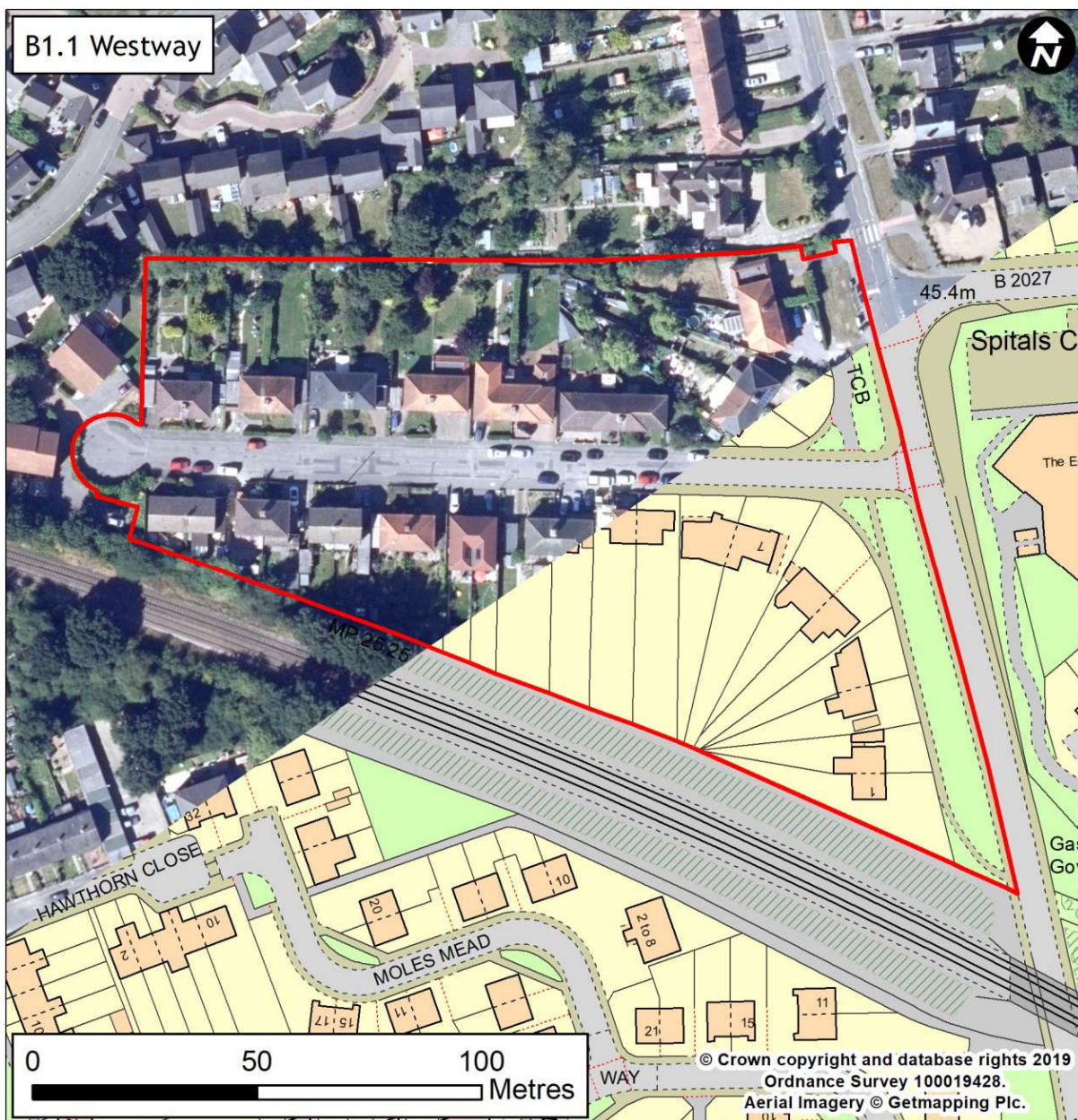


B. Inter-war Character Area (1919 – 1939)

Locally Distinctive Contextual Features	Description
Age of buildings	1920 and 1930s (with some post-war infill)
Historical Context	Semi-detached properties, on a similar plot size, behind an enclosed front garden was typical of the time period. Housing design features include hipped roofs, chimneys and decorative features (i.e. hung tiles, brick detailing and terracotta diamond motifs)
Type of buildings	Mostly semi-detached with some terraces
Main uses	Residential
Building heights	Predominantly 2 storeys
Prominent building materials	Red brick, white render, brick and tile hanging and clay roof tiles
Predominant boundary treatments	Trees, hedges, brick walls and fences
Open space/ vegetation	Grassed open spaces with some mature trees and grass verges
Street type	Residential streets, mostly cul-de-sacs.
Variations	
No variations of style across this character area	

B1. Inter-war Semi-detached

Semi-detached properties set in a similar plot size with rear gardens. Most properties face onto the road and are set back with boundary treatments from the public realm. Some character areas include small grassed areas of public realm.














