34 Returning to the other side of the road, at *Teapot Row* is a terrace of three workers cottages of around 1830. They are faced in beach cobble with brick dressings under a Welsh slate roof and retain their sash windows. This terrace is Grade II listed.



4.35 Next on this side is *Old Thatch*, a long, timber-framed structure faced in brick and stone, lime-washed white. It features a charming, south facing cottage garden complete with apple tree, behind a charming flint boundary wall with bullnose brick copings.

4.36 At the point where The Street begins to run downhill to the south-west is located a highly characteristic piece of late Victorian street furniture, which combines an underground reservoir, drinking fountain and water trough. The Gothic housing for the drinking fountain is of brick and stone with a central pointed brick arch. The feature is embellished with glazed tiling proclaiming 'To the glory of God and in honour of John Ruskin' before a quote from Psalm LXXVIII. The structure is the most elaborate focal point of the innovative 1886 water supply system; the reservoir beneath supplied the hand pumps further along The Street to the east. Grade II listed, it was repaired in 1995 by the Parish Council with grant assistance from West Sussex County Council, the District Council and Sussex Rural Community Council, when the tiled reference to John Ruskin was restored.

*Restored tiled lettering to the Drinking Fountain*



4.37 Descending the slope to the left-hand side stands the *Old Bakehouse*. The current house dates back to the mid-Eighteenth Century and is faced in painted flintwork. The timber Gothic porch is a relatively rare example of a porch which enhances an entrance, rather than detracting from the original visual appeal of the facade. The bakery referred to in the name was established in the Nineteenth Century and required an excavation of the rock face to accommodate construction of a wood-fired oven. The successful business was transferred to the

*Old Post Office* in the 1890s where various features associated with the bakery survived until the early 1950s.



*The view uphill from the Stables of the Shepherd and Dog*

4.38 The Shepherd and Dog is a popular business, established on this site by the 1790s. The name, certainly in use by 1825, reflects the importance that sheep have played in the local economy of the Downs for centuries. The building is set on a bank supported by a flint retaining wall. It is of timber-framed construction but is wholly faced in a smooth stucco. The clay tiled roof is hipped in form with shallow hipped dormers over the first-floor windows. A prominent bay window faces the road.

4.38 The former stables of the pub, just downhill, are set at road level and are believed to date to the Eighteenth Century, though the vertical slate hanging is far more likely to be Nineteenth Century in origin, if not later. Both Public House and Stables are listed, at Grade II.

4.39 Across from the stables is the final, essential component of the 1886 water supply system, the ram. Housed in a small brick building, Grade II listed, the ram was devised to pump water up the hill to the reservoir behind the fountain, from whence it was able to be drawn by the other pumps.

4.40 The ram housing has a pointed Gothic doorway in brick with a vertically boarded door with highly elaborated hinges and a concave, fish scale tiled roof terminating in a terracotta finial. To the east side, another tiled panel quotes from the Psalms; 'He sendeth springs into the valley which run along the hills, Oh. that men would praise the Lord for his goodness'.



4.41 There is a square stone basin to the east of the ram building which receives the water flowing out of the chalk to the south. The stream then flows alongside The Street for about sixty metres before crossing under the road and its passage north. This area was once the location for the sheep dip which brought shepherds to Fulking from the surrounding area. Barriers were placed across the road to block the stream and create a temporary pond into which the animals were driven.

4.42 The final buildings of note within the current boundaries of the Conservation Area are *Southview Cottages*. This is a pair of cottages located at the far end of the garden of *Primrose Cottage* and accessible only from The Backway. They enjoy uninterrupted views of the Downs.

4.43 Though beyond the current boundaries, it is only appropriate to mention *Perching Manor Farmhouse* a little to the west, the only Grade II\* listed building in Fulking. This is a fine Eighteenth Century house on an L-shaped plan faced with very fine, labour-intensive, square-knapped flints with brick dressings and stringcourse. The primary elevation windows are sashes incorporating 'Gothick' glazing bars. The doorcase is pilastered and the fanlight repeats the highly characteristic fenestration. The front door itself is of six fielded panels.



