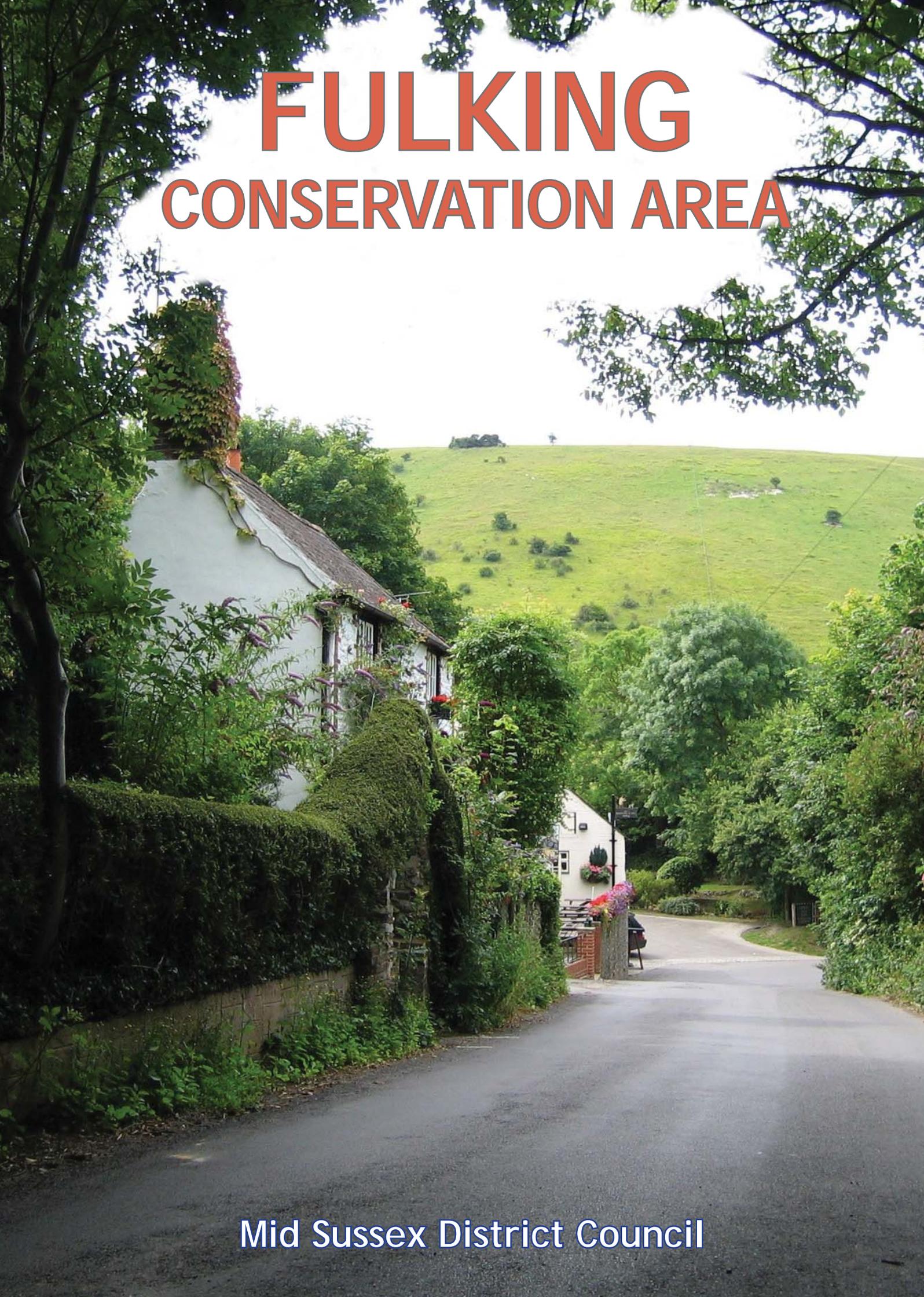


FULKING CONSERVATION AREA



Mid Sussex District Council

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FULKING CONSERVATION AREA APPRAISAL MAY 2008

Executive Summary

The District Council has produced the Fulking Conservation Area Appraisal in order to clearly identify what qualities make the area special and how these qualities can be preserved and enhanced.

Part A of the document identifies the elements that contribute to the special historic and architectural character of the conservation area and those features that detract from it. Part B contains various Management Proposals, including a series of recommendations to preserve and enhance the area and also proposed changes to the boundary of the conservation area.

The document will inform planning practice and policies for the area and provides guidance for

Development Control officers in assessing planning applications. It also gives the local community clear advice on what should be cared for and preserved within the conservation area and what enhancements should be made.

Some of the special qualities of the Fulking conservation area are outlined below:

On the eastern side of the conservation area, a fine flint wall leads the visitor into the village past modern houses towards Kent Cottage, which, with its three storeys and dominating sloping roof, bookends the central section of the Street.

The linear development along the relatively straight east west section of the Street also forms the centre of the conservation area, bounded by farmland and with fine views to both the south and the north. This area is full of interest, including a number of distinctive buildings, many of which are listed. The compact character of the conservation area at this point is emphasised by the narrowness of the Street and by the attractive roadside walls,

several of which are constructed using local flint.

The western end of the village has its own unique character shaped by high banks, overarching hedges and trees, the Shepherd and Dog public house and Fulking spring. The combination of the narrow road with high banks and overhanging vegetation creates a strong sense of enclosure before it dramatically opens out to reveal fine views of the South Downs.

There are a variety of architectural styles apparent within the conservation area, reflecting the differing ages of the buildings. Nonetheless, there is a unity about the built environment due to the similar scale of the buildings and the reuse of materials and certain architectural features over successive centuries. These traditional building materials and features, include the use cobbles and flints, dormer windows, thatched roofs and tile hanging.

In summary, the number of attractive buildings, their close, intimate layout, the use of downland building materials and the backdrop of the Downs, all combine to form an attractive character and appearance.

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1.0 Introduction

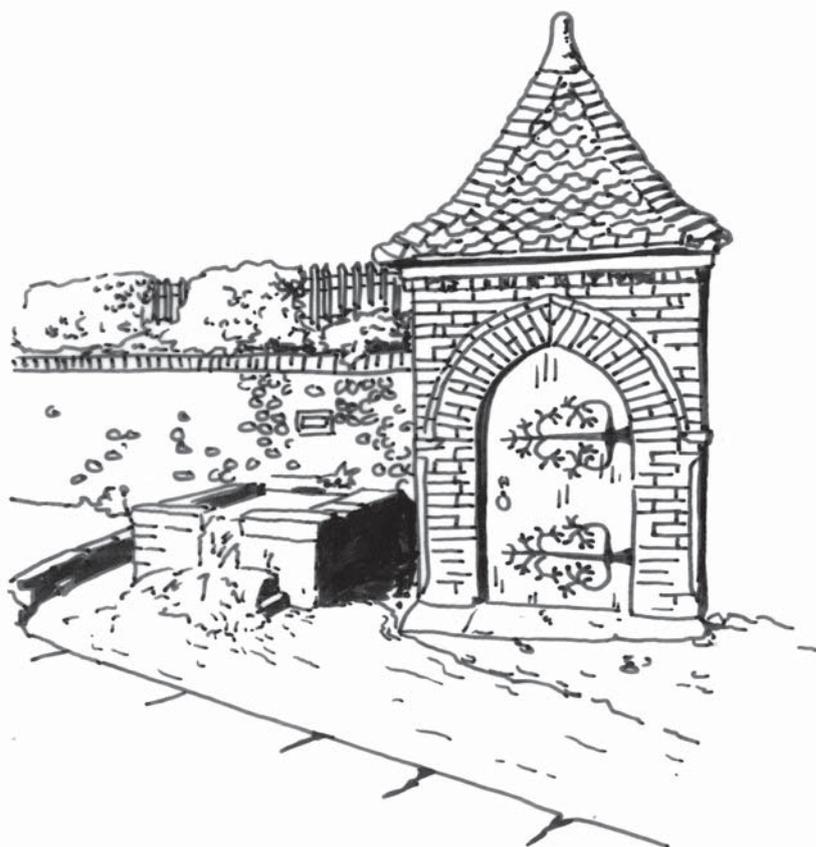
1.1 The village centre of Fulking was designated as a conservation area in April 1984.

1.2 In July 2007, Mid Sussex District Council initiated a Conservation Area Appraisal of the designated area. The appraisal involves making a detailed assessment of the special character of the area, so as to protect its essential qualities and to provide guidance for Development Control. It also provides the opportunity to review the boundary to ensure that it properly reflects the historic and architectural character of the area.

1.3 Character is defined as a distinct, recognisable and consistent pattern of elements that make each townscape different. Character is influenced by particular combinations and patterns of visual, historic and cultural elements. It includes intangible aspects such as tranquillity and sense of place. Identifying, protecting and enhancing the historic and cultural elements that contribute to character are important aspects in improving people's quality of life.

1.4 Fulking Conservation Area contains buildings dating from a variety of historical periods. In order to gain an understanding of the development of the village, a large number of historical records were examined, some of which were provided by local residents. In particular, the information and advice supplied by Tony Brooks has been invaluable. A detailed field survey of the area was carried out during July and August 2007, which involved taking notes, photographs and sketches on aspects that make the place distinctive and special.

1.5 This document is split into two sections. Part A forms the appraisal of the conservation area. It identifies the elements that contribute to the special historic and architectural character of the area and those features that detract from it. Part B sets out Management Proposals, which include a series of recommendations to preserve and enhance the area and also proposed changes to the boundary of the conservation area.



PART A – FULKING CONSERVATION AREA APPRAISAL 2008

2.0 Planning Framework

2.1 A conservation area is defined as an area of “special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”. Conservation areas were originally introduced through the Civic Amenities Act in 1967. They are designated by Local Authorities under the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990. Designation of a conservation area is in recognition that an area has a special character and identity that is worth preserving or enhancing.

2.2 Government advice relating to Conservation Areas is set out in Planning Policy Guidance Note 15 (PPG 15). This explains that under Section 71 and 72 of the Planning (Listed Buildings and Conservation Areas) Act, Local Planning Authorities are required to review the extent of designation and to draw up and publish proposals for the preservation and enhancement of their conservation areas. PPG 15 stresses the need for Local Planning Authorities to make an assessment of the special interest, character and appearance of all conservation areas in their district.

