Cuckfield

Historic Character Assessment Report

October 2005

Sussex Extensive Urban Survey (EUS)

Roland B Harris

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west sussex county council

East Sussex County Council

Brighton & Hove

ENGLISH HERITAGE

Sussex EUS – Cuckfield

The Sussex Extensive Urban Survey (Sussex EUS) is a study of 41 towns undertaken between 2004 and 2008 by an independent consultant (Dr Roland B Harris, BA DPhil MIFA) for East Sussex County Council (ESCC), West Sussex County Council (WSCC), and Brighton and Hove City Council; and was funded by English Heritage.

Guidance and web-sites derived from the historic town studies will be, or have been, developed by the local authorities.

All photographs and illustrations are by the author.

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Cover photo: The Old Vicarage from South Street, Cuckfield.

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1 INTRODUCTION

1.1 Background to the project

This report is an archaeological, historical, and historic urban character assessment of Cuckfield. It is part of the Sussex Extensive Urban Survey (henceforth Sussex EUS) that examines 41 towns across the ancient county.[1]

The Sussex EUS forms part of a national programme of such surveys initiated by English Heritage in 1992. The national programme is already well underway, with roughly half the English counties having been completed or currently undergoing study.

As the surveys have progressed, the approach has developed. In line with recent surveys, the Sussex EUS includes more modern towns, the main significance of which stems from the 19th and 20th centuries. Another recent innovation is the introduction of the characterization concept, comparable with the map-based techniques adopted by historic landscape characterization. This approach was developed in Lancashire (2000-4), and is further refined in Sussex.

The Sussex EUS has been funded by English Heritage, and supported in kind by the commissioning authorities: East Sussex County Council, West Sussex County Council, and Brighton and Hove City Council. A wide range of stakeholders (including district and borough councils, and Areas of Outstanding Natural Beauty) has supported the project.

In West Sussex the Sussex EUS forms part of the *Character of West Sussex Partnership Programme*,[2] aiming to provide guidance and advice on the protection and enhancement of all aspects of character in the county. Other historic environment projects come under this umbrella:

• Historic Landscape Characterisation (HLC) of Sussex

• Intensive Urban Survey of Chichester and Fishbourne

• Local Distinctiveness Study of West Sussex.

1.2 Aims and objectives

1.2.1 Aims

The aim of the Sussex EUS is to deliver a unique and flexible tool to aid the understanding, exploration and management of the historic qualities of 41 of the most significant towns in Sussex with a view to:

• archaeological and historic environment research and management.

• informing strategic and local policy.

• underpinning urban historic land and buildings management and interpretation.

• encouraging the integration of urban historic characterization into the wider process of protecting and enhancing urban character.

1.2.2 Objectives

Key objectives of the project include the:

• synthesis of previous archaeological and historical work.

• creation of a Geographic Information System (GIS) that maps and allows the analysis of archaeological events, monuments and urban plan components using information obtained from a variety of sources.

• analysis of the origins and development of each town by establishing and examining its principal plan components and existing standing structures.

• identification of county-wide Historic Character Types and attribution of the types to different areas within each town.

• preparation of a Statement of Historic Urban Character for each town, to include assessment of archaeological potential and Historic Environment Value.

• identification of gaps in the understanding of the past occupation and historical development of character of each town through the development of a Research Framework.

• advice to local authorities on the development of guidance derived from the town studies.

1.3 Outputs

The principal outputs of the project comprise:

• Historic character assessment reports. Documents (of which this is one) that, separately for each town, summarize the setting and pre-urban activity; synthesize current archaeological and historical research; describe the development from origins to the present day; assess the surviving historic character and historic environment value; and set out a framework for future research on the historic environment of the towns.

• Geographical Information System (GIS) for the historic environment of each town. The GIS underpins the analysis and mapping of the town

reports, and is available to local authorities as a unique tool to support their decision making. The EUS-generated GIS data includes historic buildings and archaeological data, and mapping of areas for which Historic Character Type, historic land use, and Historic Urban Character Areas have been defined. The GIS data will be maintained and updated by the West Sussex County Council *Sites & Monuments Record* (SMR) and the East Sussex County Council *Historic Environment Record* (HER).

• Informing historic environment management guidance specific to each local planning authority, for the 41 EUS towns and Winchelsea, produced under the new Local Development Frameworks, and subject to formal consultation procedures.

• Background papers for the Sussex EUS project. Documents that include the project design, a summary of the methodology and an overall bibliography.

1.4   The structure of this report

1.4.1   The Setting

This introductory section describes the topography, geology, communications, and pre-urban archaeology of the town.

1.4.2   History

The history of Cuckfield in this report can be a brief summary only. It aims to synthesize published research, and to provide a chronological overview of the development of the town as seen from documentary sources. The focus is placed on those matters – such as origins, economy, trade and institutions – that are most closely related to the urban historic environment today. Aspects of the history of the parish – such as the manorial history – have been published elsewhere, most notably in the *Victoria County History*.[3]

1.4.3   Archaeology

The archaeology section of this report draws on published and unpublished reports of excavations, archaeological assessments, and records of finds. This section also includes analysis of historic buildings (listed and non-listed) and the topography, the latter drawing on maps of the town from 1638 onwards. Again, this section follows a chronological structure, and focuses on aspects of the material evidence of the town's past that relate most closely to the historic environment today.

1.4.4   Statement of Historic Urban Character

Whereas sections on history and archaeology (above) explore the development of Cuckfield over time, this part of the report considers and defines the physical evidence of the past in today's townscape. It does this by means of a character-based approach, operating at three different scales: areas of common Historic Character Type; larger and topographically familiar Historic Urban Character Areas; and the whole town. Assessment is made of the Historic Environment Value of each of the Historic Urban Character Areas, taking account of the archaeological potential.

1.5   Principal sources

Given its obviously medieval origins, Cuckfield has been the subject of surprisingly little recent archaeological and historical interest. The principal sources drawn on during the writing of this report are listed below. Many other sources have been used too, and full references have been given by use of endnotes.

1.5.1   History

There are several local histories of Cuckfield, including that undertaken for the *Victoria County History*, published in 1940.[4] There is, however, no authoritative and scholarly account of the history of the historic town, although **Heather Warne** has undertaken research over several years and a publication is forthcoming.[5]

1.5.2   Archaeology

Archaeological investigation of the historic town is equally lacking, with no substantial controlled excavations in the town. There have been several minor assessments/watching briefs, however, all unpublished:

Marshalls Manor (High Street) – 1998[6]

Land west of High Street – 2001[7]

Holy Trinity Church – 2003[8]

Land west of High Street – 2005.[9]

The **West Sussex Sites & Monuments Record** (SMR) database has been invaluable for identifying such unpublished sites, and for providing the pre-urban archaeological context.

1.5.3   Historic buildings

Cuckfield's rich vein of surviving timber-framed buildings has yet to be the subject of a thorough archaeological study, but recently initial analysis has been begun by **Annabelle Hughes**.[10]

English Heritage's statutory list of historic buildings is of use, although many of the descriptions date from the 1950s and were necessarily produced without internal inspection. Very limited fieldwork only was possible during this assessment and focused on correcting dating derived from such sources, identifying hitherto ignored buildings of historic interest (e.g. small flint barns and outbuildings of 18th and 19th-century date), and re-evaluating the dating and function of key buildings and monuments.

1.5.4 Geology and topography

The contextual discussion of the solid and drift geology has principally derived from 1:50,000 British Geological Survey digital data. Ordnance Survey Historic 25" maps for Epochs 1-4 (1874 onwards) have proved invaluable, especially as these have been used in digital form, allowing overlaying with each other and with other data. The 1843 Tithe Map (*West Sussex Record Office*) captures Cuckfield at a large scale at the end of its important coaching era, while the 1809 Budgen map of the Sergison estate provides the earliest detailed and topographically reliable map of much of the town.[11] Earlier still, but less

accurate in its survey and depiction of detail, is the 1638 map of the manor of Haywards Heath, again including much of Cuckfield:[12] there is also a 1679 copy of a map of 1625, which shows details of houses.[13] All these maps have been digitized and rectified to fit the National Grid to allow comparison with other maps and data. RAF vertical air photo coverage of 1947 provides a useful snapshot in time, as does the modern equivalent flown for West Sussex County Council in 2001. All analysis and maps utilize the most recent large-scale Ordnance Survey mapping (digital MasterMap data).

1.6   Area covered by the report

The Sussex EUS assessment of Cuckfield covers the extent of the town *c.*1874.

Cuckfield is one of five towns in Mid Sussex District that have assessments such as this. The others are Burgess Hill, East Grinstead Haywards Heath and Lindfield. Although Lindfield adjoins Haywards Heath, the two settlements remain quite distinct and, thus, each has its own report.
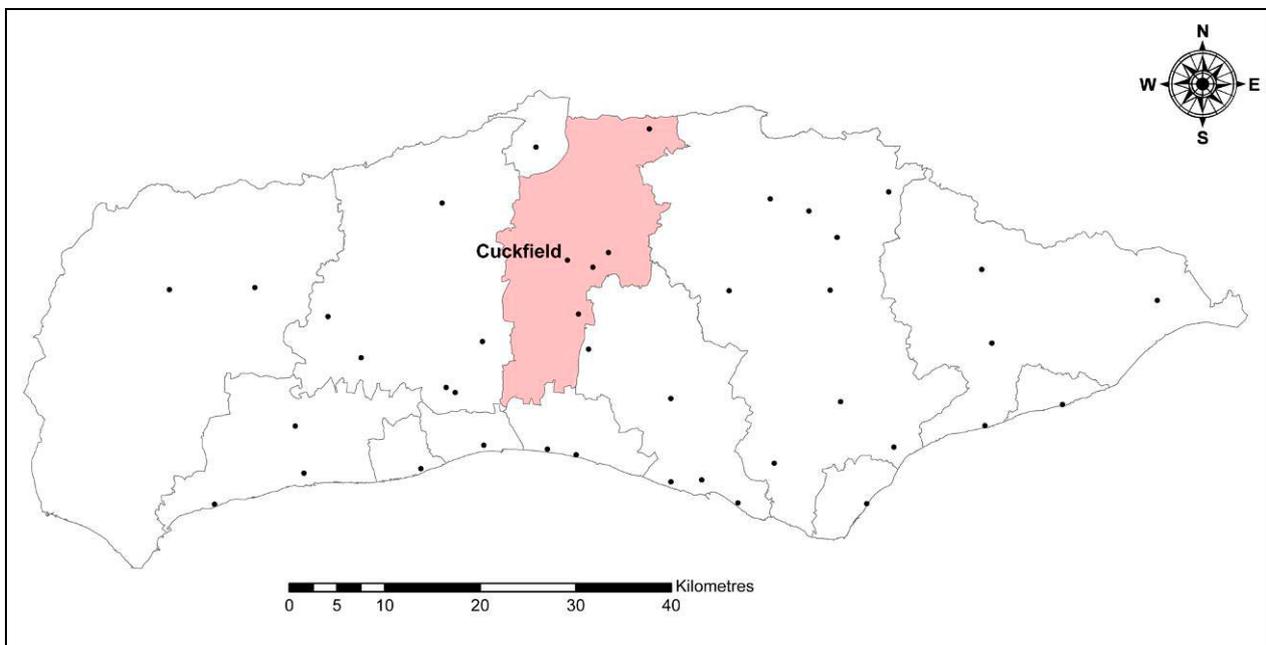

Fig. 1. Location of Cuckfield within Sussex. Mid Sussex District is highlighted and points locate the 41 Sussex EUS towns.