*Perching Manor Farmhouse, already Grade II\* listed and now proposed for inclusion within Fulking Conservation Area*





*The listed Perching Barn (above) with The Granary (below).*

4.44 The farmstead survives in a recognisable form, though is now wholly converted to residential uses. *Perching Barn* is Grade II listed, but suffered severe damage in the Great Storm of 1987. After several years in a vulnerable state it was converted to a large house in the 1990s, though the restoration looks a little heavy-handed. It is a particularly large barn to find in Sussex; most of the internal frame survives.

4.45 *Perching Barn* used to stand beside a large pond in the farmyard. Only a tiny remnant of the pond survives and the original character of the farmstead has been overlain with domestic gardens – albeit very pleasant ones.

4.46 Two other farmyard survivors converted into residences are *The Granary* and *Stable Cottage*, these names reflecting former uses. Both have been heavily restored.





*North Town Field – public open space*

## Open Spaces & Greenery

4.47 The current boundaries of Fulking Conservation Area are compact to the settlement form of the village and do not incorporate significant areas of public open space, other than those spaces along and adjacent to thoroughfares which take the obvious form of public realm.

4.48 However, the primary open space is located just beyond the boundary of the Conservation Area, adjacent to *Old Thatch* and is known as Old Town Field. It offers views across the undulating Weald and also delivers play opportunities for children.

4.49 The large meadow to the south of the village at the foot of the Downs is also crucial to the setting of the Conservation Area. It's retention as a meadow and appropriate management are central to maintaining important and characteristic views across to the Downs.

4.48 Trees and boundary planting of different forms within the curtilage of individual properties have a clear relationship to the character of the more intimate public spaces along The Street and it is important that they are cared for in a sensitive and responsible manner. Planting can help frame a building from the roadside and present it in its best light.



4.49 Conversely, blanket planting which aims to screen a property entirely from the public realm can be as unwelcome to Conservation Area character as over-assertive entrance gates or excessively tall boarded fencing.

4.50 If you own a tree of any size within the Conservation Area you are obliged to inform the Planning Authority of any intention to undertake tree management work or felling at least six weeks before commencement. This is to allow sufficient time for officers to assess the amenity value of the tree and raise a Tree Preservation Order (TPO) if necessary.



*Important View South to the Downs*

## Views & Vistas

4.51 The South Downs provide an imposing backdrop to the village and are spotted looming behind buildings on the southern side of The Street in several locations. Retention of these gaps and glimpses is important to the overall character of the Conservation Area.



4.52 One of the most significant views within the village is from the vicinity of *Kent Cottage*, where *Clappers Lane* joins *The Street*. From here, a fine panorama opens up toward *Briar Cottage* and the South Downs to the south-west.

4.53 The second key view is from the bend in *The Street* at the western end of the Conservation Area where the lane opens out to reveal a spectacular view of the Downs, with the Shepherd and Dog to the left framing *Fulking Spring* at the foot of the hill.

4.54 Some of the most important views are, of course, from the summit of the Downs which provide a bird's eye view of the village. Other significant views can be found from the north, where the central section of the settlement is visible, raised above the adjacent clay vales – though the village is still dwarfed by the looming Downs beyond.



*The Downs from Edburton Lane, immediately to the west.*

# Issues & Opportunities

5.1 This Conservation Area Appraisal includes an assessment of the character of Fulking and offers recommendations for enhancement. It supports the policies of the South Downs Plan by clearly identifying aspects of character and appearance which should be preserved and enhanced and will be a material consideration when determining applications for Planning and Listed Building Consent.

5.2 One of the key characteristics of the Conservation Area is the narrow nature of The Street – in certain sections less than five metres across – which helps to create an intimate atmosphere. Surprisingly, The Street was once even narrower than it is today, being punctuated by various farm structures which protruded into the current carriageway. It was eventually widened in the 1950s, when ownership of the motor car exploded and road use increased.

5.3 Consequently, there is considerable competition for the limited on-street parking in Fulking. Some residents have no off-street parking space and little or no opportunity to provide it and everyone receives visitors from time to time. At times the available parking is insufficient to satisfy demand, particularly at weekends when the Shepherd and Dog becomes a popular destination for day-trippers. A combination of the narrow highway and cars parked on tight bends can make the The Street hazardous for pedestrians, cyclists and motorists alike.