2.3 Regional guidance is set out in the draft South East Plan. This refers to the sustainable management of the historic environment through the planning system based on an understanding of its significance and vulnerability to change. Plans and strategies should include policies that support the conservation and where appropriate, the enhancement of the historic environment and the contribution it makes to local and regional distinctiveness and sense of place.

2.4 The Planning and Compulsory Purchase Act 2004 introduced major changes to the way

the planning system operates. The Development Plan now consists of the Regional Spatial Strategy (The South East Plan) and the Local Development Framework. The Local Development Framework consists of a ‘portfolio’ of documents, setting out the planning policies for the area. Existing Local Plan policies will be saved until replaced by the new documents.

2.5 The Conservation Area Appraisal for Fulking includes an assessment of the character of the area and recommendations for enhancement and supports the policies in the Development Plan by clearly identifying what it is about the character and appearance of the area that should be preserved or enhanced. It has been adopted as a technical document and will now be a material consideration in determining planning applications.

2.6 The current local planning policies that relate to conservation areas are set out in the Mid Sussex Local Plan (May 2004). Policies in the Built Environment Chapter seek to protect the historic environment. In particular, there are four policies relating specifically to development that impacts upon conservation areas. Policy B12 requires that special attention is given to preserving or enhancing the character and appearance of conservation areas. B13 prohibits the demolition of buildings in conservation areas, unless there are exceptional circumstances. B14 refers to the importance of the streetscene and the use of traditional materials within conservation areas, whilst B15 refers to the protection of the setting of the areas.

3.0 Location and Physical Setting of Fulking

3.1 Fulking is a small, compact spring-line settlement situated under the lee of the South Downs in Sussex Downs Area of Outstanding Natural Beauty (AONB). It is a relatively remote part of Sussex being approximately seven kilometres from Hurstpierpoint, Henfield and Upper Beeding.

3.2 Fulking Spring gushes out from under the chalk to the south east of the village and runs out over the impervious rocks of the Weald. Fulking is one of a set of villages and hamlets in Mid Sussex sitting pleasingly under the partly enclosed and wooded foot of the escarpment.

3.3 The area is dominated by the distinctive steep, chalk escarpment (scarp) of the South Downs to the south. The highest point in the parish is Fulking Hill at 200.9 metres (659 ft) above sea level. The downland is largely open, with scrub patches and small copses and groups of trees at the spring line and pasture fields separating the underhill lanes from the base of the scarp. The Mid Sussex Landscape Character Assessment (2005) notes that the historic character of the scarp resides in its open character, a remnant of unenclosed and unimproved chalk downland landscape of considerable antiquity.

3.4 The footslopes of the downs comprise of rolling clay vales drained by a network of meandering streams draining westwards to the Adur Valley. This has created the undulating, wooden, mixed arable and pastoral rural landscape of the Low Weald to the north of the village.

3.5 The Lower Chalk base of the scarp is narrow and flattened in this location and unusually, there is relatively little Upper Greensand forming a bench between the chalk and the heavy Gault Clay, as is found elsewhere along the scarp footslopes. This geology has resulted in Fulking being located hard up against the base of the scarp, raised slightly above the surrounding countryside.

3.6 The Beeding Hill to Newtimber Hill Site of Special Scientific Importance (SSSI) lies just over 100m to the south of Fulking. This SSSI covers an area of 272.9 hectares and is situated on the scarp slope of the Downs. It is of both biological and geological importance, as in addition to three nationally uncommon habitats it includes Devil's Dyke, the most remarkable of all chalk dry valleys in Britain. The Sussex Downs Conservation Board was

established in 1992 to promote conservation management.

3.7 At the time of writing, the plans to designate the entire South Downs as a National Park are well advanced.

4.0 General Character and Plan Form

4.1 The focal point of the village is undoubtedly the Street along which are located most of the settlement's dwellings. Leading off from the Street and outside the conservation area, are the village's two other roads: Clappers Lane and Stammers Hill. These are largely twentieth century extensions to the settlement. By comparison the Street is of a much older origin as many of its buildings predate the twentieth century and indeed a significant number are of seventeenth century origin.

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

4.3 One of the key characteristics of the conservation area is the narrowness of the Street – in certain sections it is less than five metres across – which helps to create an intimate atmosphere. Amazingly, the Street was once even narrower than it is today, being punctuated by various farm buildings that stuck out into the road, as shown in the photograph overleaf. It was eventually widened during the 1950s, as motor vehicles started to become more commonplace.



Images from West Sussex County Council Library Service
West Sussex Past Pictures website at www.westsussexpast.org.uk

c1906

5.0 Archaeology

5.1 There has been human activity in the area around Fulking dating back thousands of years due to its location at the foot of a prominent section of the South Downs and the presence of the spring. Indeed, there have been some Mesolithic finds in Fulking, including axeheads, flake tools and scrapers which are now on display in Worthing Museum. Also in Worthing Museum is a Neolithic flake tool, which was found close to Clappers Lane. On Tenant Hill, a spur of the Downs in the south western corner of the parish, are traces of ancient fields and on the end of the spur itself was an Iron Age settlement. The most significant prehistoric site in the area is located at the Devil's Dyke where there are the remains of a large Iron Age hillfort.

5.2 A late Romano-British cremation grave group and a possible villa or Romanised farmstead – indicated by roof and flute tiles – were discovered on top of the downs 1.5km to the south of present day village. The four complete vessels that formed the cremation group date to the late third to fourth century, although pottery of the first to fourth century has also been found in the area.

6.0 Historical Development

6.1 Soon after the Norman landing in 1066, a tiny motte-and-bailey castle (known as Castle Rings) was constructed on the summit of Edburton Hill, just within the western boundary of the parish. By that time, Fulking was a well-established farming settlement centred on the spring. The village was recorded as Fochinges in the Domesday Book in 1086, which probably derives from the early settlers – 'the people of the Folc'. For centuries, Fulking Spring attracted shepherds from the surrounding area, who came to Fulking to wash their flock prior to the annual sheep shearing in June.

6.2 During the medieval period a fortified manor house was located to the west of the village, close to Perching Manor Farmhouse. Unfortunately, there is now little evidence above ground of this once substantial building, although field investigations in 1972 found the remains of the fortifications, including the western arm of a moat, which was 26 metres in length and 1 metre in depth.

6.3 Fulking originally formed part of the parish of Edburton, a small settlement to the west, which is where the parish church is located. In 1889, the two parts were placed in



Images from West Sussex County Council Library Service
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different counties and although both were eventually included in one county in 1974 – West Sussex – they remained in separate districts and consequently form separate civil parishes.

6.4 An early 18th century rector described Edburton as ‘a poor remote place’ so that it was ‘as it were buried alive’. Despite this, according to Richard Budgen’s map of Sussex dating from 1724, one of the few coaching routes between London and the Sussex coast passed through the parish to avoid the Adur Valley. At that time, the low-lying river valleys through the Downs were too marshy to be used as main roads and instead, crossings were made over the high ground of the chalk. A stretch of the old north / south coaching road can still be traced over the downs from Fulking towards Portslade although it is now little more than a bostal track.

6.5 This route gradually declined in importance, as improved road building techniques allowed the construction of a better quality highway between London and the rapidly expanding town of Brighton, initially via Cuckfield (the present B2036) but later (in 1810) through Bolney and Pyecombe (taking a route similar to the present A23). The completion

of the London to Brighton railway line in 1841, further contributed to Fulking’s remoteness.

7.0 Building Materials and Distinctive Local Features

7.1 There are currently nineteen listed buildings and monuments within the conservation area (with a listed fountain abutting the western boundary), which attests the quality and character of the built environment.

7.2 Unusually for a village of its size, the centre of Fulking contains buildings from successive historical periods. Indeed, buildings within the conservation area date from the medieval period right up to the 1980s. Unfortunately, not all infill development or extensions have been carried out in appropriate styles or materials. In particular, there are a number of bland twentieth century additions to the village that, whilst unobtrusive, do not add anything to the conservation area.

7.3 There are many examples of traditional Sussex building practices within the conservation area including the use of tile

hanging, thatched roofs, dormer windows and cobbles and flints. Many of the conservation area's oldest buildings have a timber-framed construction, bolstered over the years by flint and brick infilling. Although there are a variety of architectural styles within the conservation area – indeed, in some cases, a single building incorporates several different styles – there is a unity to the built environment. This is due partly to the reuse of certain materials and features over successive centuries but also because the buildings are of a similar scale (the one possible exception being Kent Cottage, which dominates the eastern end of the conservation area).

7.4 A wide range of building materials are present in the Conservation Area. Originally, these would have been all locally sourced, however, improved transport links in the nineteenth century provided cheap access to alternatives from further afield. Materials that have been repeatedly used over the centuries in Fulking include:

- Coursed flint;
- Coursed cobble;
- 'Bungeroosh' (an irregular mix of brick, chalk and flint);
- Local orange/red bricks – originally mainly for quoins and detailing;
- Lime render (limewash);
- Handmade plain clay tiles for roofs and vertical hanging.

Stone usage was limited and usually confined to quoins and detailing. It is extremely difficult to form sharp angles using flints or cobbles on their own so elements requiring defined edged were normally constructed in brick or, in some cases stone.



7.6 Maintaining the character of the Conservation Area has become increasingly challenging as locally produced materials become rare and/or expensive. Horsham stone is expensive, manufacturers of handmade Wealdon clay tiles find it difficult to compete on cost with mass produced imitations and more importantly designers, bricklayers, metalworkers, masons and carpenters with skills in traditional building techniques are increasingly difficult to locate. Evident throughout the conservation area is a tendency to 'dumb down' solutions. It is a trend this appraisal seeks to reverse.

8.0 Paving Surfaces

8.1 Historically, the range of materials used for surfacing was influenced by local availability. Such an approach contributed significantly to a settlement's character and sense of place. Unfortunately, over time, practical and economic factors have led to a steady erosion of this aspect of local distinctiveness, as Highway Authorities have substituted 'standard' materials, which they consider are easier to maintain. This is evidenced in Fulking where the main carriageway and the few sections of pavement within the conservation area are surfaced in black tarmac. Where tarmac is used widely it can create a 'sterile' character, lacking in human scale and interest.

8.2 In contrast, the use of good quality, traditional materials often communicates a sense of local pride and 'difference', adding to the overall sense of place. The practice of using different materials to surface informal crossings, street intersections and so on emphasises the pedestrian use of such elements.