An Example of an Inter-war Semi-detached Layout.

B1.1 Westways

Comprising Westways.




Legend

- | | | |
|---|--|---|
|  Character Area |  Green Space |  Important Tree and Hedge Belts |
|  Conservation Area |  Open Spaces |  Body of Water |
|  Listed Buildings |  Tree Preservation Orders |  Key Views |
|  Metropolitan Green Belt |  Important Tree | |

Historical Context

The area, a wedge shaped piece of land just to the north of the Uckfield railway line, was developed in the 1920-30s with pairs of semi-detached houses.

B1.1 Westways

Locally Distinctive Contextual Features	Description
Age of buildings	1920-30s plus 1960s infill
Type of buildings	Semi-detached
Main uses	Residential
Building heights	2 storeys
Prominent building materials	Brick and render
Predominant boundary treatments	Mix of hedges, low brick walls and fences
Open space/ vegetation	Grassed verge along Main Road
Street type	Cul-de-sac with pedestrian access to neighbouring character area
Detractor	Pavement parking and overhead cables detract from the public realm. 

Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Westways Character Area:

The harmonious palette of brick and render, with pantile style roof tiles should be respected.

Design Guidance

Regular building lines should be respected. The set back of existing buildings and sense of enclosure should be respected.

Traditional detailing of doors and windows should be retained.

The rhythm of repeated hipped roofs, window and door openings, and chimneys, should be retained.

Traditional brick walls and hedged boundaries, together with mature trees which contribute to the character of the area, should be retained or reinstated.

Area Characteristics

The area was developed in the 1920-30s along a straight cul-de-sac with hipped roof, two storey semi-detached houses set in regular plot widths with long gardens, apart from three double plots left vacant which were subsequently infilled in the late 1960s. The layout of the houses curves around the corner from the Main Road into Westways. The far end of the cul-de-sac now provides pedestrian and emergency access through into the more recent St Johns Way development.

The regular hipped roof lines, squat central chimney stacks, consistent window and door arrangements and limited palette of materials, brick and render, all create a cohesive suburban character to the area, typical of that era.



Views

The view looking east along Westways is framed by trees and the landmark building of the glazed bay of the Eden Centre.



Boundaries

The frontages are mostly low brick walls and hedges.