5.4 In keeping with the rural nature of the settlement and inclusion in the South Downs Dark Skies Reserve, street lighting within the Conservation Area is sparse, with only two publicly provided lamps and remains of a third close to the fountain. A number of residents have installed private lighting and while this aspiration is understandable, it carries a suburban connotation and the variety of different styles may be seen to detract from the overall character of the Conservation Area. It is particularly important that lamps avoid the upward throw of light and excessive spread.

5.5 The two public lanterns are of a simple swan neck style in cast iron and probably date from the inter-war years. They should be retained.

5.6 As has been noted, trees make a significant contribution to the Conservation Area. From historic photographs it is evident that tree numbers have increased over the course of the Twentieth Century and consequently the

character of the village was more open than it is today, with the Downs even more dominant. The current level of tree cover creates a slightly more intimate balance between buildings and vegetation, which has its own value and charm.

5.7 Fulking, like most of the spring line villages along the foot of the Downs, is characterised by local Sussex building materials, flint in its wide variety of worked manifestations, beach or river cobbles, brick (usually necessary to dress corners and edges of flint or cobble masonry), lime from the chalk and handmade clay tiles from the Weald. These materials were easily accessible and chosen for local construction even into the railway age.

5.8 Maintenance of these once cheap materials has become an issue in an age when building materials are as likely to be sourced from Continental Europe or Asia as anywhere in Britain and craft building skills have become increasingly rare. There has been a tendency to cut corners when repairs to historic structures are required, using materials that approximate to the originals rather than replicate them. In addition, declining skill sets frequently result in poor additions to buildings; heavy-handed porch designs and clumsy entrance gates seem to be a special problem in Fulking. If this trend is not challenged it will eventually erode the essential character of the Conservation Area.



*Porch or other additions and replacement of fenestration cause cumulative harm.*



# Photographic Survey



Figure 1: **Kent Cottage**

Figure 2: **Fulking Cottage**, an early barn conversion





Figure 3: **Fulking Farmhouse** has a Seventeenth Century core. The frontage was heavily remodelled inter-war, when a plain Georgian façade was removed.

Figure 4: **Fulking House**, across the road is a villa dating from the Edwardian period.







Figure 5: **St Andrew's Chapel and the Church Hall** (to rear) date from 1925

Figure 6: **Barn House** with **The Croft**, a Victorian stucco villa, set to its rear.







Figure 7: **Old Farmhouse** is one of the oldest houses in the village with a colourful history.

Figure 8: **Flint Boundary Walls** form a strong unifying element within the village and care should be taken to preserve and maintain them in original form.







Figure 9: **The Old Post Office** also housed the bakery in the early Twentieth Century. It is faced in marine or river cobbles with brick dressings.

Figure 10: **Teapot Row** is a well-preserved terrace of cottages dating from c.1840. The panelled front door probably represents the original joinery design.





Figure 11: **Old Thatch** was once a terrace of small cottages, now combined into a single house. It is timber-framed behind its brick and flint front elevation.

Figure 12: To the south side of The Street, a continuous run of Grade II listed buildings commences with **Arbor Vitae**, timber-framed and of the Seventeenth Century. The building displays an interesting variety of historic window types.







Figure 13: **Laurel House** is Georgian, faced in showy header-bond brickwork. The front elevation was elaborated with moulded window surrounds and a formal doorcase in the early-to-mid Nineteenth Century and is highly attractive.

Figure 14: Immediately to the west stands **Primrose Cottage**, Seventeenth Century but faced in flintwork to the road.





Figure 15: **1 and 2, Septima Cottages** complete the run of listed buildings to the sweep of the road downhill. The extension of 2006 can be judged a success.

Figure 16: To the opposite side of the road stands the most elaborate component of the 1886 water supply system, the **Drinking Fountain**.







Figure 17: **The Old Bakehouse** and **The Shepherd and Dog Public House** form a picturesque grouping of listed buildings descending the hill.

Figure 18: **Highly Distinctive Porch** on The Old Bakehouse.







Figure 19: The **Ram House** at Fulking Spring.

Figure 20: **Insensitive highways signage** at Edburton Lane.





Figure 21: **Redundant and rusty Sign Post** harms setting of the K6 telephone kiosk and the adjacent water pump, both listed structures.