8.3 Residents have utilised a variety of materials for private driveways. The most popular material appears to be gravel, however, others have used paving slabs, bricks (laid out in a stretcher pattern) and tarmac. Again, locally sourced building materials are encouraged wherever possible.



9.0 Street Furniture

9.1 There are various items of street furniture within the conservation area, some of which make important contributions to the area's distinctive character. In particular, the various structures associated with the village's ingenious nineteenth century water supply system are a unique feature of Fulking. Around 1886, water from the spring (located close to the Shepherd and Dog Public House) was harnessed to provide the village with its own piped water supply. Two men are credited with devising and instigating this scheme. One was John Ruskin, the well-known author and art critic, and the other was Henry Willett from Brighton. The system supplied the village with piped water until mains water eventually arrived in 1951.

9.2 The arrangement consisted of an hydraulic ram driven by water from a brick lined reservoir / balancing tank (located in the garden of the Shepherd and Dog) pumping water up to a reservoir close to Old Thatch on the north side of the Street. The water then gravitated to two more reservoirs, each feeding hand pumps along the Street. Although no longer working, the system remains largely intact today. There are several distinctive features of this water system above ground: the ram house, a partially glazed fountain and the village's hand pumps.

9.3 Other significant pieces of street furniture

within the conservation area include railings, a wooden 'fingerpost', a wooden bus shelter and a listed red telephone box.



10.0 Open Spaces and Key Views

10.1 The primary open space in Fulking is known locally as North Town Field, which is located just outside the boundary of the Conservation Area adjacent to Old Thatch, on the north side of the Street. The field offers fine views north across the undulating countryside of the Weald towards the North Downs and contains a 'kickabout' area and children's play equipment.



10.2 The other area of open space that makes a valuable contribution to the conservation area is the large meadow to the south of the village at the foot of the Downs. Although this area is in private ownership (there are thought to be five separate owners), it is important in

maintaining clear views to the South Downs.

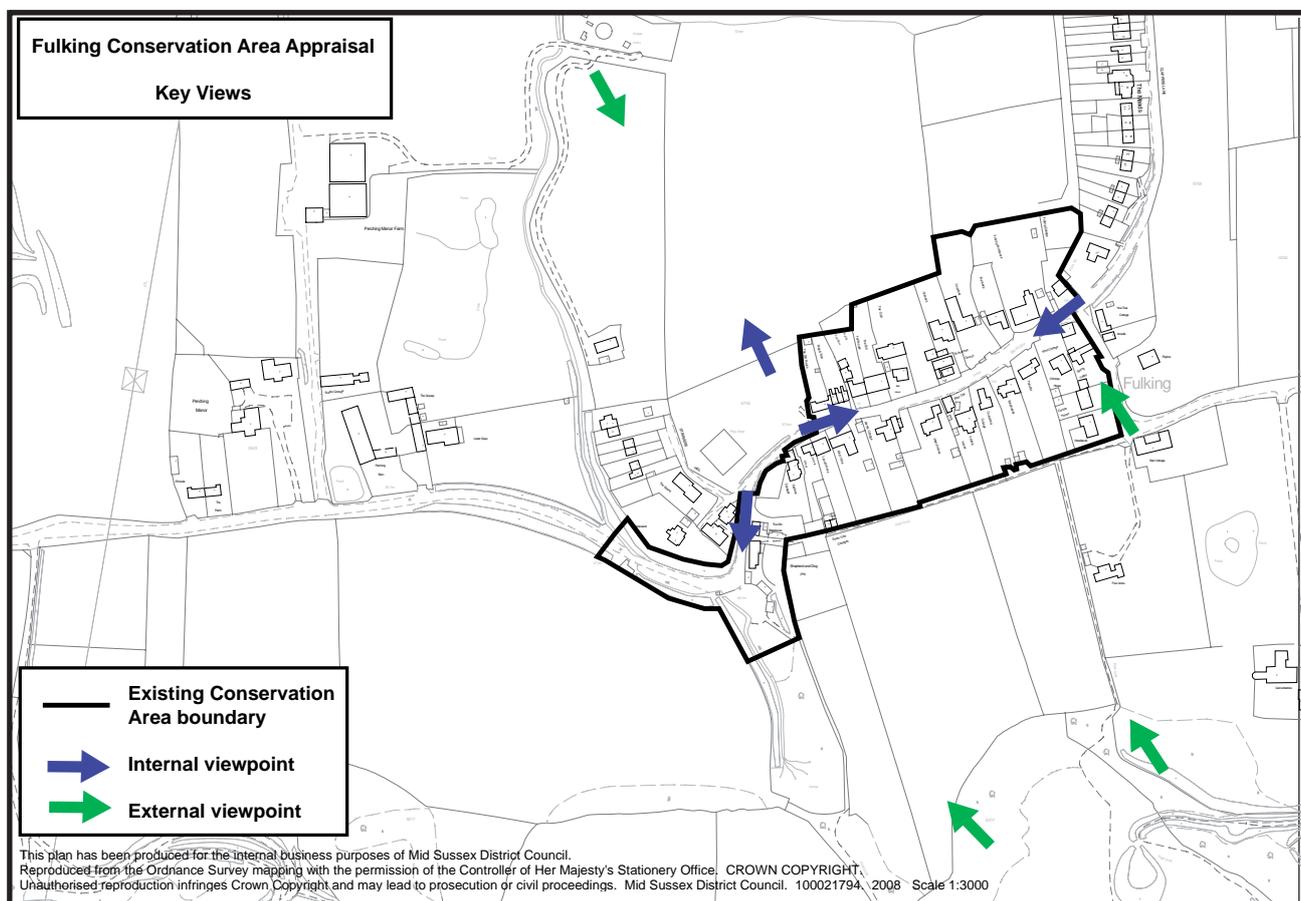


10.3 The South Downs themselves provide an imposing backdrop to the village and in most places within the conservation area can be seen looming behind the buildings on the southern side of the Street. The two most significant views within the conservation area are shown in the map below. The first is from the opposite side of the bend from Kent Cottage, where Clappers Lane joins the Street. From this position, a fine panorama takes in

views down the Street towards Briar Cottage, with Kent Cottage an eye-catching presence in the foreground and the South Downs forming a formidable backdrop behind. The vista is spoiled somewhat by the electricity pylons climbing the Downs to the south west of the village.



10.4 The second key view is from the bend in at the Street at the western end of conservation area, where the lane opens out to reveal spectacular views of the South Downs, with the Shepherd and Dog Public House overlooking Fulking spring at the foot of the hill.



10.5 Some of the most important views into the conservation area are from the top of the South Downs, which provide a bird's eye view of the village. The other significant external views are from the north of the village, where a number of footpaths cross the undulating countryside. From here, you can clearly see that the central section of the conservation area is raised above the clay vales to the north, although the village is still dwarfed by the Downs beyond.

10.6 Despite the compact, intimate nature of the conservation area, the spaces between the individual buildings make an important contribution to the character of the village. These spaces are particularly important between the buildings on the south side of the Street because they afford dramatic views of the South Downs beyond. In recent years, a number of properties have installed large wooden security gates that not only are out-of-keeping with the rural nature of the village but also block out the views, which are such an important part of Fulking's character. These should be resisted in the future wherever possible.

11.0 Trees

11.1 Trees also make an important contribution to the conservation area, particularly at the western end. Whilst this is not reflected by the number protected by Tree Preservation Orders (in fact, only one tree within the area is protected in this manner), they are protected by the Conservation Area status.

11.2 In the photographs of Fulking dating back to the turn of the twentieth century, it is interesting to note how there was comparatively little vegetation along the Street and that consequently, the village seems more open than it does today and the South Downs are even more domineering. Thus, whilst the various trees and shrubs within the Conservation Area have restricted the views to a certain extent, they are an important factor in creating the sense of intimacy that the village now enjoys.

12.0 Traffic Management and Parking

12.1 Visitors and those residents, who do not have a private garage or driveway, compete for the limited on-street parking spaces in the village. At times the available parking is insufficient. The combination of the narrowness of the road and cars being parked on tight bends can make the Street dangerous for pedestrians and motorists alike. This is particularly a problem at weekends when the Shepherd and Dog is an extremely popular destination for day trippers.



13.0 Street Lighting

13.1 In keeping with the rural setting, the street lighting within the Conservation Area is sparse. There are only two street lamps, although there are the remains of the third on the north side of the Street close to the fountain. Furthermore, a number of local residents have erected their own lights within their gardens. These are of a variety of different styles and ultimately detract from the overall unity of the conservation area.

13.2 As the two surviving examples of lampposts in the conservation area are of a simple, agreeable design there may be some merit in reproducing them elsewhere in the village if and when they are required.

14.0 Character Appraisal

14.1 Unlike some of the larger conservation areas in Mid Sussex, there are not considered to be separate character areas within the Fulking Conservation Area because it is relatively small and has developed gradually over many centuries.

15.0 Detailed Character Appraisal

The Fulking Conservation Area is centred on the Street with the northern and southern boundaries drawn where the back gardens border the surrounding farmland.

The tightly defined boundary encloses a compact, distinctive centre, full of interest. The close and intimate character of the village is heightened by the narrowness of the Street, the scale of the buildings and the high proportion of attractive roadside walls, several of which are constructed of flint.

Entering the conservation area on the eastern side, a fine flint wall leads the visitor past modern houses into the village towards Kent Cottage, which with its four storeys and distinctive timber frame construction, forms a strong focal point to the east west section of the Street.

The central section of the conservation area contains a range of building styles reflecting their varied ages. Due to the linear form of development in this section, most of the properties benefit from fine views from their back gardens. A public bridleway – known locally as Backway – runs along the southern boundary of the conservation area.

At the western end of the conservation area, the Street turns downhill to the south. At this point the banks on either side of the road are quite high, which combined with the overhanging vegetation provides a strong sense of enclosure. At the bottom of the hill is the spring for which Fulking owes its existence. This is overlooked by the

historic Shepherd and Dog public house.

15.1 The first buildings to greet the visitor upon entering the conservation area from the east are three relatively modern residential properties: Woodlands, Conifer House and Spring Valley. Sheltered behind a substantial flint wall. The land on which all three dwellings now stand had, at one time, been a pig farm. Whilst parts of Woodlands and Spring Valley date back over a hundred years, both have been extensively renovated. Conifer House is more recent, having been built in the early 1960s. Spring Valley is quite a charming house with a tile-hung second storey and two wooden balconies. The eastern side of the house comes right up to the road, which helps create the intimate nature that exists in the village.