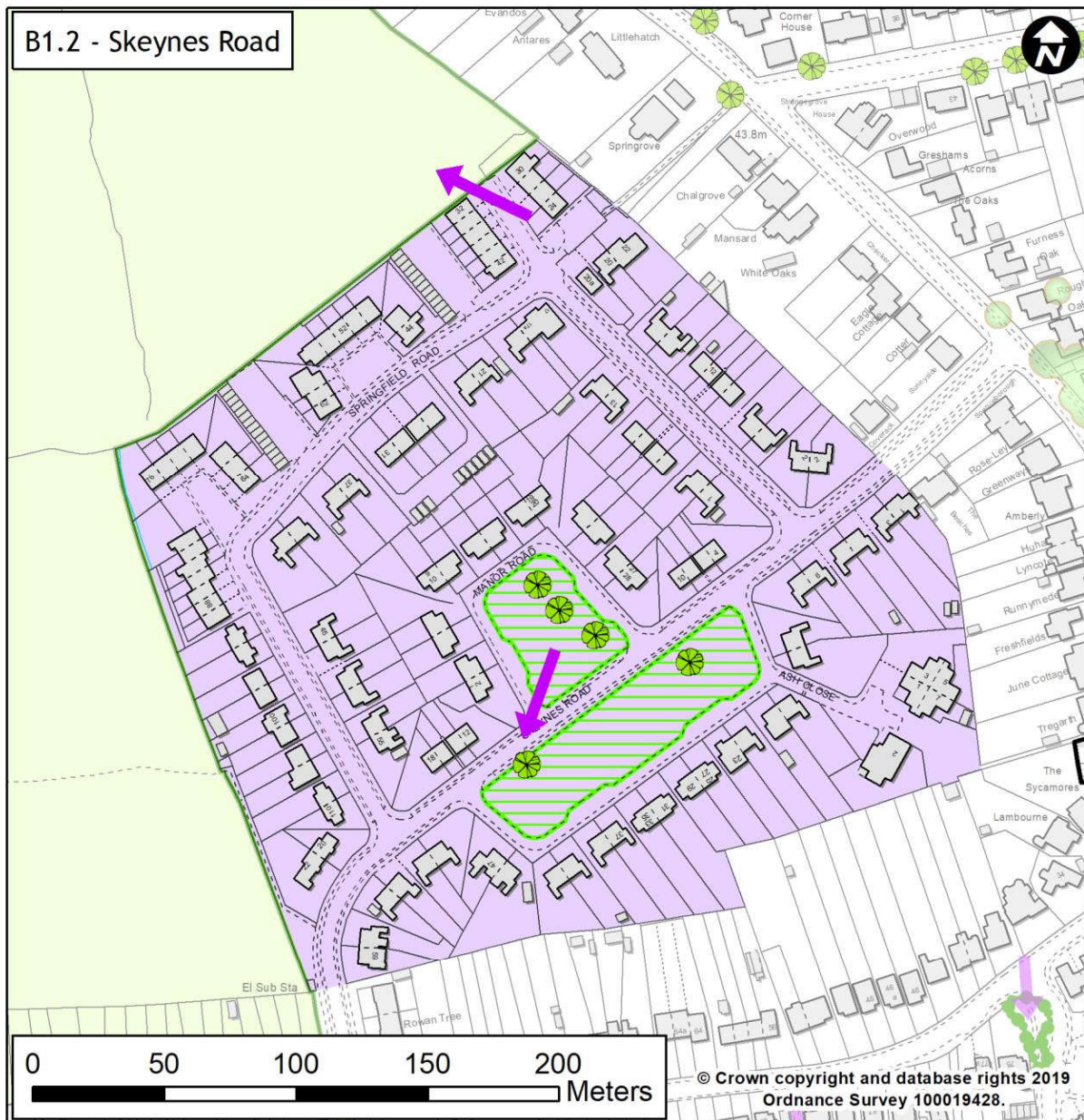
Detailing

Details common to the houses developed in the 1920-30s, which contribute to the distinctive character of Westways, include the brick quoin feature, the half round arches over a recessed porch and brick on edge lintels over the windows, the hipped roofs with pantile style tiles and central squat chimney stacks, and the cottage style fenestration.














B1.2 Skeynes Road

Comprising Skeynes Road, Springfield Road and Ash Close.



Legend

- | | | |
|---|--|---|
|  Character Area |  Green Space |  Important Tree and Hedge Belts |
|  Conservation Area |  Open Spaces |  Body of Water |
|  Listed Buildings |  Tree Preservation Orders |  Key Views |
|  Metropolitan Green Belt |  Important Tree | |

Historical Context

The area consists of residential properties developed in two main phases: public housing centred around a large green space on Skeynes Road, and south of Springfield Road was developed between the 1930-50s, and further public housing north of Springfield Road which was built in the 1970s. There has been further minor infill since then, including some Assisted Living accommodation in Ash Close. While there is a mixture of housing from different time periods the character of this area remains mostly from the interwar period.

B1.2 Skeynes Road

Locally Distinctive Contextual Features	Description
Age of buildings	1930s, 1970s and 2000s
Type of buildings	Terraces, maisonettes and semi-detached
Main uses	Residential
Building heights	2 storeys
Prominent building materials	Red brick, tile hanging
Predominant boundary treatments	Hedges, picket fences or open
Open space/ vegetation	Green spaces, mature trees and vegetation with benches and bins located within the green areas
Street type	Residential streets set around greens
Detractors	There are numerous blank flank walls which reduces the quality of public realm level, through lack of active frontages, with little natural surveillance, especially when overlooking the street and the park

Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Skeynes Road Character Area:

Regular building lines should be respected. The set back of existing buildings and sense of enclosure should be respected.

Design Guidance

Traditional brick walls/ hedged boundaries, together with mature trees which contribute to the character of the area, should be retained or reinstated.