2 THE SETTING

Fig. 2. Cuckfield Park from South Street.

2.1 Topography (Map 2)

Cuckfield is situated within the High Weald, on a southwards-projecting spur of a minor east-west ridge. The ridge is partially separated from the bulk of the High Weald (and the protected landscape of that name) to the north by the valley of the upper part of the River Ouse (which flows mainly southwards to reach the sea at Newhaven, 29km distant). The river passes *c.*3km north-east of the town centre. The southern end of South Street and the parish church of Holy Trinity are the lowest parts of the village at *c.*93m OD. The main street (successively South Street and High Street) steadily climbs the spur to the north of this so that it is at *c.*100m OD at the junction with Broad Street and *c.*111m OD at the junction with Leighton Lea. Thereafter the High Street follows the crest of the spur so that it maintains a similar level at the junction with London Lane. To the east and west of the town, the land falls away sharply into typical High Weald gills oriented to the south-west and to the south-east.

The principal street of the town is the generally north-south High Street/South Street.

Suburbs extend to the east (almost as far as Haywards Heath) and to the north (joining Whitemans Green).

The town is at the centre of Cuckfield Civil Parish (the origins of which lie in the creation, *c.*1875, of what became in 1894, Cuckfield Urban District[14]), and just south-east of the centre of the much larger historic parish (now largely Cuckfield Rural Civil Parish and Haywards Heath Civil Parish): the scale of this parish had a considerable influence on the viability and growth of the town.

2.2 Geology (Map 2)

2.2.1 Solid geology

Along with the whole of Sussex, the rocks of the Cuckfield area are sedimentary. Descending the higher land of the High Weald towards the Low Weald, the rocks get more recent.

All of Cuckfield lies on a succession of sandstones and mudstones (commonly clays) of the Hastings Beds (Lower Cretaceous). The majority of the EUS study area to the north and east of the church lies on the mudstones of the Upper Grinstead Clay. This is surrounded by a band of calcareous sandstone (the Cuckfield Stone Member), most extensive on the south-west side of the town where it underlies the whole churchyard and extends beyond the settlement as far as Laines Farm. A narrower (*c.*100m) band of mudstone (Lower Grinstead Clay) surrounds this, and falls within the eastern and western extremities of the EUS study area.

Clay ironstone, or siderite mudstone, provided ore for the Wealden iron industry, and a post-medieval forge (Cuckfield Forge) and blast furnace (Cuckfield Furnace) lie outside the EUS study area – respectively, 800m and 1300m south of the churchyard (near Mackrell's Farm). These are located on fault lines marking the edge of the Upper Tunbridge Wells Sand Formation. These ironworks were in use at least between *c.*1583 and *c.*1613.[15]

2.2.2 Drift Geology

There is no drift geology within the EUS study area for Cuckfield, although the damming of the tributary of the River Adur for mill ponds has resulted in a build-up of alluvium on the southern edge of Cuckfield Park.

2.3   Communications

2.3.1   Water

The upper reaches of the River Ouse extend to the north of Cuckfield, passing within 3km of the town. The navigability of the river in the area was demonstrated by canalization from Lewes at least as far as Upper Ryelands Bridge (3.5km north-east of Cuckfield), and apparently to Staplefield,[16] in 1790-1812, by the Upper Ouse Navigation Company: significantly, the company was dominated by Cuckfield men.[17] The upper reaches of the River Adur (or one of its tributaries) passes 900m south of Cuckfield, and is crossed by the A272 at High Bridge: there are smaller gill streams feeding this passing within *c.*200m to the north-west and *c.*200m to the north-east of the town. However, the River Adur appears to have been little used for navigation above Mockbridge, over 12km downstream of this point, and 19th-century revival of the river was limited to canalization between Shoreham and Baybridge (West Grinstead), from 1807.[18]

2.3.2   Road

Since 1988 Cuckfield has had a bypass and now lies just off the A272. Previously this Heathfield-Winchester road passed through the centre of the town, along South Street, High Street and Broad Street. The north-south High Street continues 500m northwards to Whitemans Green where it divides into roads to Balcombe (B2036) and to Handcross (B2115/B2114). The latter leads through Crawley to London and was the principal road between London and Brighton when turnpiked in 1770.[19]

2.3.3   Railway

Cuckfield has never been directly on the railway, but the London and Brighton Railway (from 1846 the London Brighton and South Coast Railway – LBSCR) was authorized to build a line passing close to the town, connecting London and Brighton. This opened in 1841, and Cuckfield was served by a station 1.8km east of the town, at Haywards Heath. A line from the burgeoning channel port at Newhaven opened in 1847, joining the London line south of Haywards Heath at Keymer Junction (Burgess Hill). Both these lines remain in service.[20] The main line was electrified in 1933.[21]

2.4   Evidence for pre-urban activity

2.4.1   Prehistoric

No prehistoric finds or features have been found through controlled excavation in the town, and there has been only one prehistoric findspot, located just outside the EUS study area:

• Wealdacre, Courtmead Road – Neolithic (4000 BC to 2351 BC) leaf-shaped arrowhead found when digging the foundations of the house in 1924 [SMR reference: 4198 – WS779].

2.4.2   Romano-British

Although the north-south London-Hassocks Roman road (Margary road no. 150; SMR reference: 1932 – WS4200) passes 1.3km east of the EUS study area, no Romano-British finds or features have been found through controlled excavation in the town, and there have been no chance findspots of this period within the EUS study area.

2.4.3   Anglo-Saxon

No 11th-century or earlier medieval finds or features have been found through controlled excavation in the town, and there have been no chance findspots of this period.

2.4.4   Implications of pre-urban archaeology

The paucity of known pre-urban archaeology at Cuckfield is likely to reflect the lack of controlled excavations rather than an actual absence. Certainly, prehistoric finds should be anticipated in any excavation in the area. This potential was demonstrated during the survey of the bypass route in 1988 (*c.*450m south of the town) when 80 pieces of worked flint were discovered, 15 of which were identifiably as early as the Mesolithic, with others dating from the Neolithic to Bronze Age.[22] Similarly, a scatter of prehistoric flakes and scrapers was found in Cuckfield Park, near Old Mill cottage, *c.*800m south-west of the town [SMR reference: 5391 – WS4569]. Usage of this area of the Weald between the Late Iron Age and the Norman Conquest means that finds and features from these periods may also occur in future excavations within Cuckfield.

3   HISTORY

3.1   Origins: 11th-13th centuries

3.1.1   Place-name

The name *Cuckfield* is found in the earliest spellings of the late 11th and 12th centuries as beginning *Cucu-* or *Kuku-*, suggesting that the place-name simply means 'cuckoo-inhabited open country,[23] although the reliability of the early forms – and the resultant etymology – have been disputed.[24]

In the Weald, the *field* (Old English *feld*) element is strongly associated with ridges and, more specifically, areas of later medieval 'downland' or common. The 'open country' sense of *feld* suggests that woodland was thinner than elsewhere in the Weald or had been cleared and kept so by grazing.[25] The topography, geology, vegetation and history of the Cuckfield area is completely consistent with this.
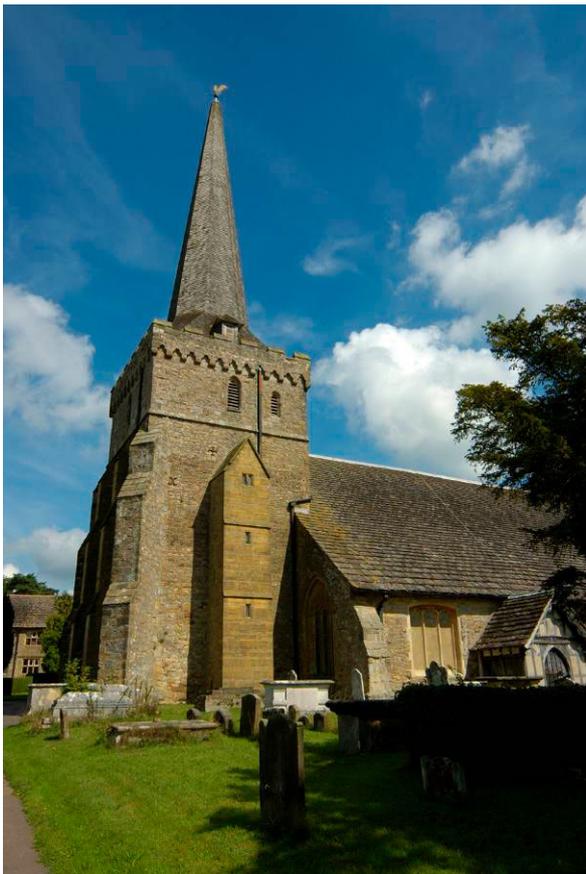
Fig. 3. The 13th- and 14th-century church of the Holy Trinity, the direct successor to the Norman church.

3.1.2   Church

The earliest reference to Cuckfield is to the parish church, which was granted to Lewes Priory by William de Warenne (lord of the Rape of Lewes) in 1091-8.[26] In the absence of architectural or archaeological evidence, there is no means of determining whether this was a new church or already in existence: the absence of the church in Domesday Book (1086) is not significant as it is demonstrably unreliable in its recording of churches.[27]

A vicarage was ordained in 1250 by the Bishop of Chichester, with the rectorial tithes remaining with Lewes Priory.[28]

3.1.3   Urbanization

No manor or settlement at Cuckfield is recorded in Domesday Book, which of itself is inconclusive. By 1240 the manor was held in demesne by the Warennes:[29] as the church was in the possession of the Warennes in the 1090s this strongly suggests that the manor too was held by the lords of the rape at the end of the 11th century. Needless to say, the earlier existence of the manor of Cuckfield does not imply the existence of a village or town.

The earliest evidence for permanent settlement at Cuckfield is the granting, in 1255, of a Tuesday market and an annual fair on the Nativity of St Mary (8th September). Five other markets were granted in Sussex in the early 1250s (at Wadhurst, Burwash, Salehurst, Robertsbridge and Hailsham) that, with Cuckfield, represent a largely successful spurt of growth in the formal economy of the Weald.[30] While the granting of the market at Cuckfield doubtless formalized an existing use, it indicates expansion of permanent settlement at this time, strongly suggesting that, like Wealden villages in general, a recognizable trading settlement quickly developed here during the second half of the 13th century.[31]

3.2   The later medieval town

3.2.1   Economic history

A grant in 1312 made provision for the market to be on a Monday and for an annual fair at Holy Trinity. That the latter was an addition to the September fair is evident from the fact that both fairs were held in 1465.[32]

While the 1296 lay subsidy roll for Cuckfield was combined with that for Hurst (i.e. Hurstpierpoint), there were 30 taxpayers in the *Villata de Cokefield* in 1327, suggesting a population of perhaps around 150.[33] This assessment has been used to rank what was evidently already a small town as ninth in the county in terms of wealth, although the Cuckfield figures relate to

the extensive parish rather than a defined borough, and the Cinque Ports are omitted. By 1524, Cuckfield was ranked seventh in terms of wealth in the county (again, using parish figures and excluding the Cinque Ports). This period was marked by rapid growth (555%) also seen at other Wealden towns (Horsham and Battle) and reflecting its productive hinterland for timber (and perhaps iron), a key Wealden export.[34] Notwithstanding the difficulty of using complex and partial records of taxes, and the comparison of figures for Cuckfield's substantial parish against those for more closely defined boroughs, it is evident that the late medieval settlement was a substantial and successful small town. The record of local traders in the 1397 poll tax – which includes five tailors – is consistent with this.[35]

3.2.2   Church

The documented later medieval history of the parish church was uneventful, although the architectural evidence shows that the building was substantially modified *c.*1330 and in the 15th century (see section 4.2.1).