15.2 Whilst these three dwellings are not architecturally significant, they mark the start of the 'built-up', centre of the village. Furthermore, the flint walls that run along the road in front of each property, signpost the centre of the village and act as a precursor to the walls that are such a distinctive feature of the central section of the conservation area.



15.3 From here, the eye is drawn to the imposing presence of Kent Cottage, situated on the inside corner of a sharp bend in the road. This unusual Grade II Listed building was once much larger and was used for a time as an infirmary and workhouse. It is still three storeys in height with a large attic in the gable end. Thought to date back to the seventeenth

century, it owes its striking appearance to its half-timbered construction with plaster and brick infilling, on a base of flints. The timber framing in large braced panels, so noticeable on the outside, holds the building together. The beams of the first floor are all stop-chamfered.



15.4 Kent Cottage sits on top of a ninety-degree bend on the Street, which can be quite hazardous when cars approach too fast, as the building significantly reduces visibility. It marks the start of a relatively straight east west stretch of the Street, which forms the backbone of the central section of the conservation area.

15.5 On the northern side of the Street, opposite Kent Cottage is Fulking Cottage. This was originally a barn and was converted during the 1950s to provide accommodation for a local cowman and his family. Whilst some of the original internal walls remain, the façade is more recent and was added to complement Kent Cottage and Fulking Farmhouse, although it is essentially a pastiche of its two much older neighbours. In front of the cottage is a fingerpost sign, which is a distinctive local feature.

15.7 Fulking Farmhouse is Grade II listed and is formed of two parallel ranges and a L-wing to the north east. The front range – closest to the Street – dates back to the seventeenth century or possibly even earlier. It is a restored, timber-framed building with plaster infilling and diagonal braces on the first floor with a rebuilt red brick ground floor. The back range was

probably added in the eighteenth century and is faced with flints. For a time, a Georgian façade was added to the farmhouse but this was removed in the 1930s.

15.8 In the front garden of Fulking Farmhouse is the first of two listed hand pumps situated along the Street. They form part of the unique water supply system that was installed in the nineteenth century. Whilst it no longer serves its original purpose, it provides a reminder of a world that has now long gone.



15.9 To the west of Fulking Farmhouse are three residential properties that were built during the 1950s on the site of an old barn and various other farm buildings once associated with the farmhouse. The Keep, Coombes and Glenesk are not architecturally significant however, they blend unobtrusively into the streetscene, aided in part by the flint and brick walls that face onto the Street and significant tree and hedge screening. All three buildings have incorporated aspects of the local building vernacular (e.g. the second storey of the Keep is tile hung; Glenesk has a mock-tudor exterior), without fully convincing.

15.10 On the opposite side of the road are three other relatively recent additions to Fulking: Chimney House, Thatchly and Broadreeds.

15.11 Chimney House is located to the west of Kent Cottage but the only feature it shares with its neighbour is a sense of bulk. Dating from 1976, it is of a fairly bland, modernist design, although it does feature an unusual 'ship funnel' style chimney to the rear, which gives it its name. Whilst it does retain an original flint wall along the northern boundary, facing onto the Street, the recent addition of substantial wooden security gates have obstructed views of the Downs from the road.



15.12 Thatchly and Broadreeds were both built by the same builder in 1937/38. Although they are different designs, their thatched roofs and whitewashed walls complement each other and enable them to blend comfortably into the village's streetscene. Broadreeds is perhaps the more successful of the two, having an (admittedly manufactured) 'olde worlde' charm, whilst Thatchly's slightly asymmetrical design does not quite ring true. Thatchly incorporates a 'swept' dormer window and has an unusual circular gateway, which frames the pathway from the pavement to its front door.

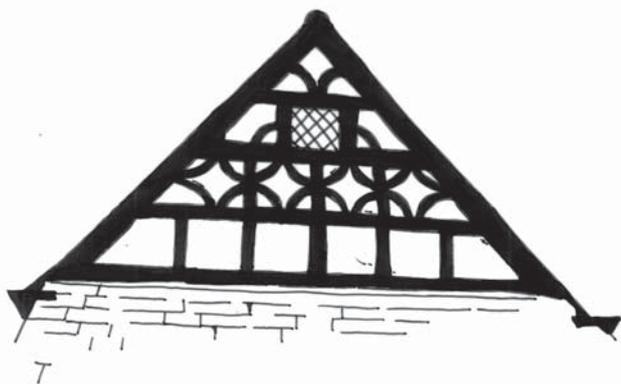
15.13 On the pavement in front of Broadreeds are two pieces of listed street furniture. The first is a Grade II listed, red telephone box (Type K6). The K6 was originally designed by Sir Giles Gilbert Scott in 1935 to coincide with the Jubilee of King George V, although it is thought that the example in Fulking is more recent. Approximately 14,000 examples of the K6 have

survived around the country, of which around 2,500 have been given Grade II listing.

15.14 The other listed item is the village's second hand pump. This Grade II listed pump is yet another component of the water supply system installed in 1886. Made out of cast iron, the pump has a fluted and domed top with a finial and decorated spout, engraved with: 'Warners, London'. The cylindrical shaft has a plaque, labelled 'C. A. Wells Engineers, Lewes'. On the opposite side of the Street from the pump and telephone box is a bus shelter constructed out of wood and brick (located in front of Coombes), which has recently been renovated.



15.15 Located next to Thatchly and Broadreeds is the much older Customary Cottage, which dates back to the seventeenth century. It is an attractive timber-framed house incorporating both flint and brick work. At the north gable end, there is some exposed timberwork with plaster infilling of an extremely ornamental character. Some consider that the small second storey window at this northern end, is an 'Owl Window', built to encourage owls into the building to catch mice feeding off the grain that used to be stored there.



15.16 Over the years this building has been used variously as a communal village washhouse, as the District Office for the Registrar and Relieving Officer and as a weekly surgery for a visiting doctor.

15.17 Next door to Customary Cottage is the imposing Fulking House. Located on the site of three old cottages, Fulking House is actually a lot older than its external appearance suggests, dating back to 1910. It is an unusual, slightly unsymmetrical design with tall, slender chimneys and it's Edwardian architect has tried to incorporate the pattern of its neighbour's half-timbered gable end.



15.18 Briar Cottage is located just to the west of Fulking House and fronts almost directly onto the Street. It is thought that it was once the home to the butler of the Croft (see below). It has a compact walled garden to the rear and used to have a small front garden, which demonstrates how narrow the Street was prior to its widening in the 1950s.

15.19 Opposite to Fulking House are two single storey buildings, which are built almost on top each other. The first is a small brick chapel, built as a Chapel of Ease in 1925. Wrapped behind it is a corrugated iron building built on a brick base, which serves as the Village Hall, although officially it is the Church Hall. Inside it there is a small stage and it is used as a venue for various functions, including a pre-school group. As Fulking no longer has a shop, the hall is one of the few places in the village that local residents congregate on a regular basis, besides the Shepherd and Dog public house. Whilst it serves an important function it is now in a fairly dilapidated state and the kitchen facilities in particular are in need of updating. One of the proposals for enhancement suggested in the second part of this Appraisal, is that the hall be redeveloped.



15.20 Next door to the chapel and hall, is a grand gravel entranceway, which leads up to the Croft, a large Victorian house built in 1890. Facing on to the Street are low walls and gateposts rendered white, which until relatively recently had iron railings on top.



William Moon (1818 – 1894)

Dr William Moon, himself blind, was the inventor of the special embossed alphabet which bears his name and was designed to enable the blind to read by touch. His pioneer educational and welfare activities are still continued today by the Blatchington Court Trust and the Brighton Society for the Blind.

Taken from a plaque on the Croft.

A plaque on the wall close to the Croft's front door commemorates the fact that Dr William Moon lived in the house during the last years of his life. In fact, the house was built for the Moon family. Dr Moon is best remembered now for devising a system of reading by touch for blind people that was similar to the more widely known Braille system. The Croft used to have a large conservatory attached to its eastern wall.



15.21 In front of the Croft is Barn House, which is unusual in that it is one of the few houses within the Conservation Area without scenic views from its rear garden. This is because the site has not always been used for residential purposes. The present building was constructed in the 1980s on the site of a large, traditional Sussex thrashing barn. Local sources suggest that during the late 1890s / early 1900s, a religious sect used to hold services in the old barn. Whilst it remained in agricultural use up until the Second World War, in the post war years, the barn was used as a garage and taxi office, before finally being demolished and replaced by the present

building in 1984. All that remains of the original building are the old gateposts.

15.22 Overlooking Barn House to the west is the impressive Old Farmhouse, which has an unusual mullioned window in its east wall. This Grade II listed building is the only stone-faced building in the village and whilst the present building dates back to the sixteenth century, it is thought that there has been a house on this spot since the twelfth century. The grand wooden porch is a modern addition but is too grandiose.



15.23 For many years the building was used as a tea room and a large white teapot was painted on its roof to attract walkers up on the South Downs. This in turn led to the row of three cottages beyond The Old Post Office being labeled Teapot Row, a name by which they are still known by today (see below).

15.24 During the 1920s and 1930s, the tearooms were frequented by the writers H V Morton, Ernest Raymond, Patrick Hamilton and Jeffrey Farnol. The tearooms eventually closed during the 1950s.

15.25 There are a number of stories attached to the Old Farmhouse. It is said that King Charles II hid in the house in 1651, during his escape to France. Another tale tells of how two spies stayed in the house during Second World War. The house also has an obligatory ghost by way of an old lady dressed in black carrying a bible.

15.26 Next door to the Old Farmhouse is the Old Post Office. The Old Post Office actually comprises two cottages. The first one, fronting on to the street has an inscription indicating that it was built by J. Brown in 1823. It has a striking appearance of flint cobbles with red brick dressings and eaves cornices. The cottage behind it is much older, possibly dating back 400 years.

15.27 Behind the shop is an old bakehouse and a large brick-built underground water tank, which at one time was used for storing water to make the bread

15.28 Opposite the Old Farmhouse and the Old Post Office are Weald House and Jasmin Cottage. The attractive Weald House was built in the 1950s on the site of the kitchen garden for Fulking House. It is rendered with clay tile hanging and has a double garage.