Figure 22: **Timber Directional Finger Post** is an attractive survival.







Figure 23: One of three surviving **Pre-War Lamp Posts**. While the use of existing street furniture to install supplementary signage is usually a sensible thing, it is less desirable to clutter a surviving historic feature with extraneous items.



# Management Plan

6.1 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” was highlighted.

6.2 Taking this definition as a starting point, it follows that the proper management of a Conservation Area will have as its objective both the protection of its existing qualities and its enhancement in ways that build upon its special interest. Four broad aims can be defined:

- To ensure that the Heritage Assets (the Conservation Area and its constituent buildings and other historic features) are properly and effectively designated;
- To ensure that the Heritage Assets are in good condition;
- To secure the conservation and enhancement of the character and appearance of the Heritage assets;
- To secure the enhancement of the spaces within and around the Heritage assets.

## Proper Designation of the Conservation Asset

6.3 In addressing this objective, it is necessary to consider whether:

- There are any areas outside the Conservation Area boundary which should be brought into it
- There are any areas within the current Conservation Area boundary that have seen inappropriate changes erode their quality to the extent that they should be removed from the Conservation Area
- There are any buildings which should be added to the Statutory List of Buildings of special architectural or historic interest
- There are any buildings which should be added to a Local List of Historic Buildings.

6.4 In undertaking this review of the Conservation Area, three amendments to the existing boundary have been identified, two to the western end and a third to the south. These are shown hatched in pink on the Proposals Map.

6.5 The following will make a positive contribution to the special qualities of the extended Conservation Area:

- A group of properties just to the north of Edburton Lane, including *Perching Manor Farmhouse*, *Perching Barn*, *The Granary* and *Stable Cottage*.
- North Town Field – site of the reservoir for the Victorian water system.
- The final proposal, on the south side of the settlement, is a small, narrow extension just south of current boundary, to bring in the Backway.

6.6 No areas within the Conservation Area to be removed from the Conservation Area were identified during the appraisal.

**ACTION 1 – that the boundaries of Fulking Conservation Area be amended to incorporate the three areas described above and shown on the Proposals Map.**

6.7 In reviewing the existing unlisted buildings, none were identified as potential candidates for statutory listing, at least from a superficial external inspection. However, one was considered eligible for addition to the emerging Local List. This is *The Croft*, set back from The Street.

**ACTION 2 – that *The Croft* be added to the emerging Local List of Historic Buildings.**

### Condition of the Heritage Asset

6.15 To meet this objective it is necessary to identify those buildings or other features of the Conservation Area that are currently in poor condition and to identify a strategy to secure their renovation.

6.16 A 'Buildings at Risk' survey is, as its name suggests, a systematic inspection of buildings, looking at their overall condition and specific areas of decay as well as their status in terms of use or vacancy. It would normally include a simple photographic record of each building, though not usually comprising more than one photograph per building.

6.17 Buildings at Risk surveys are usually restricted to listed buildings but one commissioned by the National Park Authority in 2012-13 also encompassed unlisted buildings within the rural Conservation Areas.

6.18 Condition monitoring is an on-going process. This is best achieved at a local level, perhaps led by the Parish Council, which is likely to have better informal means of access to buildings within the village.

6.19 As reported in paragraph 5.7, the historic building stock in Fulking is generally in good condition but there is a building which requires enhancement, this being **Jasmine Cottage** and the timber garage adjacent to it.



***Jasmine Cottage** has an overgrown frontage, needlessly high timber fence and gates, a boxy side extension visible from the road and an unsightly timber garage, all of which combine to form a significant visual detractor to The Street.*

**ACTION 3** – that the existing Buildings at Risk survey for Fulking commissioned by the National Park Authority be enhanced with more photographs to form a reasonably comprehensive overview of the condition of the historic environment.

## Conservation and enhancement of the character and appearance of the Heritage Asset

6.20 Protection of existing quality will be achieved through careful application of the planning system and the Development Management process in particular. One way in which this can be facilitated is by the provision of pre-application advice to householders, architects and developers to achieve a high quality of design, which the National Park Authority is currently progressing.