3.3   The town *c.*1500-1800

3.3.1   Economic history

The market charter when renewed by Charles II in 1670 shows that market day had become Friday.[36] Friday was still market day in 1792, when there were also fairs on Whit Thursday, 25th May, 16th September, and 29th November.[37] In addition to the weekly market, permanent shops were in evidence: shopkeepers, including two saddlers and a shoemaker, are recorded in the late 17th century.[38]

During this period Cuckfield's position on the trans-Weald routes changed dramatically. Modest provision for travellers is suggested by the 1638 map of most (but not all) of the town, which shows two inns or taverns (the Talbot and what may be the Pied Bull or the Kings Head):[39] see Fig. 12. In the survey of inns and alehouses of 1686, provision of stabling and accommodation in the town can hardly have expanded. With less than 20 stablings and less than 10 guest beds, the town was on a par with nearby Lindfield, and insignificant when compared to the major Wealden towns for travellers: Horsham provided 365 stablings and 83 beds, on the main road from London to Brighton, via Steyning; and East Grinstead provided 247 stablings and 103 beds, on the main road from London to Lewes and (increasingly) Newhaven and Brighton.[40] With

the growth of Brighton accelerating in the late 18th century, the potential of a more direct route to London via Cuckfield was realized with the turnpiking of the route (1770).[41]

Fig. 4. The former Kings Head, South Street.

A direct result of burgeoning road traffic was the number of inns. In the early 18th century these comprised the Pied Bull (or the Bull – later a workhouse), the White Lion, the Lambcroft, and the White Hart, but by the end of the century two coaching inns dominated: the Kings Head and the Talbot.[42]

Wealden iron production had a significant impact on the economy of the town, with the beginning of the period coinciding with the development of the blast furnace, expanding markets, and rapid growth in the industry. The first English blast furnace had been established 17km from Cuckfield, at Newbridge on Ashdown Forest, in 1496. The industry expanded rapidly in the 16th century, thereafter declining to the point of extinction by the end of the 18th century. There were 16 ironworks of this period within 10km of Cuckfield.[43] Local families were owners and operators of furnaces and forges in the late 16th and early 17th centuries: Ninian Burrell operated Holmsted furnace from 1574 (possibly jointly with Walter Covert, of Slaugham Place), with the most famous ironmaster in the family, his son Walter Burrell (1600-71) living at, and adding to, Ockenden. Henry Bowyer, builder of Cuckfield Place from *c.*1575, was an ironmaster, as was his father John.[44] Less well documented is the employment of workers, though the 17th-century

parish registers record forgeman, filler at the furnace, founder, blacksmith and collier.[45]

Of diverse trades, the leather industry appears the most important. In addition to the leatherworkers referred to above, 17th-century Cuckfield was the home to curriers and tanners.[46] The Ordnance Surveyor's draft map of 1808 records a tanyard on Brook Street (now Tanyard Farm), 1.6km north of the town.

Although outside the town, the disparking of Cuckfield Park (east of the church and south of Broad Street: the ancient manor house seeming to have been located immediately south of the churchyard) in, or by,[47] the 16th century is of significance, not least since half of the park was acquired, along with a quarter of the manor of Cuckfield, by Henry Bowyer in 1575. Henry then immediately built Cuckfield Place (confusingly renamed Cuckfield Park in the 19th century) on a new site south-west of the town.[48] This new park may have partly overlain a rare feature of the High Weald – common arable land: more certainly, this also extended east of the London-Brighton road, with its former function preserved in the name Laines Farm.[49]

From a parish total of around 560 in 1524, the population rose to around 1,050 by 1676, and to around 1,215 in 1724. Thereafter population continued to grow, reaching 1,693 by 1801.[50] The predominance of parish, rather than town, statistics and the diverse source of these figures, mean that they should be taken as indicative of general trends only.

3.3.2 Church and religion

Fig. 5. The Old Vicarage, rebuilt *c.*1780.

This period began with the drama of Henry VIII's Dissolution of the Monasteries. Whilst the parish church was institutionally robust, its impact on the brotherhood of St Mary the Virgin (evidently in existence – and using the church – by the early 16th century) was immediate and terminal.[51]

Although no Roman Catholic recusants were recorded in Bishop Compton's census of 1676, seven years later one was reported by the vicar. No Protestant nonconformity was recorded in 1676 either, but, if a true record, then nonconformism must have flourished soon after, since 20 Anabaptists and one Quaker were recorded in 1724.[52] The Baptists built a chapel at Polestub, just north of the EUS study area, in 1772 (since 1842 a Zion Strict Baptist chapel).[53]

3.3.3 Urban institutions
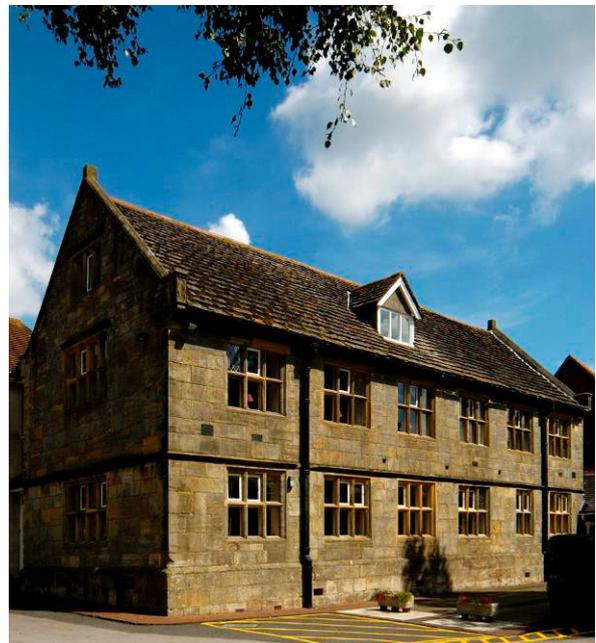
Fig. 6. The former grammar school.

Cuckfield's free grammar school was founded in the early 16th century by Edmund Flower, a citizen of London. His will of 1521 endowed the school that he had already funded for 'certeine years past'. Given that in 1498-9 he was warden of the Merchant Taylors Company, and their first master in 1503-4, is possible that he established the school *c.*1500. Flower's founding of the school and burial at Cuckfield, strongly suggests that he was a native of the town. His will placed, or rather confirmed, responsibility for the school on the Cuckfield brotherhood of St Mary the Virgin: such fraternities were often involved in education. The initial foundation was under-endowed, however, and the necessary additional funding came from endowments of the Reverend William Spicer, rector of Balcombe, in 1528: in effect he was the second founder of the school.[54]

A workhouse was purchased in 1738 by the Middleton and Burrell Charity (created by legacies of 1713 and 1717, respectively). The building had already been rented as a workhouse, but, presumably recently, had been the Bull Inn.[55]

In the 18th century (and early 19th century), stocks were apparently located on South Street, where the Sergison memorial horse trough is now located.[56]

3.4　Expansion: *c*.1800-2005

3.4.1　Economic history

The early 19th century saw the peak in London-Brighton coach traffic, as the seaside resort expanded rapidly. Increased road travel meant that the granting of a new and more direct London-Brighton turnpike route – approximately on the line of the present A23 – in 1808 (opened 1813) had little effect on Cuckfield. A sign of this is the improvement that continued to be made to the Cuckfield road: the road south of the town to High Bridge was lowered in 1810, and in 1835 the road there was slightly diverted to use a new bridge. At this date, public coaches could, on occasion, manage the London to Brighton journey in under four hours (and rarely exceeded seven hours), but the Brighton season meant that private carriages provided the predominant traffic and passing trade.[57]

Fig. 7. The Talbot Inn – considerably smaller than in its coaching heyday.

The advent of the railways brought this high point of the coaching town to an abrupt end. After early fruitless proposals, more serious consideration of a London to Brighton main line took off in the 1830s and included, in 1835, a proposal for a line past Whitemans Green and Cuckfield churchyard. Evidence presented to a select committee in 1836 showed that a route through Steyning and Shoreham was opposed by many in Cuckfield, who favoured the eventual route – approved in 1837 and opened in 1841 – through Haywards Heath, passing 2km east of Cuckfield. Evidently, the inevitable demise of coaching was recognized and local economic optimism for the new communications route to was reflected in a reference as late as 1840 to the proposed station as that 'for the Towns of Cuckfield and Lindfield'.[58] In the event, of course, Cuckfield missed out almost entirely on the late 19th-century expansion of population and economy that marked the railway towns of Sussex. Moreover, the station at Haywards Heath began to attract businesses and residences, aided by the availability of land for development after enclosure of the heath (under an Act of Parliament in 1858 and settled by an award in 1862[59]), so that Cuckfield was soon eclipsed by the new town formed largely within its own parish.

The impact on Cuckfield of its new neighbour was more than relative stagnation, as economically active residents relocated to the new town. For example, Alfred Curtis was a grocer, draper and insurance agent in Cuckfield in 1845, but by 1862 had moved his business to become the first postmaster in Haywards Heath. Likewise, Charles and Daniel Knight, respectively a Cuckfield ironmonger and tradesman, were both based in the emerging new town in the 1860s.[60] Decline of the coaching inns in Cuckfield was more immediate and predictable. The economic use of the revitalized River Ouse, with its terminus at Ryelands Bridge in Cuckfield parish, failed still more dramatically, ironically its last flurry of activity being the supply of building materials to the railway.[61]

The ancient September fair survived the arrival of the railway, and continued to use the main street until 1871 when moved to a field near the Rose and Crown. It did not survive the move by more than a few years.[62] Although the weekly market appears to have lasted into the 19th century, the suggestion that it was directly transferred to Haywards Heath in 1868 seems suspect:[63] the latter was on a Wednesday (then on Tuesday), was fortnightly, and appears to have been independently initiated by Thomas

Bannister, the auctioneer at Paddockhall Road, Haywards Heath.[64]

In the face of such decline in the 19th century, Cuckfield hung on to its administrative status. Despite its burgeoning population and the creation of a Local Board in 1872, Haywards Heath remained part of Cuckfield parish, and it was not until 1894 that a new civil parish was created. At this point the central area of the historic parish of Cuckfield became Cuckfield Urban District.[65] Remarkably, Cuckfield's name was chosen in preference to that of Haywards Heath when the two were merged into a single urban district in 1934, under the Local Government Act 1929, and this survived until the reorganization of local government in 1974.[66]

The dominance of Cuckfield's name in 1934 was the result of conscious historicism, and inclusion in the urban district reflected perception that it was now a suburb of Haywards Heath rather than that it had any residual urban characteristics. Although Cuckfield has avoided being engulfed by expansion of Haywards Heath in the manner of Lindfield, the 20th century has seen the economy of the former town become increasingly suburban, with a move to one based on commuting and retired population. In this, of course, Cuckfield is little different from most villages (or, rather, former villages) in Sussex. Suburban expansion through construction of housing has been restricted, however, with inter-war development limited to spacious housing along Courtmead Road and council housing on Glebe Road. Post-war housing has seen the expansion of the Glebe Road estate, the similarly-scaled creation of nearby Barrowfield, a small estate at Leyton Lea, infill north and south of Broad Street, and redevelopment within the former grounds of large houses at Warden Court, Hatchlands, Mytten, Tower House, and Knowle.