15.29 Adjacent to Jasmin Cottage are two dilapidated wooden garages that, coupled with a bland extension to the house itself, form one of the least attractive parts of the Conservation Area. The Cottage originally dates back to the nineteenth century, however the northern façade is almost entirely hidden from view by overhanging foliage. Unfortunately, the only section of the building that is clearly visible from the road is the extension to the eastern side, which comprises of a garage with rooms above.



15.30 To the west of Jasmin Cottage is the first of four Grade II listed buildings in a row – Arbor Vitae. This seventeenth century timber-framed building has brick and flint infilling and a tiled roof. The casement windows on the first floor have diamond-shaped panes. The house has been altered and extended on numerous occasions over the years. Most recently an extension was added to the south side in 2004/05. There is a well in the front garden. Some large wooden security gates have been added, which are far too prominent and out of keeping with the rural nature of the village.



15.31 Next door is the elegant Georgian façade of Laurel House. Dating back to the early nineteenth century, Laurel House features some charming decorative touches, including pilasters, a projecting cornice and a rectangular fanlight.

15.33 On the northern side of the Street from Arbor Vitae is Teapot Row, a Grade II listed terrace of three workers cottages. Although built at a later date (thought to be around 1830), this terrace mirrors the façade of the Old Post

Office with cobble-facing, red brick dressings, quoins and an eaves cornice. They also have a string course of grey headers.



15.34 The large thatched building attached to Teapot Row is the appropriately named Old Thatch. This barn-like structure originally would have had a timber-framed façade similar to Kent Cottage, however it is now faced with flints and brick, painted white. It retains its casement windows, some of which have diamond panes.

15.35 Old Thatch was probably originally built in the seventeenth century and was once four separate cottages. It now has a delightful south-facing English country cottage garden, including an apple tree in the eastern corner. It also has a fine flint wall fronting on to the Street with a quaint little wooden gate.



15.36 Just as the Street starts to run downhill to the southwest there is a wonderful Grade II listed piece of street furniture that combines an underground reservoir, a drinking fountain and a water trough. This is an intrinsic feature of

the village's 1886 water supply system, as the underground reservoir supplied the hand pumps further down the Street to the east.

15.37 The frontispiece, which incorporates the drinking fountain, is built of brick and stone. It comprises central pointed brick arch with a tap and metal rose. Above the fountain is a pointed arched tiled surround with vestiges of flowers and the following lettering: "To the glory of God and in honour of John Ruskin", below which is a quote from Psalm LXXVIII. The tiles have been changed in the past on a number of occasions; for instance, the reference to John Ruskin was removed at one stage.



15.38 The surround is flanked by chamfered brick piers with stone heads and carved stone spandrels and further piers at side that 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 and any surplus water was returned to the spring stream along a drain. Although the Parish Council restored the structure in 1995 (with grant aid from West Sussex County Council, Mid Sussex District Council and Sussex Rural Community Council), it is already showing signs of wear and tear.

15.39 On the opposite side of the road from the fountain is the homely Primrose Cottage, which takes its name from the Primrose League connection with the fountain. The Primrose League was formed in 1883 by admirers of Benjamin Disraeli, the former British Prime

Minister who had died two years earlier. Its aims were to promote Conservative Party principles and imperialism, and it took as its emblem the primrose, which had been Disraeli's favourite flower. The primrose is one of the flowers depicted on the tile surround of the fountain opposite.

15.40 Despite its nineteenth century name, Primrose Cottage actually dates back to the seventeenth century. It is faced with painted flints and has horizontally-sliding sash windows and a small bay window on the ground floor. The listing description notes that, like Laurel House, it was awarded a Grade II listing for its group value.

15.41 Located next door to Primrose Cottage on a rocky outcrop, the two Septima Cottages are some of the oldest buildings in the village. It is thought that they date back to the seventeenth century or possibly even earlier. Essentially they are one building and it is difficult to make out 1 Septima Cottage from the road, as it is tucked behind its adjoining neighbour (2 Septima Cottages). Both cottages are timber-framed, refaced with red brick on the ground floor and tile-hung above. They have been carefully restored over the past twenty years and a fine extension was added to 2 Septima Cottages in 2006.



15.42 Just to the west of Septima Cottages, the Street bends to the south, dropping quite steeply towards the foot of the Downs where the spring emerges. The canopy of the overarching trees forms a 'roof' over the road at this point.

Whilst the vegetation provides a real sense of enclosure, there are glimpses of rooftops on top of the high banks on either side. As the Street opens out again, one is immediately struck by the imposing presence of the steep scarp slope of the South Downs, which looms behind the ancient Shepherd and Dog public house at the foot of the hill.

15.43 Before the pub, on the left hand side of the Street, is the Old Bakehouse. The present building dates back to the mid-eighteenth century although it is thought that there had been a house on this site for at least a century beforehand. The bakery was established during the nineteenth century and proved to be so popular that the rock face to the west of the house was excavated to allow a wood-fire oven to be constructed.



15.44 The business was eventually transferred to building now known as the Old Post Office in the 1890s and the various features associated with the bakery and shop were eventually removed in the early 1950s. The cottage is faced with flints, now painted and has a trellised wooden porch with pediment. To the rear is a modern garage building that successfully incorporates some of the distinctive local design features, including dormer windows and coursed flint.

15.45 The Shepherd and Dog Public House is one of the most popular drinking establishments in these parts and unsurprisingly it is the most widely known building within the Fulking Conservation Area. Records indicate that there

was an inn or alehouse on the site by at least the 1790s, although it was not listed in a national survey compiled in 1686. The name, which was certainly in place by 1825, reflects the importance that sheep have played in the local economy for centuries.



15.46 Although the Inn has a timber-framed construction it is now wholly faced with stucco. Indeed, it has been altered on several occasions down the years. It has a hipped tiled roof and casement windows, with those on the first floor enlarged to form hipped dormers. There is also one bay window on the ground floor.

15.47 The Shepherd and Dog's popularity with walkers (as well as those not so active), particularly during the summer months, means that there is often an overflow from its car park. Whilst there are some locations close by where cars can be accommodated, elsewhere, parked cars can cause hazards, particularly when parked on bends in the road.



15.48 Like the Shepherd and Dog Public House itself, the pub's old stables have been given a Grade II listing. Now used as a storeroom and lavatories, the old stable building dates back to the eighteenth century and has a stuccoed ground floor with a slate-hung second storey above.

15.49 Across the car park from the stables is the final piece of Fulking's 1886 water supply system – the ram. Housed in a small Grade II listed brick building, the ram originally pumped water up the hill to the reservoir behind the glazed fountain, from where it was distributed elsewhere in the village. The ram building has a pointed doorway with elaborate iron hinges to the door and a curved pyramidal roof of fishscale tiles with terra cotta finial. On the east side is a tiled panel bearing an inscription from Psalms 104, 10 and 107, 8: "He sendeth springs into the valley which run among the hills, Oh that men would praise the Lord for his goodness."

15.50 There is a square stone basin to the east of the ram building that receives the water from the stream running out of the hill to the south. The stream then flows alongside the Street for sixty metres before crossing under the road and heading north. This area was once the location of the sheep dip that brought shepherds to Fulking from the surrounding area. Fences were placed across the road to block off the stream and effectively form a temporary pond, into which sheep were dipped.

15.51 The final buildings of note within the Fulking Conservation Area are Southview Cottages. These two small semi-detached dwellings are located at the end of the rear garden of Primrose Cottage. They enjoy unobstructed views of the Downs.



15.52 The cottages are accessed by a bridleway known locally as the Backway. This track starts next to Woodlands and runs along the southern perimeter of the Conservation Area until it rejoins the Street between The Old Bakehouse and the Shepherd and Dog. Apparently, at one time it was known as the Old Way and until the Street was widened in the 1950s, it was a well-used thoroughfare. Vehicular access is now only possible at the two ends of the Backway, as the central section is somewhat overgrown.



PART B – MANAGEMENT PROPOSALS

16.0 Introduction to Management Proposals

16.1 The designation of a Conservation Area should not be an end in itself as Section 71(1) of the Planning and Listed Buildings and Conservation Areas) Act requires that the District Council periodically reviews its Conservation Areas and publishes proposals for their preservation and enhancement.

16.2 Part A of this document has assessed the character of the Fulking Conservation Area and through this process has identified those features which make the Conservation Area special and also notes the features which detract from the area.

16.3 Part B of this document, the Management Proposals sets out a number of measures to preserve and enhance the special character of the Conservation Area. These have been identified from the appraisal and consultation with the community and are a series of recommendations for future action. They include proposed boundary changes, ideas for enhancement and development opportunities. This part of the document also includes a section on monitoring and review.

17.0 Proposed Boundary Changes.

17.2 Following a careful review of the existing Conservation Area boundaries, a number of amendments are proposed. Most of these are fairly minor however; the final change represents a significant extension to the Conservation Area.

- It is recommended that all of the Shepherd and Dog's beer garden and the fenced off area surrounding Fulking spring is included within the Conservation Area. At the moment, the boundary cuts arbitrarily across the middle of the beer garden in a straight line and it is felt that the actual spring should be included as it is the reason for Fulking's existence.

- To reflect the importance of the trees

and hedges and the high banks either side of the Street at the western end of the Conservation Area, it is suggested that the western banks are included within the boundary. This would also incorporate the Grade II listed, glazed drinking fountain, which is currently excluded. Following a number of comments made in response to the questionnaire, it is also proposed to include North Town Field because it is the location of the reservoir, which is a vital part of the water-supply system.

- It is suggested that the Backway is included within the Conservation Area to reflect its importance as a historic route through the village.

- It is proposed that the western boundary of the Conservation Area is extended to the west to incorporate the village's manor house – Perching Manor Farmhouse – and some of its more significant former farm buildings.

17.3 Perching Manor Farmhouse is the only Grade II* Listed building in Fulking. This fine L-shaped, eighteenth century house is faced with squared knapped flints and features red brick dressings quoins, stringcourse, modillion eaves cornice and panels between ground and first floor windows. The ground and first floor windows have segmental heads and pointed Gothic glazing. In addition, there are three gabled dormers protruding from the tiled roof. The doorway features pilasters and a projecting cornice, a fanlight with gothic glazing and a door of 6 fielded panels.