6.21 The National Park Authority's archaeological advisor for Fulking is currently Hampshire County Council. 'Archaeological Notification Alerts' have been identified surrounding the historic village (and including Perching Manor) by West Sussex County Council. These areas should always be considered during pre-application discussions.

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



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

6.22 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 2018, the Purposes and Duty of the National Park, the South Downs Local Plan 2014-33 and conservation best practice (including this document).

6.23 Whilst discussing proposals 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. These may not originally form part of the proposal. The Local Planning Authority will seek to maximise these opportunities as far as possible.

**ACTION 5** – 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

6.24 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 they can represent a real threat to the special character.

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

6.26 At present there does not appear to be a substantial problem of this nature in Fulking. 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 Action below. Nevertheless, it is important that the historic building stock should be monitored so that an appearance of an emerging problem is identified at an early stage. In reality this means everyone, National Park officers and members, Parish Councillors and the community keeping an eye on what is happening.

**ACTION 6** – that 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 Fulking Conservation Area.

### Enhancement of the spaces within the Heritage Asset

6.27 Conservation Area designation is a response to the qualities of the settlement as a whole and it is important to recognise that the spaces between the buildings are a significant component in this.

6.28 Nevertheless, significant improvements to that quality can be achieved by pro-active work in the public realm. Although it remains difficult to secure finance for such projects, it can sometimes be possible to put together a funding package from a number of sources.

**ACTION 7** – that the National Park Authority supports, in principle and in association with other partners, the undertaking of a signage audit to inform a scheme of public realm enhancement in Fulking.

6.30 Other less significant but still worthwhile identified improvements would be the undergrounding of the overhead cables through the village and the replacement of the modern street nameplates with something of higher quality, attached to walls wherever possible.

**ACTION 8** – that the National Park Authority supports, in principle and in association with other partners, the undergrounding of overhead wires and the replacement of modern street name plates with signs of a more traditional appearance, attached to walls wherever possible.

### Responsible Conservation is a Partnership!

6.31 This document has been prepared by the National Park Authority as the Local Planning Authority for Fulking. However, it is very important to stress, and for other parties to understand, that effective management of any Conservation Area is the responsibility of all organisations and all parties who do things which affect the character of the area.

6.32 Section 11A(2) of the National Parks and Access to the Countryside Act 1949 sets out a wide range of bodies to which the National Park duties apply.

6.33 At a local level, this includes the residents of the village and the Parish Council. Slightly more removed, it means West Sussex County Council as the Local Highway Authority and in its other activities, and all those Statutory Undertakers executing works in the public realm.

## Annex: Listed Buildings

### THE STREET (North Side) **Fulking Farmhouse** II

Two parallel ranges. Front range C17 or earlier restored timber-framed building with plaster infilling and diagonal braces on first floor, ground floor rebuilt in red brick. Tiled roof. Horizontally-sliding sash windows. Two storeys. Three windows. Back range probably C18 and faced with flints. L-wing to north east.

### HIGH STREET **K6 Telephone Kiosk** GV II

Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.

### THE STREET (South Side) **The Stream Basin and Conduit-house** GV II

C19. Square stone basin to receive the water of the stream which runs out of the hill to the east. Adjoining this on the north-west is a small red brick building with a curved pyramidal roof of fish-scale tiles with terra cotta finial. Pointed doorway with elaborate iron hinges to the door. On the east side is a tiled panel with the words: "He sendeth springs into the valleys which run among the hills. Oh! that men would praise the Lord for his goodness."

### THE STREET (North Side) **Reservoir, drinking fountain and water trough** II

Combined drinking fountain, water trough and reservoir. 1866. Fountain brick, stone and tiled. Comprises central pointed brick arch with tap and metal rose for fountain above. Above is a pointed arched tiled surround with lettering "To the glory of God" and vestiges of waterlily tiles, the remainder replaced with plain brown tiles. This is flanked by chamfered brick piers with stone heads and carved stone spandrels and further piers at side enclose stone seats. On either side are stone retaining walls, ramped up in the centre with brick dressings. On the left there is an integral stone animal trough.

### THE STREET (South Side) **Water pump** GV II

Hand pump. 1866. Cylindrical shaped cast iron pump about 3 feet six inches in height. Fluted and domed top with finial and decorated spout



engraved Warners London. Pump handle, bulbous at end. Upright shaft has plaque labelled C A Wells Engineers, Lewes. One of series of features comprising the 1866 Water Supply System for Fulking.