The changing administrative areas mean that 19th-century population figures are not comparable, but very slow growth in the early 20th century is evident with a population of 1,899 in 1911, rising to 2,186 in 1951, and then more rapidly to 3,266 in 2001.[67]

3.4.2   Church and religion

The church of Holy Trinity has remained intact as an institution throughout this period, although the parish that it serves has been reduced by the creation of new ecclesiastical parishes of Staplefield in 1848, and St Wilfrid's (Haywards Heath) in 1865.[68] The vicarage suffered demolition of the adjacent tithe barn *c.*1926, and was itself sold off in 1937: initially the Clergy

House in Church Platts (built 1898) was used, before the present vicarage in Broad Street was acquired in 1945.[69] Expansion of the churchyard – albeit as a cemetery under a secular burial board – in 1855 reflected the early growth of Haywards Heath (until 1865, without its own church or ecclesiastical parish).[70] The cemetery expanded further in the inter-war and post-war periods.

Nonconformism strengthened in the 19th century, with a body of Congregationalists meeting from 1828. The chapel of that date was replaced by the present building in 1869.[71]

Fig. 8. Congregationalist chapel, Broad Street.

3.4.3   Urban institutions

During the 19th and 20th centuries Cuckfield has seen the development of a range of social and public functions that did not exist previously. The detail of these is beyond the scope of this brief account, but the salient institutions are included.

The town's educational function was expanded with the creation of a National School (1822) on the northern edge of the town, near the Rose and Crown. In 1846 permission was granted by the Court of Chancery to apply the endowment of the declining grammar to the National School. The merged school utilized the old grammar school site, which was expanded by the purchase of eight adjacent cottages between 1854 and 1890.[72]

The Nonconformist equivalent of a National School – a British School – was opened as a day

school in 1852 in the Congregationalist Chapel in Broad Street. A school was then built adjacent to the chapel in 1869, and this closed in 1907.[73]

Fig. 9. The former workhouse, Ockenden Lane.

Reorganization of education following the Butler Education Act (1944) meant secondary school provision partly leaving the town, with grammar school pupils attending Haywards Heath Grammar, which opened at Harlands Farm Estate in 1958. This became a comprehensive in 1974.[74] Meanwhile, the new secondary modern school built in Cuckfield in 1957 has become a comprehensive school itself (Warden Park School).[75] The National School had become a primary school still occupying the old grammar school buildings until, in 1991, the Holy Trinity C of E Primary School relocated to its present buildings on Glebe Road.

The old workhouse in Ockenden Lane was supposedly rebuilt, or more likely (given the architectural evidence) repaired, in the early 19th century, albeit in ignorance of the charity freehold,[76] and operated a business to defray running costs – the Manufactory of Woollen and Linen Cloths – as late as 1835. It was soon rendered obsolete, however, by the opening of the new Cuckfield Union Workhouse in 1845 (later Cuckfield Hospital, 600m north of the village) to serve the extensive Cuckfield Poor Law Union, created in the light of the 1834 Poor Law Amendment Act.[77]

With the opening of the new Cuckfield Union Workhouse in 1845, the old workhouse in Ockenden Lane was used as a Drill Hall and, from 1872, as the County Court. Petty sessions

in the late 19th century were held at the Talbot Hotel.[78] Cuckfield's role in law and order declined, however, as new provision was made in Haywards Heath. Here, a combined Court House and police house opened in Paddockhall Road in 1888, marking the demise of the petty sessions (in 1888) and county court (in 1890) in Cuckfield.[79] A police station was in existence at what is now 5 Church Street by 1841, and this survived until *c.*1945.[80]

Increasing social activities in the 19th century led to a need for a dedicated public space – as opposed to use of the Talbot – and this was finally provided by the opening of the Queen's Hall in 1897.[81] Since 1980 this has also housed the town museum.

Sports facilities appeared during this period. In 1905 the old mill stream, to the south of the town, was dammed for swimming and a club formed: the pool survived until *c.*1950. The recreation ground was given to the town in 1920, saw tennis courts added pre-World War Two, and has since gained a playground.[82] Cricket was played in a regular and organized fashion (and extremely successfully) in Cuckfield from the early 19th century, initially on the Earl of Abergavenny's land south of the churchyard (see Fig. 17) until this was purchased for the extension to the burial ground in 1855. Cricket lapsed until a new ground was found – adjacent to Ockenden – in 1868, moving to Cuckfield Park (where it remains) in 1891.[83]

Fig. 10. The Queen's Hall, High Street.

4   ARCHAEOLOGY

4.1   Origins: 11th-13th century (Maps 5 and 6)

4.1.1   Buildings

Fig. 11. The church of the Holy Trinity: view of nave looking east.

The parish church of Holy Trinity is the only building surviving from this period. An earlier Norman building apparently underlies the present church, its nave corresponding with the three western bays of the present central aisle of the nave, and its square-ended chancel projecting just east of the present chancel arch.[84] The earliest visible fabric dates from the mid-13th century, however, when the church was enlarged. A south aisle was added to the nave: the south arcade was evidently only three bays long, maintaining the length of the Norman nave. To the west a tower was added, as high as the string-course marking the bottom of the bell-chamber, and excluding the later buttresses. The narrow Norman chancel must have been rebuilt at this time too, as the 13th-century south aisle continues a further bay east of the nave of this period, providing a south chapel. These

modifications are consistent with, though not proof of, the development of permanent settlement at Cuckfield *c.*1250.

4.1.2   Excavations

The little that is known of the medieval town through archaeological excavation comes from a minor evaluation and watching brief to the rear of Heathfield House, High Street (though the site is known as **Marshalls Manor**). The site was located 25m from the present High Street frontage. The investigation found evidence of continuous occupation from the second half of the 13th century to the end of the 15th century. Two slots may have been made for the sole-plates of a building of the late 13th century or early 14th century.[85] Although lack of evidence for earlier periods may not be conclusive, this site is important for providing evidence of occupation from the later 13th century.

4.1.3   Topographic analysis (Maps 5-6)

In the absence of significant archaeological or historical evidence for the origins and early development of Cuckfield, the surviving and historically mapped topography assumes a greater significance. Little previous analysis has been undertaken beyond the suggestion that the medieval town marks the junction of ridge-ways that approach from the north and east and which here descend to the Low Weald.[86] There are other distinctive features in the topography of Cuckfield, however, that may relate to the earliest development of the settlement.

An obvious feature of the broadly north-south route is that South Street (the southern continuation of High Street) has a dog-leg. This leaves the church and churchyard set back from the principal route. It is most likely that the properties south-east of the dog-leg (including the former grammar school and the former Kings Head) represent encroachment onto an open space. This interpretation is supported by the survival of minor lanes (Church Street and Church Platt) that make this block almost an island, and by the absence of well-defined tenement boundaries. There is a similarly-sized block to the north-west of South Street, encircled by Ockenden Lane, and this may also represent encroachment on the open space. This open space would have measured *c.*100m x *c.*70m, or, if the properties bounded by South Street and Ockenden Lane also represent encroachment, as much as *c.*100m x *c.*130m. In either case, the churchyard forms the southern edge of this space, set back from the projected line of South Street without its dog-leg.

Fig. 12. Detail from 1638 manorial map of Hayworth and Trubwick, showing Cuckfield (WSRO Add Ms 28784).

The evidence for an open space along a main route, with a church set back from the route at the edge of the open space strongly suggests that Cuckfield conforms to the unusual development of Wealden settlements identified by Mark Gardiner. In this a market, or focal, place developed along a major route, followed by the building of a church by *c.*1100 (to serve a widely dispersed parish of farmsteads), and only later (typically the second half of the 13th century) saw the development of a permanent settlement: examples include Mayfield, Wadhurst, Ticehurst and Wartling.[87] The model appears wholly appropriate to the known history, archaeology, and topography of Cuckfield.

The second distinctive feature of the topography of Cuckfield is the divergence, or fanning out, of London Lane, Broad Street and Courtmead Road. The last only came into existence as a made-up road in the 20th century, but was previously a track and is recorded as a boundary on Budgen's 1809 map: its absence on the 1638 map is insignificant as there is almost no cartographic detail south of Broad Street.

Significantly, the surviving footpath that continues the route of Courtmead Road to the churchyard would have joined the south-east corner of the putative market place. London Lane and Broad Street are both recorded on the 1638 map, confirming that neither results from 18th-century improvements to the London-Brighton road. While large triangular market places were a feature of other Wealden villages (such as Rotherfield and Ticehurst: at the latter the triangle is still marked by roads),[88] the scale at Cuckfield and the likely presence of three early roads suggest different origins. Rather, the presence of multiple routes fanning out more probably represents early routes spreading out across what had once been open 'downland', as seen locally in the road pattern at Haywards Heath (where much has survived 19th-century urbanization) and, on a more comparable scale, at Staplefield Common. This correlates well with the 'downland' association of the *feld* component of the place-name Cuckfield (see section 3.1.1).

Evidently, this area of early (i.e. pre-Conquest) 'downland' at Cuckfield was near – perhaps even within – the medieval park and, thus, it is necessary to consider their relationship. After disparking in the 16th century the remnant old park was located east of the church and south of Broad Street (see above). The location of a park pale near the junction of Broad Street and London Lane is attested by the name 'Hatchlands', attached to the land between and immediately west of the junction. This is recorded as Hatchland in 1578 and probably was the home of Richard *at Hecce* in 1327 and 1332.[89] The derivation of hatch is Old English *hæcc*, meaning gate: better-known examples are found at entrances to Ashdown Forest – Coleman's Hatch, Chuck Hatch and Plawhatch. Other place-name evidence south and south-east of Hatchlands corroborates the location of the park: Horsgate is recorded from 1606,[90] Pagesgate (now Riseholme) on the 1638 map, and Old Park Farm (now Warden Park School) on the tithe map of 1843. Moreover, the fieldscape of this area is evidently a post-medieval imposition, with straight boundaries. The park was recorded as containing 229 acres in 1439,[91] which almost exactly equals the extent of Old Park Farm (129 acres) and Lodge Farm (102 acres): these have been identified by Heather Warne as representing the medieval park (see Map 15).[92]

The location of the medieval park strongly suggests that the distinctive pattern of radiating roads of Broad Street, London Road and Courtmead Road derives from 'downland' or common that was separate from, and probably

antedates, the park located to the south. During the later medieval period, this area comprised common, or town, meadows: the triangle north of Broad Street was divided amongst the tenants of the manor, and the lower triangle (between Broad Street and Courtmead Road) was divided between the vicar and the Sergisons.[93] The position of the park – and the early manor house – also illustrate the constraints on the growth of the town as it emerged in the 13th century. Along with the absence of regular burgage plots, this indicates that seigneurial planning at Cuckfield was limited to the acquisition of the market charter and that development of permanent settlement occurred in the restricted space around the market: Cuckfield was a permissive rather than a planned settlement.[94]

4.2   Later medieval town (Map 7)

4.2.1   Buildings

Fig. 13. Crundens, South Street.

The parish church was substantially extended *c.*1330. A north aisle was added to the nave, which also gained a clerestory and gained an additional eastern bay. The heightening of the tower and the addition of buttresses probably occurred at this time. A new chancel was built, with the nave aisles continued eastwards to form north and south chapels. Further modifications in the 15th century included the raising of the aisle and chapel walls and re-roofing the church with

a single roof, so that the clerestory is no longer functional.