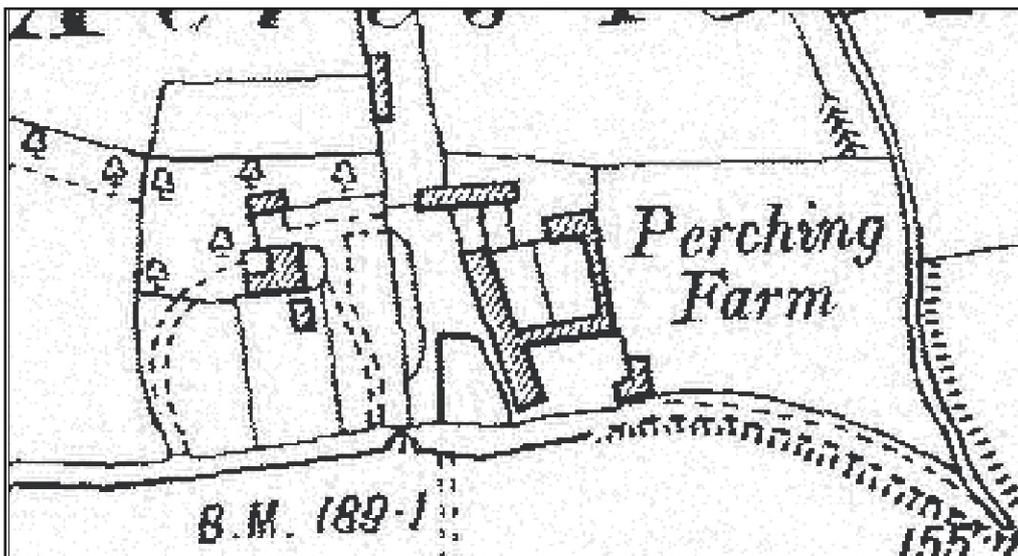


17.4 Attached to the southern side of the house is a relatively modern conservatory and there are several outbuildings within the sizeable grounds, including a sympathetically designed pool house constructed during the mid-1990s.

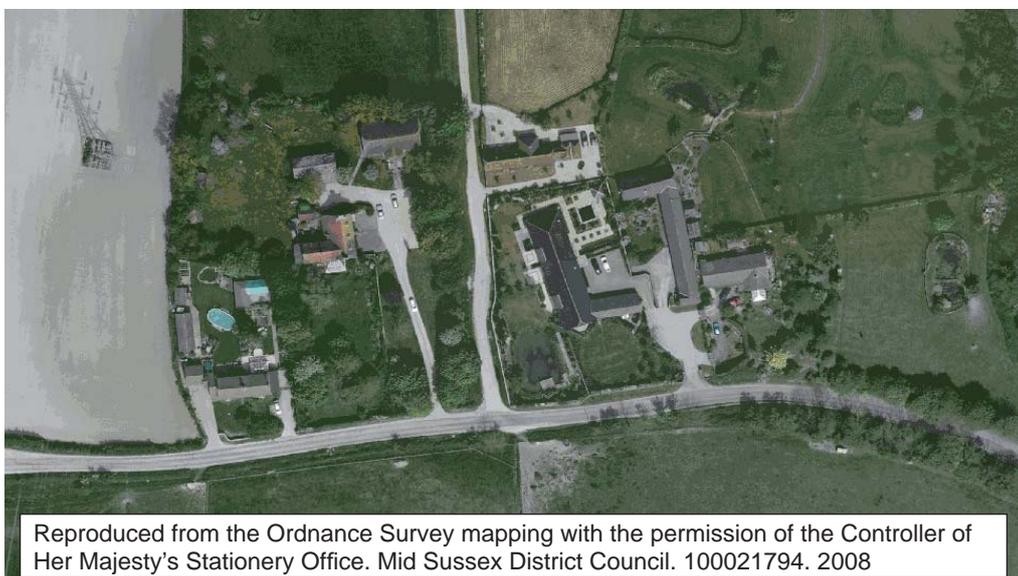
17.5 The other three notable buildings within the boundary extension are all former farm buildings, which have been converted to residential use over the past twenty years. The most significant of which is Perching Barn. This was once an impressive Sussex threshing barn dating back to the eighteenth century and is Grade II listed. Changing farming practices made it largely redundant and it was converted into a large private residence. Originally the walls were faced with weather-boarding and this has been retained in certain sections. It has a slate roof, hipped at the north end and half hipped at the south end.

17.6 The pond located to the south west of the property was at one time the farm duck pond and was much larger then it is now. Some local people remember skating on it when it became frozen during the winter months but milder climates have brought an end to this activity. Unfortunately views of the pond from the road are now all but obscured by planting and a raised boundary wall.

17.7 The two other dilapidated farm buildings converted into residences are The Granary and Stable Cottage, whose names reflect their previous uses. Both of these buildings have been completely renovated and whilst they now have all the features of a modern home, it is still possible to picture how this area would have looked when it was part of a busy farm.



Although now converted into modern residences, Perching Barn, The Granary and Stable Cottage can quite clearly be recognised as the farm buildings shown on this map from 1910.



Aerial photo from 2007

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Mid Sussex District Council. 100021794. 2008

18.0 Proposals for Enhancement

18.1 Part A of the appraisal identified a number of issues or negative features that are causing harm to the character and appearance of the Conservation Area. The following proposals for enhancement are suggested as ways to address the issues identified. These proposals form the basis for future action through a partnership of the respective Parish, District and County Councils. Some of the proposals will depend on additional funding being made available and it is hoped that through a partnership between various interested parties that environmental enhancements can be achieved.

- Encourage a high standard of design. Apply strict controls to alterations and extensions in the Conservation Area and deter proposals that undermine the quality of the Conservation Area.
 - Take enforcement action where there has been illegal alterations to listed buildings.
 - Carry out a review of parking provision in the village. This should involve assessing the potential for creating a designated car park and looking at ways of improving the management of existing on-street and off-street car parking within the village without resorting to losing front gardens.
 - Carry out a street audit and identify whether a scheme to manage and calm traffic, whilst improving the appearance of the street scene is required.
 - Discourage the replacement of timber windows with UPVC windows and the construction of UPVC conservatories in the Conservation Area.
 - Existing trees and hedgerows should be retained. If felling or removal is unavoidable, replanting with approved species will be required.
 - Discourage television masts, and overhead wires by utility companies.
 - Improve access along the Backway to those forms of transport that are legally allowed to use public bridleways.
- Ensure that this does not lead to cars and motorcycles traversing along its entire length.
- Protect views into and out of the Conservation Area by ensuring that any new development has minimal impact on views of the South Downs and the Low Weald and equally, on views from the Downs.
 - Encourage the use of locally sourced materials.
 - Promote a palette of colours that are sympathetic to the Conservation Area.
 - Repair and where necessary replace streetlights with a design sympathetic to the Conservation Area. Request WSCC maintain lampposts and repair all broken lights.
 - Suggest to English Heritage the updating of the Listed Buildings Register. Many buildings are difficult to identify and incorrectly named and often altered beyond comparison with the original listing e.g. Septima Cottages are listed as one building.
 - Encourage BT to paint the telephone box.
 - If the television signal is strong enough, explore the possibility of aerials being located internally within the roof.
 - Encourage owners to maintain fences, hedges and walls.
 - Encourage properties to avoid suburban design features, such as large wooden security gates and provide appropriate landscaping enhancements to restore the rural appearance.
 - Consider how Mid Sussex District Council's wheelie bins can be accommodated sympathetically.
 - Seek to improve the quality of street furniture including litter bins, seats, cycle racks, bollards, signposts, street maps etc.
 - Encourage the National Trust to keep features of the water supply system in good condition and explore the possibility of restoring them to working order.
 - Discourage flat roofed garages and the use of bituminous felt.
 - Consider installing information board(s)

- to explain sheep dipping process and Fulking's water supply system - although this would need to be treated sensitively to avoid the area becoming cluttered.
- Consider the need for a new village hall.

19.0 Development Opportunities

19.1 There are limited opportunities for development in the Conservation Area. Mid Sussex District Council would normally resist the amalgamation of traditional plots in the core area, so the opportunities would appear to fall into two categories:

- a) Small extensions to existing dwellings. Any proposal would be required to be of high quality design and compatible with the scale, materials and detailing of the existing building.
- b) Replacement of buildings of limited architectural quality. Proposals for replacement would be required to be of exceptionally high standard of design that will enhance the conservation area.

19.2 All proposals should preserve or enhance the special character and appearance of the conservation area.

20.0 Monitoring

20.1 The Fulking Conservation Area Character Appraisal should be monitored and updated at not less than ten-year intervals from the date of publication of the character appraisal. The review should include whether the various recommendations in Part B have been acted upon and how successful this has been. It also should highlight any new issues that need to be addressed.

Appendices

Glossary

Ashlar - Masonry employing large blocks of stone dressed with a scabbling hammer or sawn and carefully laid to give fine joints.

Bungeroosh - An irregular mix of brick, chalk and flint.

Bargeboard – Projecting board, usually of wood and often carved or fretted, placed against the incline of the gable of a building to cover and protect the ends of the purlins and/or rafters.

Bostal track – Steep paths that date back to medieval times etched into the chalk by sheep being driven daily from their night-time pens on fallow fields onto the Downs.

Cogged eaves cornice – A decorative course of brickwork laid diagonally as an alternative to a dentil course.

Coping – A course of stones or bricks laid on top of a wall.

Cornice – A projecting ornamental moulding along the top of a building or wall. Strictly the uppermost portion of an entablature in Renaissance architecture.

Cross-casement window – A casement window (hinged at the side) with one transom and one mullion dividing the window into four panes.

Cross-sash window – Similarly a sliding sash window with one transome and one mullion.

Dentil course – A course of brickwork featuring alternate projecting headers in the cornice or string course.

Doorcase - The complete door assembly including, doorjamb, door head, door lining, door posts, architraves, pilasters, transoms, fanlight and door.

English bond - A brick bond in which alternate courses are composed entirely of stretchers

and headers.

Façade – The face or elevation of a building, usually referring to the front elevation which contains the main entrance and addresses the street or a courtyard.

Fanlight – Semi-circular window with sash bars arranged like the ribs of a fan. More generally used to describe any window above a door transom.

Finial – A vertical ornamental feature at the top of a gable, cupola, canopy or at the end of a pitched roof.

Flemish bond brickwork - a brick bond which shows, in every course, alternating headers and stretchers.