THE STREET (North Side) **The Village Pump** II

C19. Iron pump with hurdle.

THE STREET (North Side) **The Old Farm House** GV II

C16 timber-framed house, refaced with stone rubble. Tiled roof. Casement windows. Modern porch. Two storeys. Four windows.

THE STREET (North Side) **Old Thatch** GV II

Probably C17. Two storeys. Four windows. Now faced with flints and brick, both painted. Thatched roof, hipped at west end. Casement windows.

EDBURTON ROAD **Perching Manor Farmhouse** II\*

L-shaped C18 house. Two storeys and attic. Five windows. Three gabled dormers. Faced with squared knapped flints with red brick dressings, quoins, stringcourse, modillion eaves cornice and panels between ground and first floor windows. Tiled roof. Windows with segmental heads and pointed Gothic glazing. Dormer windows casements but also Gothic with depressed heads and pointed panes. Doorway with pilasters, projecting cornice, fanlight with Gothic glazing and door of 6 fielded panels. L-wing to south west. Panelling inside.

EDBURTON ROAD **Barn to south east of Perching Manor Farmhouse** II

Long C18 building faced with weather-boarding on a flint base. Slate roof, hipped at the north end, half-hipped at the south end.

THE STREET (South Side) **The Old Bakehouse** GV II

Early C19. Two storeys. Two windows. Faced with flints, now painted. Slate roof. Casement windows. Trellised wooden porch with pediment.

THE STREET (North Side) **Teapot Row [Nos 1-3 (consec)]** GV II

Circa 1830. One building. Two storeys. Three windows. Faced with cobbles with red brick dressings, quoins and eaves cornice. Stringcourse of grey headers. Slate roof. Glazing bars intact.

THE STREET (South Side) **Customary Cottage** II

C17 or earlier timber-framed house with the timbering of ornamental character and plaster infilling exposed in the north gable end but otherwise

refaced with painted 2/3 brick. Slate roof. Horizontally-sliding sash windows. Two storeys. Three windows.

THE STREET (South Side) **Laurel House** GV II

Early C19. Two storeys and attic. Three windows. One modern dormer. Red brick on a cobbled base. Stringcourse. Tiled roof. Glazing bars missing. Doorway with pilasters, projecting cornice and rectangular fanlight. Grade II for group value.

THE STREET (South Side) **Septima Cottages** GV II

C17 or earlier timber-framed building refaced with red brick on ground floor and tile-hung above. Tiled roof. Horizontally-sliding sash windows. Two storeys. Three windows.

THE STREET (South Side) **Arbor Vitae** 28.2.73 GV II

C17 or earlier timber-framed building with painted brick infilling, ground floor brick infilling, ground floor rebuilt in flints, now also painted. Tiled roof. Casement windows, those on first floor with diamond-shaped panes. Two storeys. Four windows.

THE STREET (South Side) **Kent Cottage** 28.10.57 II

Once part of a larger building which at one time was the poorhouse. Restored C17 tall building with plaster and some brick infilling on a base of flints. Tiled roof. Horizontally-sliding sash windows. Three storeys and attic in gable end. Two windows.

THE STREET (North Side) **The Post Office Stores and house attached to the east** GV II

One building. Early C19. Two storeys. Three windows. Faced with cobbles on first brick dressings, quoins and stringcourse. Slate roof. Glazing bars intact on first floor. Projecting shop window on west half of ground floor.

THE STREET (South Side) **The Shepherd and Dog Public House** GV II

C17 or earlier timber-framed building, now wholly faced with stucco and somewhat altered. Hipped tiled roof. Casement windows, those on the first floor enlarged to form hipped dormers. One bay on ground floor. Two storeys. Four windows.

THE STREET (South Side) **The Stables to the south west of Shepherd and Dog Public House** II GV

C18. Two storeys. One window. Ground floor stuccoed, above slate-hung. Tiled roof. Casement windows.



### **Proposals Map Key**

Pink : proposed Conservation Area extension

Red : Listed Building

Blue : Building of Townscape Merit

Teal : Proposed addition to emerging Local Heritage List



# Contacts

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