Eight houses in the town date from the late medieval period, as also does the former barn in Ockenden Lane. These comprise 3 Churchyard Cottages; 7 Church Street; The Friary, South Street; Crundens, South Street; Ockenden House, 21 High Street; The Corner House and the Old Barber Shop, High Street; 3 High Street; and Maltman's, High Street. All of these houses are timber framed, but most have been re-fronted or substantially remodelled so that very little medieval fabric is visible externally. Crundens is the exception, although even here its timber frame cannot be easily read behind the stucco.[95]

4.2.2   Excavations

The evaluation and watching brief to the rear of Heathfield House, High Street (the **Marshalls Manor** site) showed continuous occupation in this part of the town throughout the period up to *c.*1500.[96] The evaluation of land west of the north end of the High Street recovered a scatter of pottery from the 14th century onwards, probably resulting from manuring or the disposal of waste from nearby houses rather than occupation of the site itself.[97]

4.2.3   Topography (Map 7)

While the street pattern of the historic core of Cuckfield was largely in place in the preceding period, encroachment on the putative former market place occurred during this period. This created what are now known as Church Platt and Church Street and, if the northern block also results from encroachment, Ockenden Lane. On the basis of architectural evidence, the development of the area immediately north of the church must have begun by the early 15th century. The house known as The Friary, South Street, includes timber framing from the 15th century that appears to survive from a larger house later remodelled and reduced in size. The cross-wing of timber-framed Crundens, South Street, has also been dated to the 15th century, in this case to *c.*1420 or slightly later, with the element between this and the former Kings Head still earlier. The grammar school was certainly founded *c.*1510, and the surviving building contains 16th-century features: its location implies that infill was largely complete by the 16th century. If encroachment also formed the area between South Street and Ockenden Lane, then this appears to have been coeval with that on the other side of South Street. Ockenden House, 21 South Street dates from the 15th century, as

does The Barn (formerly a barn to Ockenden Manor).

4.3 The town *c.*1500-1800

4.3.1 Buildings

Fig. 14. Attrees, High Street.

Cuckfield has 27 surviving buildings that date from between 1500 and 1800: 11 from the 16th century, seven from the 17th century, and nine from the 18th century. Nearly all of the 16th and 17th-century buildings are timber framed. Although the group of 16th-century houses lacks many examples of visible continuous-jetties, the tile-hung example at 1 Church Street shows the adoption of this two-storied and typically urban form that marked the demise of open halls: indeed, this example on the putative (though by this date disappearing) market place may have been part of a longer range.[98] Good externally visible timber framing of this period can be seen at the cross-wing added to the medieval house at Maltman's, High Street; at Beam Ends, 28 and 29 South Street; in elaborately decorated form at The Sanctuary, High Street; and on a (admittedly modest) manorial scale at Ockenden.

The small number of 18th-century buildings is slightly misleading as some buildings, such as the almost entirely rebuilt Old Vicarage of *c.*1780, are not included on account of fragmentary evidence of earlier origins. Likewise, most pre-1700 buildings in the town were remodelled or re-fronted (or partly re-fronted) during the 18th and 19th centuries. In both new build and re-fronting, the 18th-century architecture of Cuckfield is almost entirely of brick, heralding a marked change from the

earlier use of sandstone and, especially, timber framing.

4.3.2 Excavations

The evaluation and watching brief to the rear of Heathfield House, High Street (the Marshalls Manor site) produced only small quantities of 16th and 17th-century pottery, followed by an increase of activity in the 18th century.[99]

4.3.3 Topography (Maps 8-10)

There was little major re-organization of Cuckfield between 1500 and 1800 to upset the medieval topography. The most significant change in the area was the disparking of medieval Cuckfield Park and the replacement of the medieval manor house (apparently immediately south of the churchyard – probably on the plot of land marked 'Earl of Abergavenny' on Sergisons' 1809 map:[100] Fig. 17) by the present Cuckfield Place *c.*1575, but this seems to have had no impact on the urban topography. Likewise development of industry (most notably ironworks and tanning) in the parish occurred outside the town: these appear to have continued medieval industries.

Fig. 15. 22 South Street: façade of 1722 to 17th-century timber-framed house.

Some small-scale change is discernible. The 1638 map shows little occupation of the west side of the High Street north of Broad Street, which is consistent with the archaeological evidence (see above), and could suggest that the later 16th century and the 17th century saw

some stagnation in the town, although this is not evident from the (parish) population figures (see above). The 18th-century revival – so evident from historical sources, the limited archaeology, and Budgen's 1809 map – saw infill of vacant plots, but no obvious expansion of the town or creation of new streets.

4.4 Expansion: *c.*1800-2005 (Maps 1, 3 and 12)

4.4.1 Buildings and topography

Fig. 16. Regency style at Cuckfield: 4 and 5 High Street.

The majority of the buildings in Cuckfield date from this period, partly as a result of loss of earlier buildings, but also through expansion of the town in the 20th century, especially since 1945.

There are 11 buildings dating from the early 19th century, and this is varied and scattered infill

similar to the 18th-century houses. Although typically urban or industrial housing forms such as terrace housing do not feature in the early 19th-century architecture, the urban influence of Regency Brighton and Lewes is evident in genteel buildings like 4 and 5 High Street, with its mathematical tiles and three-storey bow windows.

With the decline of coaching and the bypassing of Cuckfield by the railway, large-scale villa construction was much less of a feature of the town between 1840 and 1880 than at nearby Haywards Heath or Burgess Hill. Some examples were built, however, as at Hatchlands (demolished) and at Mytten and Tentercroft. Hatchlands and Mytten marked the beginning of the development of the triangle of land between London Lane and Broad Street. Semi-detached housing came to Cuckfield on a significant scale only *c.*1900, with the ribbon development along the main road towards Haywards Heath and the Edwardian examples at the southern end of London Lane.

The inter-war years saw contrasting housing development. Spacious detached housing began to appear on the south side of Broad Street and, more consistently, along newly made-up Courtmead Road. Outside the EUS study area, the council estate of Glebe Road comprised modest semi-detached houses. Within the study area, post-war development has seen the continued infill of the south side of Broad Street with detached houses, and small developments of more modest groups of houses (still mostly detached) within the grounds of Hatchlands and Mytten, and on both sides of the northern end of the High Street. Suburban expansion has been small-scale and contained, however, so that in 2005 the pre-1800 historic core of Cuckfield is only partially encircled by new housing (on the north and, mainly, east sides), with the west and south sides of the town abruptly meeting parkland and agricultural land largely as they have since the permissive settlement first emerged on its constrained site. Although blurred by 19th-century expansion of the gardens of Ockenden Manor and the cemetery extensions to the earlier churchyard, this interface of historic town and countryside is still an unusual survival in Sussex.

Fig. 17. Detail of W Budgen's 1809 Sergison estate map, showing Cuckfield (WSRO Segison 526/1).
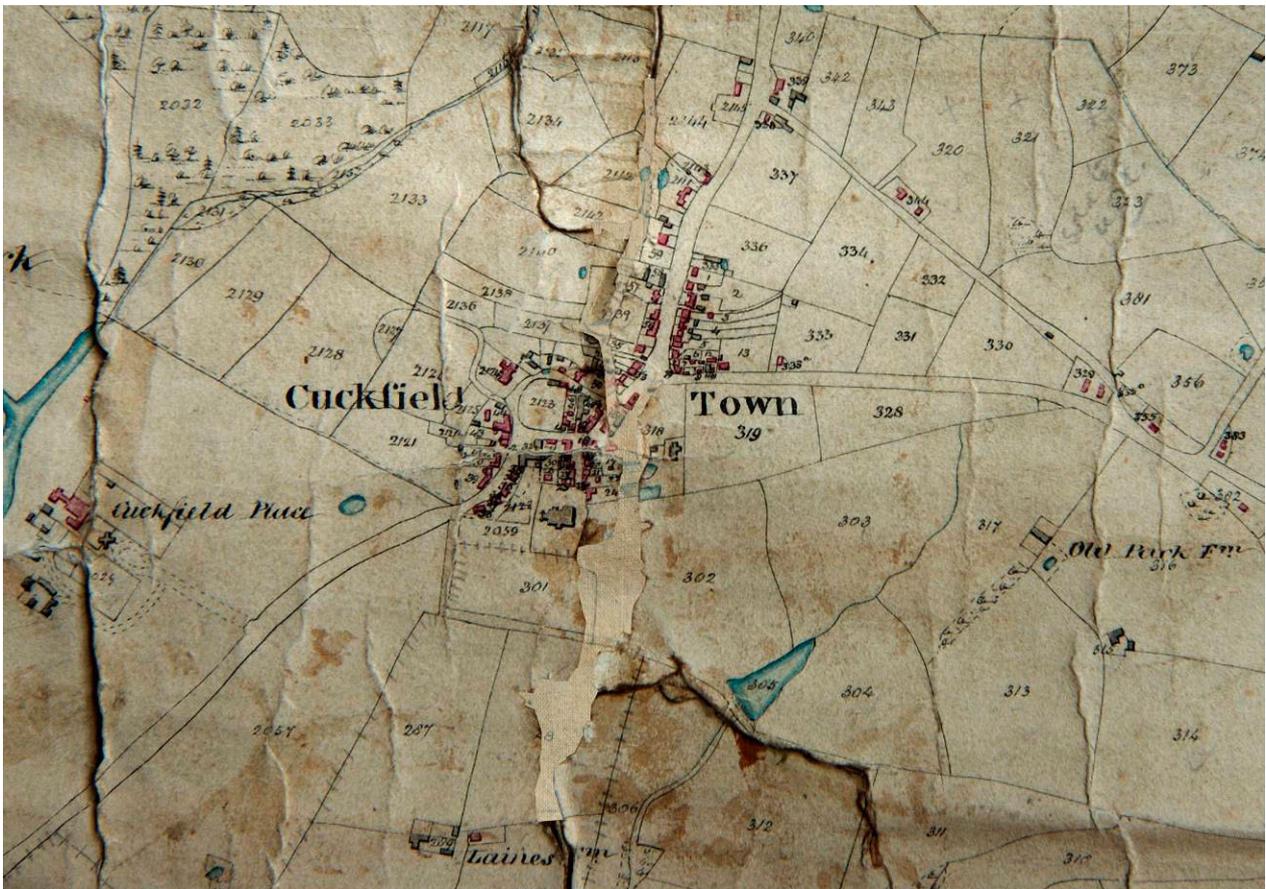
Fig. 18. Cuckfield tithe map, 1843 (copy in WSRO).

5 STATEMENT OF HISTORIC URBAN CHARACTER

5.1 Town summary

5.1.1 Historic environment overview

Without its function as a market town and, later, as a coaching station on the bustling London-Brighton road, Cuckfield has missed much of the development seen elsewhere in the second half of the 19th century and the 20th century. This has had the effect of preserving a very high proportion of the pre-*c.*1840 buildings and topography of the town. Although survival has been high, Cuckfield was much smaller than many other medieval market towns and never achieved borough status, so the numbers and range of buildings are smaller than, say, those found at Lewes, Rye or Steyning. The areas around the church, South Street, and the High Street are particularly notable for their mixture of medieval and post-medieval buildings. Less visible is the archaeological evidence of the medieval town, the origins of which lie in the pre-urban market place that attracted the church by the late 11th century and, in the second half of the 13th century, the permanent settlement of a small town. The potential of this archaeology has hardly begun to be realized through archaeological excavation.