Frieze – A horizontal band forming part of an entablature of a classical building between the architrave and the cornice. More usually used to describe a band of decoration running along the a wall just below the ceiling.

Gable – Area of wall, often triangular at the end of a double-pitch roof. In this context often a kneelered gable.

Gabled dormer – A window for a room within a roof space that is built out at right angles to the main roof and has its own gable. Variations are a square headed dormer and a hipped dormer.

Gauged brick arch – A shallow brick arch. Bricks are formed to a tapered shape necessary to form an arch with neat jointing.

Hipped roof – Roof with sloping ends instead of vertical gables. A gablet can be introduced into a hipped roof.

Half-hipped roof – Roof with partial gable and upper part hipped.

Hipped roof – A roof with sloping ends and sides.

Inglenook fireplace – A recessed fireplace containing a seat or a bench.

Modillion cornice – An ornamental cornice.

Mullions – Vertical divisions in a window dividing it into two or more ‘lights’.

Noggings - Bricks used to fill the spaces between timbers in a timber framed building, often in a herringbone pattern. Noggings can also be in the form of plaster on timber laths.

Oculi – In this context a circular brick feature pertaining to an eye.

Oriel window – A window that projects on brackets or corbels and does not start from the ground.

Parapet – A low wall above the roof gutter partially concealing the roof.

Penticed weatherhood – A projection from a main wall giving protection to a window or door, often in the form of a lean-to tiled roof. From the French appentis meaning appendage.

Pilaster – a representation of a classical column in flat relief against a wall.

Pintle hung – Employing a pin or a bolt as a vertical pivot or hinge.

Quoin – Stones or bricks used to emphasise the angle of a building, usually larger or a different texture to the other blocks or bricks in the wall and alternately long and short.

Sandstone plinth – A horizontal projecting course or courses of sandstone built at the base of a wall.

Site of Special Scientific Importance (SSSI) – An area of land that has been notified under the Wildlife and Countryside Act 1981 (as amended) because it contains wildlife, geological or landform features that are considered to be of special importance. SSSIs are protected to safeguard these important assets for the benefit of current and future generations.

Stretcher bond – bricks laid with their long side parallel to the length of the wall.

Square door hood – A simple projecting flat roofed hood above a door opening often covered with lead.

String course – A horizontal band of bricks or stone often carried below windows or at window head height imparting a feature to a building.

Terracotta – Moulded and fired clay ornament or cladding usually unglazed e.g a finial.

Transom – Horizontal division or cross bar of a window or the member separating a door from a fanlight above.

Vernacular architecture – Traditional architecture employing materials, forms and construction practices that are particular to a region or country.

Contact Addresses

For more information about the Fulking Conservation Area contact:

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Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Tel: 01444 477535 or 477342
Email: planningpolicy@midsussex.gov.uk

Fulking Parish Council
Laurel House
The Street
Fulking
BN5 9LU

Tel: 01273 857957
Email: paula@hazzy.net

For further information relating to listed buildings and conservation areas contact:

English Heritage
23 Savile Row
London
W1X 1AB

Tel: 020 7973 3000

The Society for the Protection of Ancient Buildings (SPAB)
32 Spital Square
Spitalfields
London
E1 6DY
Tel: 020 7377 1644

The Garden History Society
70 Cowcross Street
London
EC1M 6EJ
Tel: 020 7608 2409

The Georgian Group
6 Fitzroy Square

London
W1T 5DX
Tel: 020 7529 8920

The 20th Century Society
70 Cowcross Street
London
EC1M 6EJ
Tel: 020 7250 3857

For a 'Care of Victorian Houses' leaflet, contact:
The Victorian Society
1 Priory Gardens
Bedford Park
London
W4 1TT
Tel: 020 8994 1019

References

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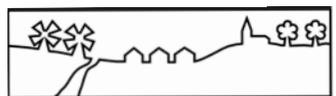
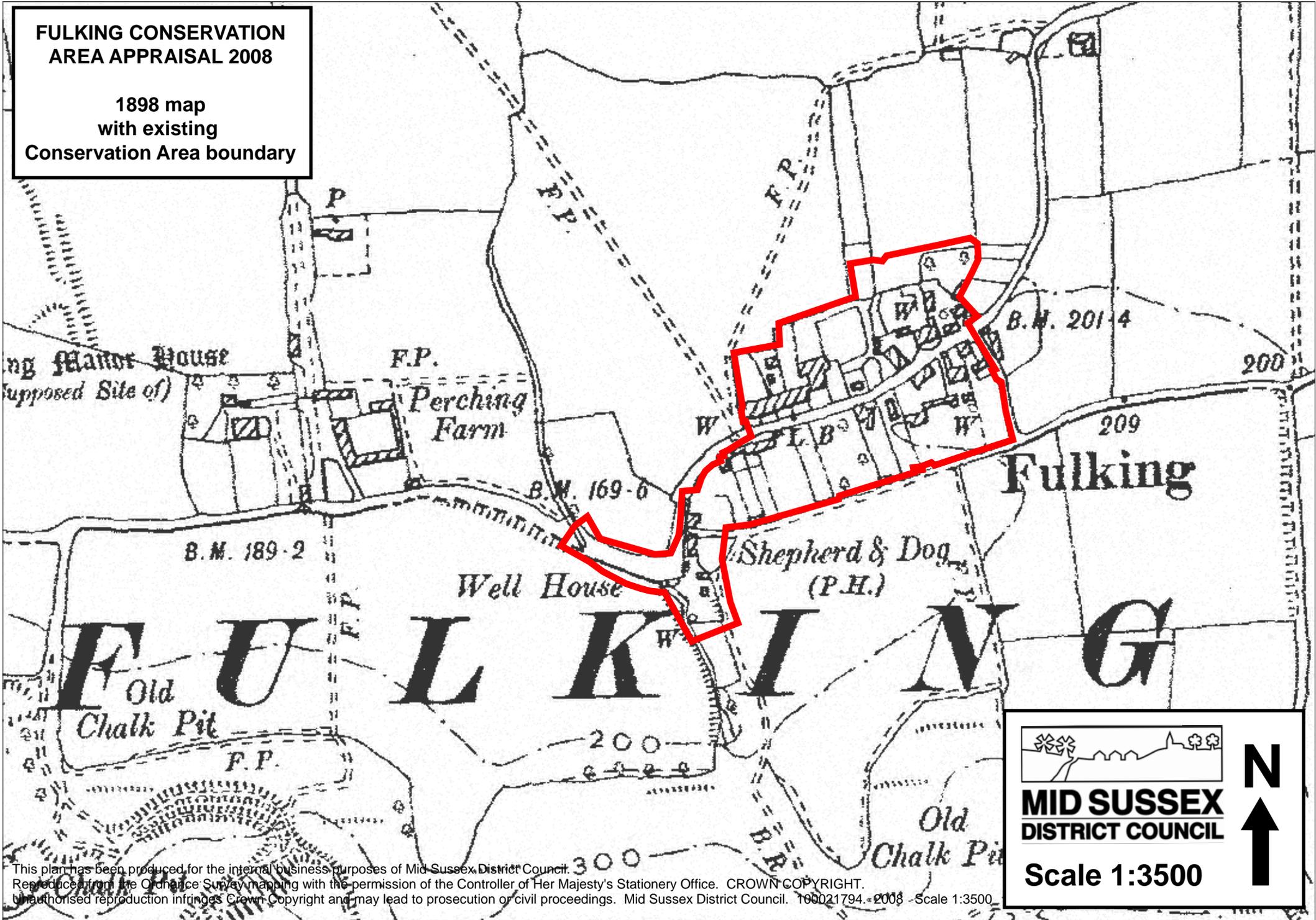
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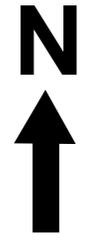
**FULKING CONSERVATION
AREA APPRAISAL 2008**

1898 map
with existing
Conservation Area boundary



**MID SUSSEX
DISTRICT COUNCIL**

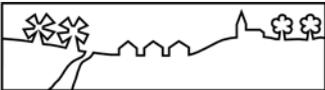
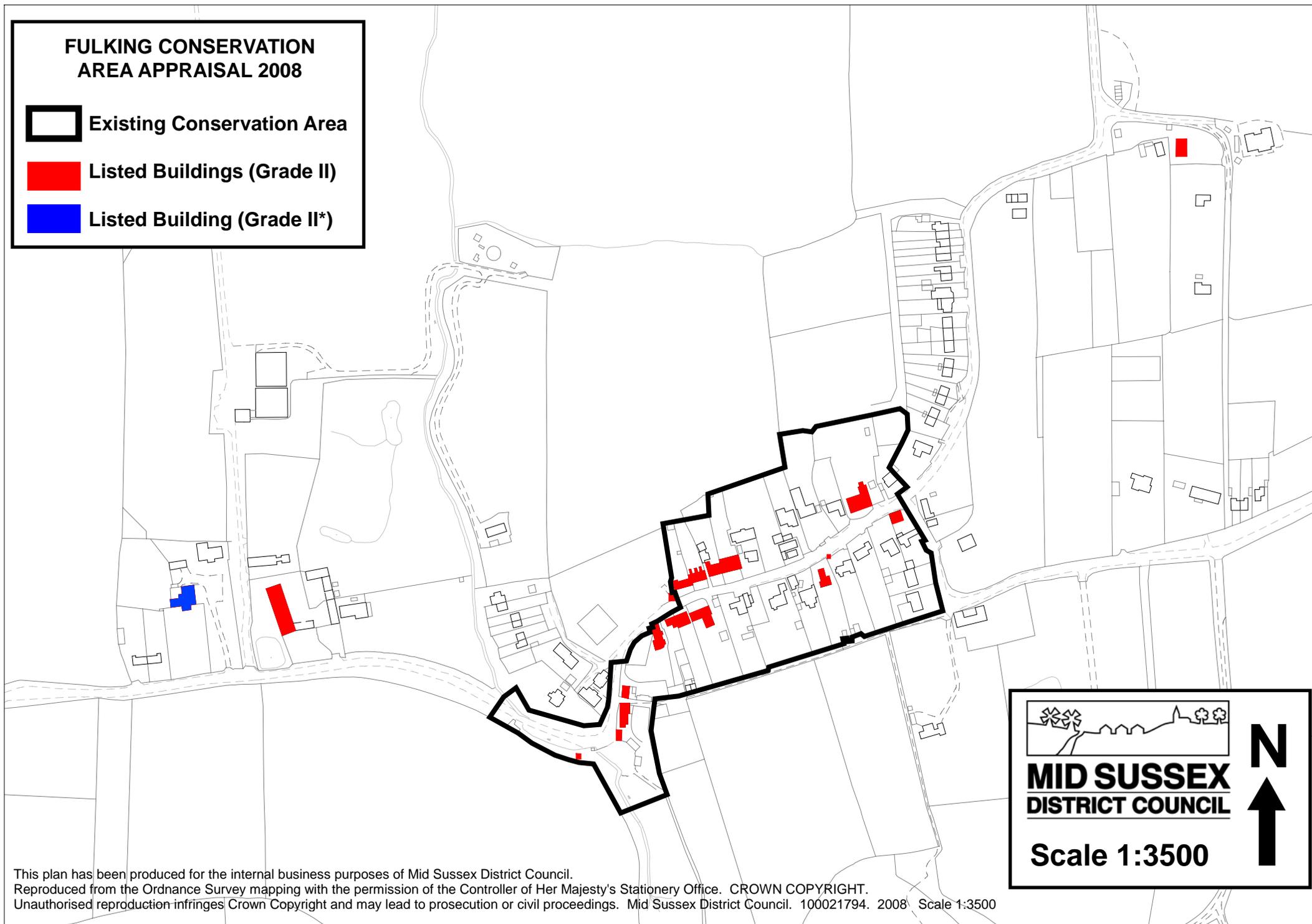
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FULKING CONSERVATION AREA APPRAISAL 2008