The open green space should be retained to maintain the character of the inter-war housing area.

Area Characteristics

The Skeynes Road estate was originally laid out in the 1930s, centred around a large green space with some now mature trees. The red brick two storey houses are well spaced with large gardens, mostly comprising pairs of simple gabled semis, with squat central chimneys and cottage style windows and doors



Further houses were built in the 1970s, mostly in short terraces, tile hung at first floor, with separate garage courts, that sit perpendicular to the road.



There has been further minor infill since including a bungalow development in Ash Close providing Assisted Living accommodation, which is set back from the frontage facing layout of the main development. There is a pedestrian path that links to Crouch House Road.



Views

There are views across the adjacent fields at the far northern corner of the area. The main views are across the green space which has mature trees in the centre of the development. Street furniture (lighting, bin and bench) encourages use of the green space and creates an opportunity to take in the views across the green.



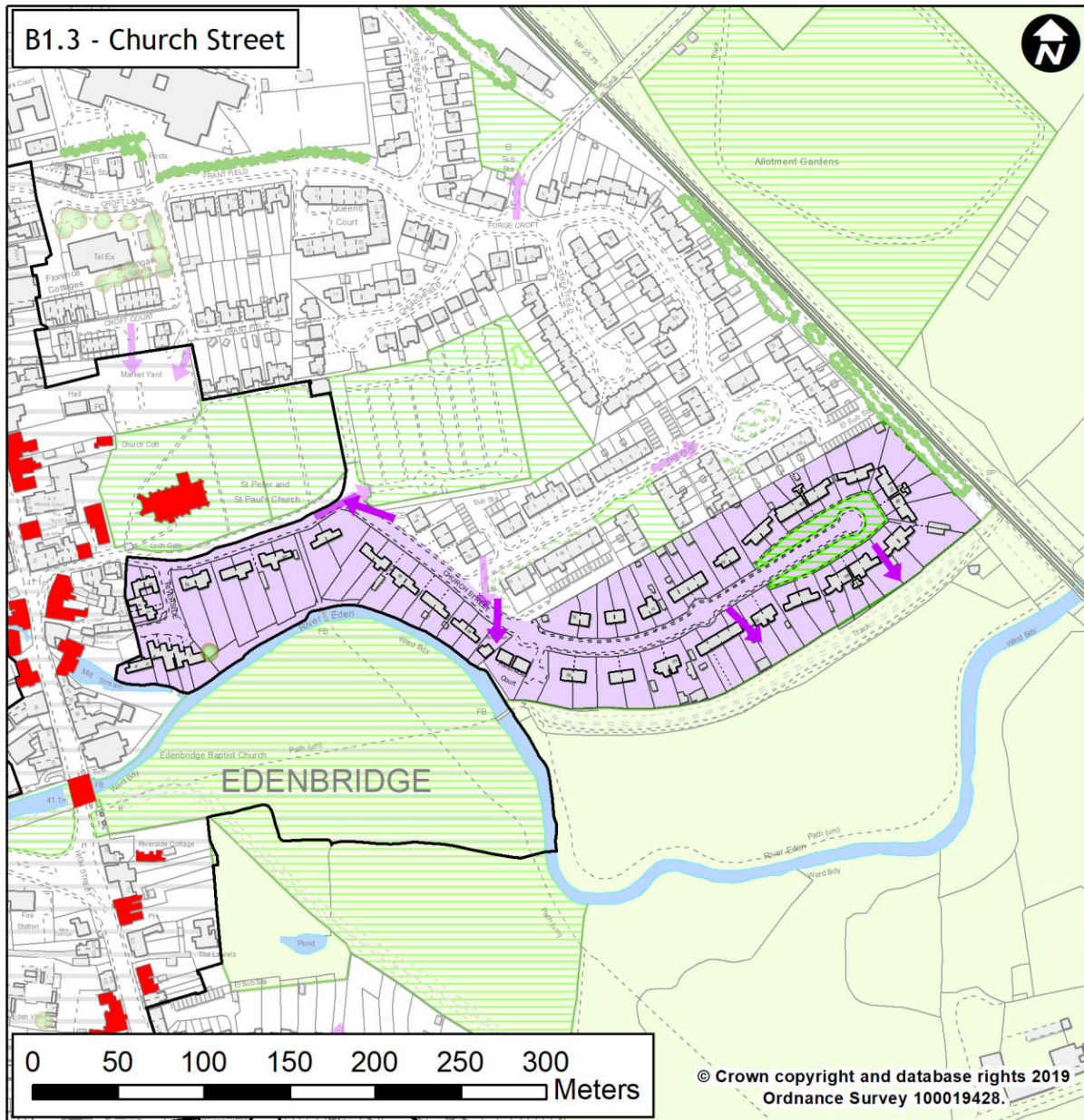
Boundaries

Boundaries are mostly hedges, low picket fencing, walls or open frontages, and there are grassed verges. Flank wall boundaries have higher close boarded fencing.













B1.3 Church Street

Comprising Church Street and Riverside.



Legend

- | | | |
|---|--|---|
|  Character Area |  Green Space |  Important Tree and Hedge Belts |
|  Conservation Area |  Open Spaces |  Body of Water |
|  Listed Buildings |  Tree Preservation Orders |  Key Views |
|  Metropolitan Green Belt |  Important Tree | |

Historical Context

The area consists of residential properties, developed in several phases from 1920s-1940s, with minor subsequent infilling, on land located between the Church and the River Eden.

B1.3 Church Street

Locally Distinctive Contextual Features	Description
Age of buildings	1920s-1980s
Type of buildings	Semi-detached and terraces
Main uses	Residential
Building heights	2 storeys
Prominent building materials	Render, brick and tile hanging, clay roof tiles
Predominant boundary treatments	Hedges and picket fencing
Open space/ vegetation	Views over river and fields between houses
Street Type	Residential, cul-de-sac, with footways
Detractors	Grassed areas in front of houses is now used for car parking which impacts adversely on the character of the area

Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Church Street Character Area:

The harmonious palette of red/multi brick and colour washed render, and clay roof tiles should be respected.

Regular building lines should be respected. The set back of existing buildings and sense of enclosure should be respected.

Traditional detailing of doors and windows should be retained.

The rhythm of repeated gable ends, window and door openings, and chimneys, should be retained.

Design Guidance