5.1.2 Historic environment designations (Map 4)

There are 78 listed buildings and monuments in the EUS study area, although 22 are separately itemized tombs in the churchyard (mostly 18th century). Of the remaining 56 buildings and monuments, one is Grade I, three are Grade II*, and 52 are Grade II. Of these, 10 predate 1500; 11 are 16th century; seven are 17th century; nine are 18th century; 13 are early 19th century; five are from 1840-1913; and one (a telephone box) is from the 20th-century inter-war years.[101]

Cuckfield has a Conservation Area. There are no Scheduled Monuments in the town.

5.1.3 Historic building materials

With the exception of the church (largely of local sandstone – Cuckfield stone), the pre-1500 buildings of the town are all timber framed, albeit often with sandstone plinths. The survivals from the 16th century present similar dominance of timber framing, with the important exception of

the sandstone school. Likewise, although timber framing is prevalent amongst 17th-century buildings, sandstone is increasingly used: for example in the early 17th-century wing at Ockenden, and at Marshalls. The 18th century saw a complete dominance of brick, although this again was very much a locally available material, and brick continued to be the main building material thereafter: a key exception being the sandstone Queen's Hall of 1897-1901. Clay tiles are used for roofs, tile-hanging (18 examples) and mathematical tiles (one example). Horsham Stone is a flaggy sandstone used for roofing (10 examples, seven of these on pre-1800 buildings).

5.2 Historic Character Types

5.2.1 Historic Character Types and chronology (Maps 5-12)

Historic Character Types (HCTs) for Sussex EUS
Lane/road [includes all historic routes]
Major road scheme [modern ring roads, motorways etc.]
Bridge/causeway
Regular burgage plots
Irregular historic plots [i.e. pre-1800]
Proto-urban
Vacant [reverted from built-up to fields etc.]
Market place
Church/churchyard [i.e. parish]
Cemetery
Religious house [abbey, priory, convent etc.]
Great house
Castle
Town defences
Other fortification
Barracks
School/college
Public
Farmstead/barn
Mill
Suburb [estates and individual houses]
Retail and commercial [i.e. post-1800]
Extractive industry [e.g. sand pit, brickfield]
Heavy industry [e.g. steel or automotive industry]
Light industry [e.g. industrial estates]
Utility
Quay/wharf [inc. boatyards]
Harbour/marina/dock
Station, sidings and track
Inland water
Orchard
Market garden [inc. nursery]
Allotments

Race course
Sports field [inc. stadia, courts, centres etc.]
Park
Informal parkland [e.g. small civic areas, large grounds]
Seafront [piers, promenades etc.]
Beach/cliffs

Table 1. Sussex EUS Historic Character Types.

Historic Character Types have been developed in the Sussex EUS to describe areas of common character by reference to generic types found across all 41 towns. Historic function is often the key determinant of character type, hence the term 'Historic Character Types' and the time-depth implicit in many of the types in Table 1 (e.g. *regular burgage plots*). The types also reflect the character of these towns, and, thus, they are different from those that would be applied nationally or to another county.

The Historic Character Types have been mapped to areas within the towns (polygons in the Geographical Information System that underpins the Sussex EUS). Whilst character type can prove consistent throughout a large area (for example, across a late 20th-century housing estate), different historic use of part of that area has been used as a basis for subdivision. This is to allow the application of the types in Table 1 to the mapped polygons throughout the 15 periods of the **EUS chronology** (Table 2). This means that for any area within the town, or mapped polygon on the Geographical Information System, both the present Historic Character Type and the past land use(s) are defined.

Period	Date
Period 1	500,000BC-AD42
Period 2	43-409
Period 3	410-949
Period 4	950-1065
Period 5	1066-1149
Period 6	1150-1349
Period 7	1350-1499
Period 8	1500-1599
Period 9	1600-1699
Period 10	1700-1799
Period 11	1800-1840
Period 12	1841-1880
Period 13	1881-1913
Period 14	1914-1945
Period 15	1946-present

Table 2. Sussex EUS chronology.

This approach gives time-depth to the map-based character component of the Sussex EUS,

and is structured to take account of both upstanding and buried physical evidence of the past. It enables the generation of maps (e.g. Maps 5-10) showing the changing land use of the urban area throughout the history of each town, and, through use of the Geographical Information System developed as part of this assessment, for simple interrogation of any area in the town to show all its known past land uses.

5.2.2   Historic Character Types in Cuckfield (Map 11)

Although Historic Character Types represent county-wide types, modern Cuckfield is characterized by its particular concentration of some types and the comparative rarity, or absence, of others. For example, the identification of significant areas of *irregular historic plots* and a complete absence of *regular burgage plots* reflects the fact that the small market town was not planned, but was a small permissive settlement.

5.3   Historic Urban Character Areas (Maps 13 and 14)

5.3.1   Defining Historic Urban Character Areas (HUCAs)

Whereas Historic Character Types have been applied to areas of the Sussex towns with consistent visible character and historical development – and are mapped across the whole history for each town – **Historic Urban Character Areas (HUCAs)** represent meaningful areas of the modern town. Although similar areas are found in many towns, HUCAs are unique, can include components of different history and antiquity, and usually represent amalgamation of several Historic Character Types.

Thus, HUCA 1 in Cuckfield combines four Historic Character Types that represent the *church/churchyard* dating from Period 5 (i.e. 1066-1149), *irregular historic plots* dating from Period 5 and Period 6 (1150-1349) that partly represent encroachment on an earlier *market place* of Period 5, a *school* that dates from Period 8 (1500-99), a *cemetery* that has grown from Period 12 (1841-80) onwards, a parish room that is categorized as *public* from Period 13 (1881-1913), and residential infill – or *suburb* – from Period 12. Combining this complexity into a single HUCA called *Church* reflects the largely coherent character of the area today. This coherence renders HUCAs suitable spatial units for describing the historic environment of the

EUS towns, for assessing their **archaeological potential**, **Historic Environment Value** and for linking to **research questions**.

Some components of the towns are not included as HUCAs: roads (other than those that were built as part of a particular development) and waterways are kept separate as they frequently antedate surviving buildings or the known urban activity.

5.3.2   Archaeological potential

Whilst the nature and extent of areas to which Historic Character Types have been applied is closely related to the survival of buried archaeology, this assessment considers the archaeological potential at the larger scale of the HUCAs. The reasons are twofold: first, the typically smaller scale of areas of common Historic Character Type could misleadingly imply that high, or even low, archaeological potential is precisely confined, or that archaeological value is exactly coterminous with the edge of specific features (standing or buried); and, second, most Sussex towns have had insufficient archaeological investigation to support this precision. For this reason, too, there is no grading or ranking of archaeological potential. Rather, the summary of archaeological potential is used to inform the overall (graded) assessment of **Historic Environment Value** of each HUCA (see below).

When considering the archaeological potential of the towns, it is important to recognize that archaeology often survives 19th and 20th-century development and that it is misleading to assume complete destruction. Also, whilst pre-urban archaeology (such as the prehistoric, Romano-British, and Anglo-Saxon features and finds that are likely to be located in the Cuckfield area) tells us little about the towns themselves, it contributes to wider archaeological research.

In assessing the likelihood of buried archaeology within areas in the towns there has been consideration of the potential for archaeology 'buried', or hidden, within later buildings and structures, as well as that for below-ground features.

5.3.3   Historic Environment Value (Map 14)

The **Historic Environment Value (HEV)** of each HUCA is assessed here, and expressed as a value from 1 (low) to 5 (high). Such values are iniquitous to some and always subjective, but here provide a necessary means of consistently and intelligently differentiating (for the purposes

of conservation) the upstanding fabric, boundaries and archaeology that form the historic urban environment. The Historic Environment Value (HEV) of each HUCA is based on assessment of:

• Townscape rarity

• Time-depth or antiquity

• Completeness.

Lesser additional considerations in the assessment comprise:

• Visibility

• Historic association.

The full methodology for assessing Historic Environment Value forms part of the annexe to the historic environment management guidance for Mid Sussex District.

5.3.4   Vulnerability

The vulnerability of each HUCA is also considered, although many future threats cannot be anticipated. These brief analyses mean that this Statement of Historic Urban Character can be used to focus conservation guidance.

5.3.5   Research questions

Where relevant, reference is made to questions in the **Research Framework** for Cuckfield (below, section 6). This referencing links these key questions to specific HUCAs, helping ensure that any investigation of the historic environment (such as that as a condition of development, under PPG15 or PPG16) is properly focused.

5.3.6   Cuckfield's Historic Urban Character Areas (Maps 13 and 14)

The following assessments of the Historic Urban Character Areas (HUCAs) of Cuckfield commence with those that make up the historic core. Inevitably, these assessments are more extensive than those that relate to recent expansion of the town.

HUCA 1 Church (HEV 4)

HUCA 1 lies to the south of the centre of the medieval and modern town, and abuts open countryside to the south. The northern parts of the HUCA overlie the putative medieval market place, which predates the town.

Today the area is dominated by the church and its churchyard – the latter being considerably extended in the 19th and 20th centuries. There are 31 listed buildings and monuments (30

Grade II and one Grade I), of which 22 are tombs in the churchyard (21 of which are 18th century and one of which is 17th century). The Grade I listed church itself dates from *c.*1250, with significant extension in the 14th century, but directly overlies foundations of a Norman church (a church is recorded from the late 11th century). To the north of the church is the well preserved former grammar school (founded *c.*1510), the building originating from later in the 16th century. The area west of the church is dominated by buildings associated with the church, including the clergy house, and the Cottage Homes, or almshouses, of 1881. To the east of the church and grammar school is a small cluster of earlier houses including two later medieval timber-framed buildings: 7 Church Street and tiny 3 Churchyard Cottages. Other key historic building materials include Horsham stone roofs (four buildings) and widespread use of sandstone (the church, grammar school, both lychgates, and most of the churchyard monuments).

The school extensions (and demolitions) have had the greatest impact on the historic environment, since the churchyard/cemetery expansion and the building of the church-related houses west of the church have been on open land (albeit including the town's first regular cricket pitch). Otherwise the good survival of medieval and post-medieval buildings suggests that the **archaeological potential** of nearly all this HUCA is high.

The survival of some irregular historic plot boundaries and, especially, the medieval and post-medieval buildings; the visibility of the historic fabric; and the archaeological potential give this HUCA a high **Historic Environment Value (HEV)** of 4.

HUCA 1 has seen some change in the 20th century (most notably in 1991 through the abandonment of school site after nearly 500 years); through the increase in size of the cemetery; and through loss of part of the Old Vicarage garden to a car park), although this appears to have stabilized. The degree of change coupled with the dominance of the churchyard/cemetery mean that although the Historic Environment Value of the area is high, **vulnerability** is only moderate. Perhaps the greatest threat is extension or replacement of the non-listed buildings, although further expansion of the burial ground would further reduce the historic abrupt meeting of town and countryside.

Research questions especially relevant to this HUCA relate to the putative early market place (RQ4, RQ7) and the church (RQ2).