-  Existing Conservation Area
-  Listed Buildings (Grade II)
-  Listed Building (Grade II*)



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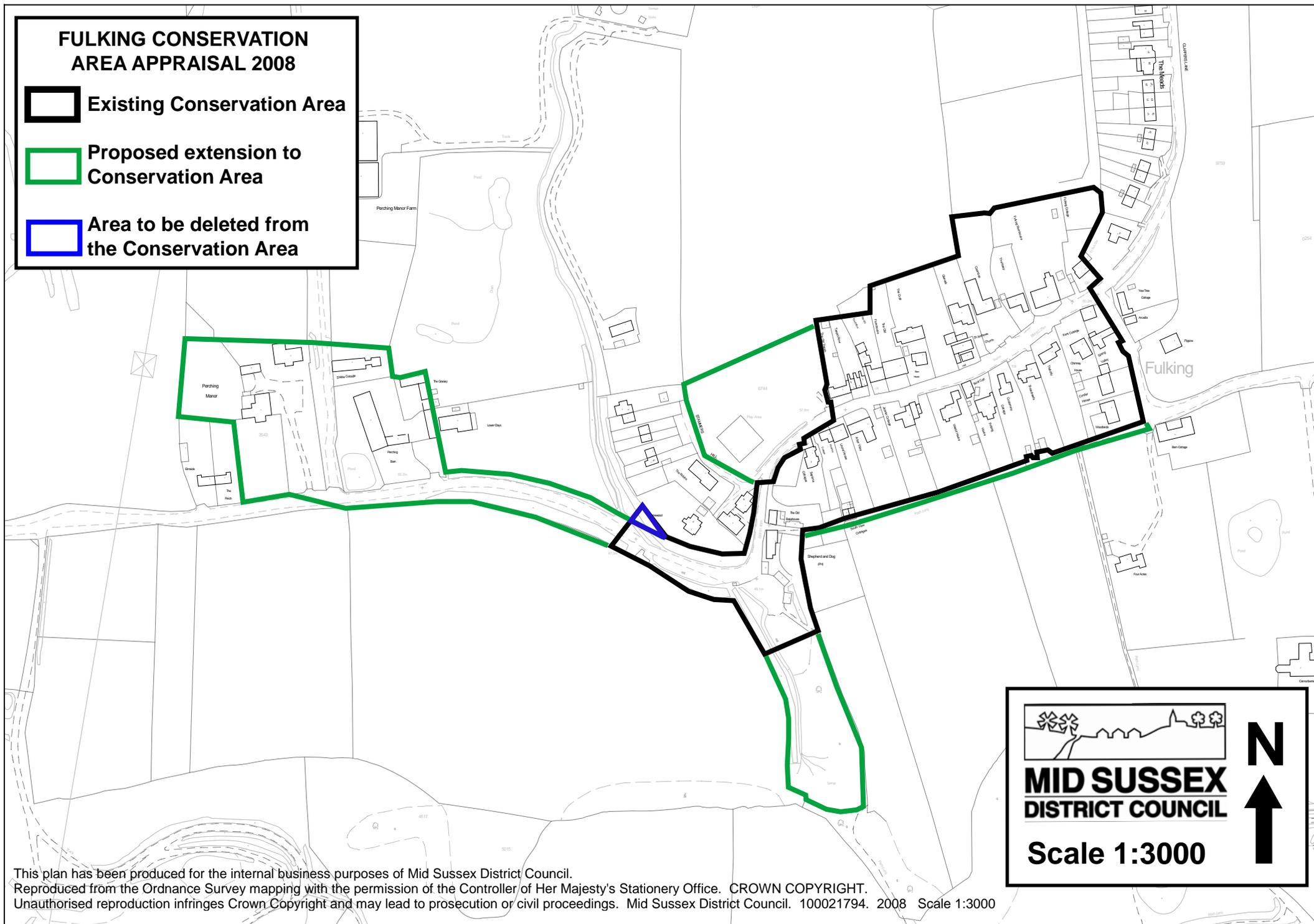
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FULKING CONSERVATION AREA APPRAISAL 2008

 Existing Conservation Area

 Proposed extension to
Conservation Area

 Area to be deleted from
the Conservation Area

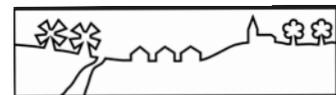
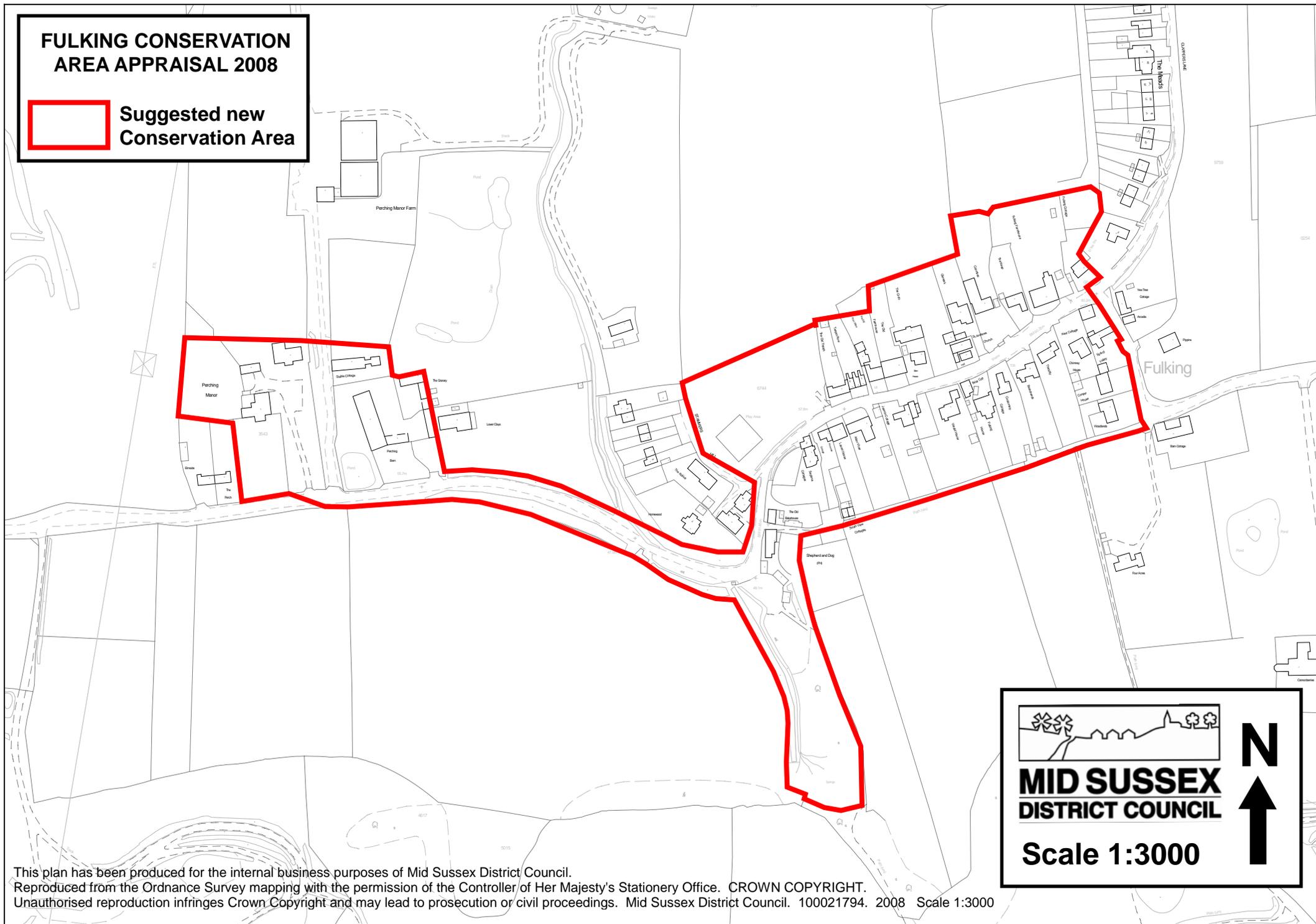


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**FULKING CONSERVATION
AREA APPRAISAL 2008**



**Suggested new
Conservation Area**



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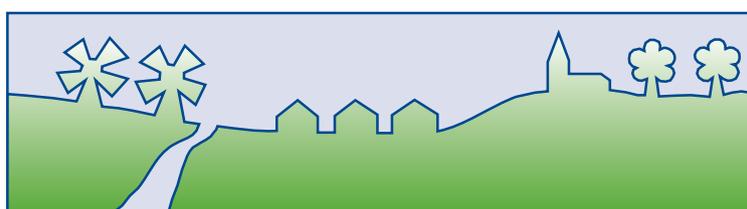


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Notes:

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£15.00



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