The views of the fields and river, and of the Church and its associated areas, should be retained.

Traditional brick walls/ hedged boundaries, together with mature trees which contribute to the character of the area, should be retained or reinstated but only where they would not impact on the boundaries of another property.

The setting of the adjacent Conservation Area should be preserved or enhanced.

The setting of the nearby Listed Buildings, in particular the Church, should be preserved.

Area Characteristics

The earliest development in this area (nos. 18-48) took place close to the Church and comprised well spaced pairs of semi-detached cottages in the 'Garden City' style, either rendered or brick, with gardens which ran down towards the river. They featured pairs of gables at the front, and hipped roof details elsewhere, well proportioned cottage style casement windows and the diamond terracotta motifs. These original features, and the rhythm created by the roofscape contribute to the distinctive character of this area.



The far end of Church Street was developed in the 1950s with white rendered terraces and semi-detached houses. Further infill, in the form of a house and some flats, has taken place more recently on the corner between numbers 48 and 50.



The next phase of development (no.s 31-53, and 50-68) took place in the 1930s, with pairs or terraces of brick built, hipped roof cottages, again widely spaced, and set out on the gentle curve following the river.



At the western end of Church Street is Riverside, a small development of flat roofed houses and bungalows, dating from the 1960s. While they are not in keeping with the adjacent Conservation Area, or the cottage style properties in Church Street, they are representative of their style for the time i.e. flat roof, horizontal window format at the front, generous window to solid ratio.



Views

There are views southwards across the river and the fields beyond through the gaps between the houses at various points. There are also views across towards the Church, Churchyard and Cemetery, especially at the western end of Church Street. A key view from the church looking west from this character area creates an important link to the high street.



Boundaries

Frontages in older parts of this area are mainly hedges and picket fencing, which make an important contribution to the character of the area. At the eastern end of Church Street the frontages are generally open, and grassed frontages are now used for car parking.



Detailing

The earlier phases of development in Church Street includes details which contribute to the distinctive character of this area i.e. the terracotta diamond motif, the proportion and fenestration of the cottage-style windows, the brick header details above the windows, the chimneys and the porch brackets. The boundary walls and brick gateposts to the Churchyard and Cemetery on Church Street are important townscape features in this area. The Church is a landmark building and can be seen from certain points throughout this character area.