HUCA 2 South Street (HEV 4)

HUCA 2 lies on the south-west edge of the modern town, and abuts open countryside (in the form of post-medieval Cuckfield Park). Before the establishment of permanent settlement from the mid-13th century most of the HUCA was a market place, and appears to have been encroached upon during the 15th century. There are 21 listed buildings (all Grade II), of which four are Period 7 (1350-1499), three are Period 8 (16th century), three are Period 9 (17th century), five are Period 10 (18th century) and five are Period 11 (1800-40). Crundens is one of the earliest and most impressive timber-framed houses, with its gabled cross-wing dating to 1420 or shortly after. Although tile-hung, the continuous jetty at 2 Church Street may have formed part of a more extensive 16th-century range and is a typically urban form, perhaps a shop row. These are two of ten timber-framed buildings in HUCA 2, of which many are hidden behind later (especially 18th-century) brick façades (one of the most interesting brick façades is that of 1722 at 22 and 23 South Street). Grander brick façades and wholly brick-built buildings survive at the former Kings Head and the former workhouse in Ockenden Lane. Other key historic building materials include Horsham stone roofs (as at Crundens and 'Hoadleys' stores), and use of local sandstone (as bases for timber frames – as at 25a and 26 South Street – and as string-courses and quoins on the old workhouse). Historic plots are best preserved on the west side of South Street.

Although redevelopment of individual buildings (most notably where post-war Rosemary Cottage, Middle Cottage and Dundas Cottage have been built) has been destructive, the otherwise good survival of the area of medieval and post-medieval plots and, especially, the buildings thereon, and the potential for 13th-century and possibly earlier archaeology mean that the **archaeological potential** of nearly all this HUCA is high.

The survival of several plots and, more significantly, late medieval and post-medieval buildings; the reasonable completeness of the historic street-fronts (in the context of what – in the case of South Street – has been a functional high street); the visibility of much of the historic fabric; and the archaeological potential give this HUCA a high **Historic Environment Value (HEV)** of 4.

The combination of commercial pressures on parts of South Street, the possibility of infill in the large gardens south and east of Ockenden Lane, and considerable Historic Environment Value

mean that **vulnerability** is high. Internal and shop-front refitting of business premises; minor structural additions; occasional rebuilding of non-listed buildings; and new build are all constant and continuing threats to buildings and archaeology.

Research questions especially relevant to this HUCA relate to the putative early market place (RQ4, RQ7).

HUCA 3 High Street (HEV 4)

HUCA 3 forms the main commercial centre of the modern town, and was evidently settled – at least in part – as early as the later 13th century. With the late medieval encroachment on the market place (HUCA 2) it became, along with parts of South Street, the principal location for shops and businesses, and this was reinforced by revitalisation of the town by coaching in the 18th century – the High Street forms part of the historic London-Brighton road. There are 21 listed buildings (19 Grade II and two Grade II*), of which three are Period 7 (1350-1499), four are Period 8 (16th century), two are Period 9 (17th century), two are Period 10 (18th century), and seven are Period 11 (1800-40). One of the finest buildings is The Sanctuary (Grade II*): this was built in the 16th century as a cross-wing to the 15th-century house to the south (now a separate property, The Corner House) and has highly decorative bargeboards. This is one of eight timber-framed buildings in HUCA 3. Ostensibly by contrast (although, in fact it is also partly timber framed), the impressive late 17th-century sandstone façade of Marshall's Manor (Grade II*) is set back from the High Street and was evidently a non-commercial substantial property (the manor is known from the late 16th century[102]). Late 18th and, especially, early 19th-century houses reflect coach travel, with the Brighton-esque Regency style most evident in the bow windows and mathematical tiles of 4 and 5 High Street.

Pre-1800 plots are best preserved on the west side of the High Street, but nothing approaches the regularity of planned burgage plots.

Although recent redevelopment has been very limited, the small-scale evaluation and watching brief to the rear of Heathfield House (i.e. the Marshall's Manor site) showed the potential for archaeological finds and features from the 13th century onwards. This suggests that for much of this HUCA the **archaeological potential** is high.

The survival of the late medieval and post-medieval buildings, together with reasonable preservation of irregular historic plots, the completeness of much of the historic street-front; the visibility of much of the historic fabric; and the archaeological potential give this diverse HUCA a high **Historic Environment Value (HEV)** of 4.

HUCA 3 has seen some change in the 20th century, mostly in the form of changes to commercial premises. The continuing nature of such change, and the vulnerability of the few non-listed buildings, coupled with the high Historic Environment Value mean that **vulnerability** is still relatively high.

Broad, or Cuckfield-wide, **research questions** only apply to this area.

HUCA 4 Ockenden (HEV 4)

HUCA 4 is in on the western edge of the medieval and modern town. It comprises what certainly appears to have been a substantial messuage when first recorded in the 16th century, and which has subsequently expanded to form a house (now hotel and restaurant) with large grounds. Ockenden (Grade II*) has a large L-shaped timber-framed component dating from the 16th century. A sandstone south wing was added in the early 17th century, and the stone west wing in 1858. A stable block was built to the north-east in the mid- to late 19th century. At this time the formal garden was expanded to take in plots to the north. In the late 20th century, the manor house became a restaurant and hotel.

Apart from the landscaping of the garden, there has been no major development suggesting that the **archaeological potential** of this HUCA is moderate.

The survival of the 16th-century manor house, the lack of major 20th-century development, the visibility and accessibility of much of the historic fabric, and the archaeological potential give this diverse HUCA a high **Historic Environment Value (HEV)** of 4.

While Ockenden has seen no major redevelopment, its recent change to commercial use means that **vulnerability** is relatively high: a car park and subsidiary buildings have already been introduced. Perhaps the greatest threat is to the setting and historic fabric of the house (through modification and extension), and to the below-ground archaeology.

Broad, or Cuckfield-wide, **research questions** only apply to this area.

HUCA 5 Hatchlands and Mytten (HEV 2)

HUCA 5 lies east of the *c.*1800 town, mostly built over fields and town meadows: earlier this

appears to have been open 'downland'. Today the area is dominated by 20th-century residential development, especially the late 20th-century mini-estates of mostly detached houses at Ledgers Meadow, Mytten Close and Hatchlands. The latter two overlie the grounds of substantial late 19th-century villas – Hatchlands (demolished) and Mytten (surviving). At the extreme east of the HUCA 5, at the southern end of London Lane and continuing towards Haywards Heath on Broad Street, smaller semi-detached housing dates from the late 19th and early 20th centuries. Scattered (or waste-edge) earlier houses built outside the former extent of the town of Cuckfield do survive, and are represented by the four listed buildings (all Grade II), of which the Rose and Crown is Period 8 (16th century), Broad Street House is Period 9 (17th century), Yew Tree Cottage is Period 10 (18th century), and Rose Cottage is period 11 (1800-40). All except the latter (brick built) are timber framed, and have tile-hanging. There are few historic boundaries, with little surviving from the earlier fieldscape.

Given the non-urban character of this area until relatively recently, the **archaeological potential** is likely to be limited, although possibly higher in the proximity of the scattered historic buildings.

The quality of the 20th-century development, the absence of many historic buildings, the presence of some historic boundaries, and the limited archaeological potential combine to give this HUCA a **Historic Environment Value (HEV)** of 2.

The Historic Environment Value of the HUCA means that its **vulnerability** is low, with the greatest threat being that to the archaeological remains and the historic buildings through any rebuilding or extensions.

Broad, or Cuckfield-wide, **research questions** only apply to this area.

HUCA 6 Broad Street south (HEV 1)

HUCA 6 lies between Broad Street and Courtmead Road, east of the *c.*1900 town. With the exception of the public car park (carved out of the Old Vicarage grounds), this area was built

over fields that previously had formed part of the medieval park of the Warennes. Today the area comprises detached 20th-century residential development. There are no listed buildings or historic boundaries, although Courtmead Road does follow the line of an ancient trackway.

Given the non-urban character of this area until relatively recently, the **archaeological potential** is likely to be limited, although possibly higher in the proximity of the historic town.

The quality of the 20th-century development, the absence of historic buildings or historic boundaries, and the limited archaeological potential combine to give this HUCA a **Historic Environment Value (HEV)** of 1.

The Historic Environment Value of the HUCA means that its **vulnerability** is low, with the greatest threat being that to the probably limited archaeology.

Broad, or Cuckfield-wide, **research questions** only apply to this area.

5.3.7 Summary table of Historic Urban Character Areas (HUCAs) for Cuckfield

Table 3 summarizes the assessments made in the individual Historic Urban Character Area descriptions (above). It provides a simplified comparison of the assessments across different parts of the town, and helps to draw out key points. As such it supports the preparation of guidance for the town (see section 1.3).

The table shows how Historic Character Types combine into more recognizable Historic Urban Character Areas (HUCAs). It summarizes the archaeological potential that, along with historic buildings and boundaries, contribute to the assessment of the Historic Environment Value of each HUCA. The assessment of vulnerability of each HUCA is important for developing guidance.

Summary of assessment of Historic Urban Character Areas (HUCAs) for Cuckfield				
Historic Character Types (HCTs)	*Historic Urban Character Area (HUCA)*	*Archaeological potential*	*Historic Environment Value (HEV)*	*Vulnerability*
Church/churchyard Cemetery Irregular historic plots School/college Public Suburb	**1. Church**	High	4	**Moderate**
Irregular historic plots	**2. South Street**	High	4	**High**
Irregular historic plots	**3. High Street**	High	4	**Relatively high**
Irregular historic plots	**4. Ockenden**	Medium	4	**Relatively high**
Irregular historic plots Suburb	**5. Hatchlands and Mytten**	Limited	2	**Low**
Public Suburb	**6. Broad Street south**	Limited	1	**Low**

Table 3. Summary of assessment of Historic Urban Character Areas (HUCAs) for Cuckfield.

6 HISTORIC ENVIRONMENT RESEARCH FRAMEWORK

6.1 Pre-urban activity

Development pressure and opportunities for developer funding mean that archaeological excavations in the town, or prior to expansion of the town, are more likely to occur than in the surrounding area. Thus, archaeological excavations in Cuckfield should address:

RQ1: What was the nature of the palaeo-environment (ancient environment), and the prehistoric, Roman, and Anglo-Saxon human activity in the area? (NB for the Anglo-Saxon period, the likely 'downland' north of Broad Street is a particular area for study).

6.2 Origins

RQ2: What was the location, form and construction detail of the Norman (or any earlier) church, and is there any physical evidence for the extent of the contemporary churchyard?

RQ3: What was the extent and development of the medieval park, where exactly did its boundary align in the vicinity of the later town, and is there evidence to corroborate the suggested location of the medieval manor house?

RQ4: What evidence is there for an early market place?

RQ5: What evidence is there for the extent, population, and economic basis of the 13th-century town?

6.3 Later medieval town

RQ6: How have tenements developed from the first built-up street frontages to the plots that survive today?

RQ7: What evidence is there for encroachment onto an earlier market place north of the church?

RQ8: What different zones (e.g. social differentiation, or types of activity: especially consider industry, and strongly related settlement at Whitemans Green), were there during this period, and how did they change?

RQ9: What evidence can the standing buildings provide for their function and date (i.e. through dendrochronology), especially those on the main commercial streets?

6.4 Post-medieval town

RQ10: What different zones (e.g. social differentiation, or types of activity), were there during this period, and how did they change?

RQ11: How were the medieval and early post-medieval buildings adapted for new functions and changing status (e.g. creation of carriageways, or subdivision of hall houses)?

RQ12: Is there any evidence for early post-medieval decline prior to revival in the 18th century?

RQ13: What was the socio-economic impact of coaching on the town?

7 Notes

[1] The 41 towns of the Sussex EUS are: Alfriston, Arundel, Battle, Bexhill, Bognor Regis, Bramber, Brighton, Burgess Hill, Crawley, Crowborough, Cuckfield, Ditchling, Eastbourne, East Grinstead, Hailsham, Hastings, Haywards Heath, Heathfield, Henfield, Horsham, Hove, Lewes, Lindfield, Littlehampton, Mayfield, Midhurst, Newhaven, Peacehaven, Petworth, Pevensey, Pulborough, Robertsbridge, Rotherfield, Rye, Seaford, Shoreham, Steyning, Storrington, Uckfield, Wadhurst and Worthing. Chichester and Winchelsea are omitted as they are the subjects of more intensive studies.

[2] The *Character of West Sussex Partnership Programme* is led by West Sussex County Council in conjunction with the borough and district councils, AONB agencies and stakeholders. The main aims of the partnership are to produce a range of interlocking characterization studies; to produce planning and land management guidance; and to raise public and community awareness of character as a vital and attractive ingredient of the environment of the county. The full range of characterization studies comprise:

Landscape Character Assessments and Landscape Strategy for West Sussex (2005).

Historic Landscape Characterisation (HLC) of Sussex (2003-8).

Sussex Extensive Urban Survey (EUS) (2004-8).

Intensive Urban Survey of Chichester/Fishbourne (2005-6) (Chichester District Council).

Local Distinctiveness Study of West Sussex (2004-6).

[3] Salzman, L. F., *Victoria County History* 7 (1940), 147-63.

[4] Ibid.; Cooper, J. H., *A History of the Parish of Cuckfield* (1912: a posthumous compilation into a continuous narrative of the numerous SAC articles of the Rev. Canon J. H. Cooper); Wright, M., *Cuckfield – an old Sussex town* (1971).

[5] Warne, H., & Hughes, A., *Medieval and Tudor Cuckfield* (forthcoming).

[6] James, R., *An Archaeological Watching Brief at Marshalls, High Street, Cuckfield, West Sussex* (unpubl. Archaeology South-East report, project no. 957, 1998); Butler, C., *Some Medieval and later activity at Cuckfield, West Sussex: Excavations at Marshalls Manor* (unpubl. Mid Sussex Field Archaeological Team report, 2003).

[7] Bennell, M., *An Archaeological Desk-Based Assessment and Walkover Survey of Land West of High Street, Cuckfield, West Sussex* (unpubl. Archaeology South-East report, project no. 1369, 2001).

[8] Greatorex, C., *An Archaeological Watching Brief at Holy Trinity Church, Cuckfield, West Sussex* (unpubl. C. G. Archaeology report, project no. 02/15, 2003).

[9] Griffin, N., *An Archaeological Evaluation of Land West of High Street, Cuckfield, West Sussex* (unpubl. Archaeology South-East report, project no. 2046, 2005).

[10] Warne, H., & Hughes, A., *Medieval and Tudor Cuckfield* (forthcoming).

[11] West Sussex Record Office (WSRO) Sergison 526/1.

[12] WSRO Add Ms 28784.

[13] Pers. comm. Heather Warne, citing ESRO ref. Acc 363/48.

[14] Salzman, L. F., *Victoria County History* 7 (1940), 147.

[15] Cleere, H., & Crossley, D., *The Iron Industry of the Weald* (2nd edtn. 1995), 12, 327.

[16] As shown on Budgen's map of 1818: WSRO PAR 30/6/4-5.

[17] Brent, C., *Georgian Lewes 1714-1830* (1993), 21-2; Wright, M., *Cuckfield – an old Sussex town* (1971), 65.

[18] SMR 1928 - WS5531; *Victoria County History* 6 (1), 234.

[19] Johnston, G. D., *Abstract of Turnpike Acts relating to Sussex* (transcript at SAS, *c.*1948), 6.

[20] Farrant, J., 'Growth of Communications 1840-1914', in Leslie, K. and Short, B. (eds.), *An Historical Atlas of Sussex* (1999), 40-1.

[21] Griffiths, I. L., 'Road and rail in Sussex', in Geography Editorial Committee (eds.), *Sussex: Environment, Landscape and Society* (1983), 239.

[22] Butler, C., 'A Survey of the Route of the Cuckfield Bypass', *SAC* 128 (1990), 249-51.

[23] Gelling, M. & Cole, A., *The Landscape of Place-names* (2000), 269-75; Mawer, A, & Stenton, F.M., *The Place-names of Sussex* (1929-30; reprinted 2001), 261.

[24] Warne, H., abstract from, Warne, H., & Hughes, A., *Medieval and Tudor Cuckfield* (forthcoming). Warne also suggests that the *feld* element could here represent tilled land.

[25] Gardiner, M. F., *Medieval Settlement and Society in the Eastern Sussex Weald* (unpubl. Ph.D. thesis, University of London, 1995), 80-3.

[26] Salzman, L. F., (ed.), 'The chartulary of the priory of St. Pancras of Lewes: Part 1', *SRS* 38 (1932), 15.

[27] Rushton, N., 'The Parochialisation of Sussex 1000-1086-1291', in Leslie, K. and Short, B. (eds.), *An Historical Atlas of Sussex* (1999), 36-7. Heather Warne suggests that the church could be a Saxon minster: Warne, H., abstract from, Warne, H., & Hughes, A., *Medieval and Tudor Cuckfield* (forthcoming).

[28] Salzman, L. F., *Victoria County History* 7 (1940), 163.

[29] Salzman, L. F., *Victoria County History* 7 (1940), 156.

[30] Bleach, J., and Gardiner, M., 'Medieval Markets and Ports', in Leslie, K. and Short, B. (eds.), *An Historical Atlas of Sussex* (1999), 42-3.

[31] Gardiner, M., 'Trade, Rural Industry and the Origins of Villages: some Evidence form South-East England', in de Boe, G., & Verhaeghe, F., (eds.), *Rural Settlements in Medieval Europe: Papers of the Medieval Europe Brugge 1997 Conference* 6 (1997), 63-73.

[32] Salzman, L. F., *Victoria County History* 7 (1940), 156.

[33] Hudson, W. H. (ed.), 'The three earliest subsidies for the County of Sussex in the years 1296, 1327, 1332', *SRS* 10 (1910), 177.

[34] Cornwall, J., 'Sussex Wealth and Society in the Reign of Henry VIII', *SAC* 114 (1976), 1-26, at 16-17, 23.

[35] Warne, H., abstract from, Warne, H., & Hughes, A., *Medieval and Tudor Cuckfield* (forthcoming).

[36] Cooper, J. H., *A History of the Parish of Cuckfield* (1912), 14.

[37] Salzman, L. F., *Victoria County History* 7 (1940), 157.

[38] Wright, M., *Cuckfield – an old Sussex town* (1971), 47.

[39] WSRO Add Ms 28784.

[40] Pennington, J., 'Inns and Alehouses in 1686', in Leslie, K. and Short, B. (eds.), *An Historical Atlas of Sussex* (1999), 68-9.

[41] Johnston, G. D., *Abstract of Turnpike Acts relating to Sussex* (transcript at SAS, *c.*1948), 6.

[42] Cooper, J. H., *A History of the Parish of Cuckfield* (1912), 57, 180.

[43] Cleere, H., and Crossley, D., *The iron Industry of the Weald* (revised edition, 1995).

[44] Ibid., 337; Cooper, J. H., *A History of the Parish of Cuckfield* (1912), 73, 76-8, 102-11.

[45] Cooper, J. H., *A History of the Parish of Cuckfield* (1912), 156.

[46] Ibid.

[47] Heather Warne suggests that disparking may have begun through neglect after the death of the 4th Earl of Arundel in 1397: Warne, H., abstract from, Warne, H., & Hughes, A., *Medieval and Tudor Cuckfield* (forthcoming).

[48] Salzman, L. F., *Victoria County History* 7 (1940), 149, 156-7; Cooper, J. H., *A History of the Parish of Cuckfield* (1912), 77-8. NB Salzman dates the disparking to the 15th century and Cooper to 1618; likewise Salzman dates Bowyer's purchase to 1575 and Cooper to 1573. Cooper's dating of the reset fireplace in the dining room to 1574 seems to be in error, since the more detailed account in the *VCH* reads it as 1594. Since Salzman, and his contributors, had the benefit of Cooper's works, the *VCH* dates are here taken as the most reliable.

[49] Warne, H., abstract from, Warne, H., & Hughes, A., *Medieval and Tudor Cuckfield* (forthcoming).

[50] Cornwall, J. (ed.), 'The Lay Subsidy Rolls for the County of Sussex 1524-25', *SRS* 56 (1956): 86-7; Cornwall, J., 'Sussex Wealth and Society in the Reign of Henry VIII', *SAC* 114 (1976), 15-16; Cooper, J. H., 'A Religious Census of Sussex in 1676', SAC 45 (1902), 142-8, at 144; Ford, W. K., (ed.), 'Chichester Diocesan Surveys 1686 and 1724', *SRS* 78 (1994), 128; Cooper, J. H., *A History of the Parish of Cuckfield* (1912), 169. The calculations for total populations are the author's and are necessarily indicative, with the following multipliers used: 131% for surveys of adults (1676), 450% for families (1724), and 490% for taxpayers (1524).

[51] Cooper, J. H., *A History of the Parish of Cuckfield* (1912), 126-30, 140-1.

[52] Cooper, J. H., 'A Religious Census of Sussex in 1676', *SAC* 45 (1902), 144; Wright, M., *Cuckfield – an old Sussex town* (1971), 49; Ford, W. K., (ed.), 'Chichester Diocesan Surveys 1686 and 1724', *SRS* 78 (1994), 128.

[53] Elleray, D. R., *Sussex Places of Worship: A Gazetteer of Buildings erected between c1760 and c1960* (2004), 19.

[54] Page, W., (ed.), *Victoria County History* 2 (1907), 416-21; Salzman, L. F., *Victoria County History* 7 (1940), 148; Cooper, J. H., *A History of the Parish of Cuckfield* (1912), 123-48.

[55] Cooper, J. H., *A History of the Parish of Cuckfield* (1912), 59, 108.

[56] Wright, M., *Cuckfield – an old Sussex town* (1971), 66.

[57] Cooper, J. H., *A History of the Parish of Cuckfield* (1912), 178-201.

[58] Ford, W. K., and Gabe, A. C., *The Metropolis of Mid Sussex: a History of Haywards Heath* (1981), 25-6.

[59] Ford, W. K., and Gabe, A. C., *The Metropolis of Mid Sussex: a History of Haywards Heath* (1981), 39.

[60] Ford, W. K., and Gabe, A. C., *The Metropolis of Mid Sussex: a History of Haywards Heath* (1981), 39-45.

[61] Cooper, J. H., *A History of the Parish of Cuckfield* (1912), 201.

[62] Wright, M., *Cuckfield – an old Sussex town* (1971), 87.

[63] Salzman, L. F., *Victoria County History* 7 (1940), 157.

[64] Ford, W. K., and Gabe, A. C., *The Metropolis of Mid Sussex: a History of Haywards Heath* (1981), 93.

[65] Salzman, L. F., *Victoria County History* 7 (1940), 148; Ford, W. K., and Gabe, A. C., *The Metropolis of Mid Sussex: a History of Haywards Heath* (1981), 91,106.

[66] Godfrey, J., 'Local Government in the 19th and 20th Centuries', in Leslie, K. and Short, B. (eds.), *An Historical Atlas of Sussex* (1999), 126-7; Ford, W. K., and Gabe, A. C., *The Metropolis of Mid Sussex: a History of Haywards Heath* (1981), 135-9.

[67] Cooper, J. H., *A History of the Parish of Cuckfield* (1912), 169; Wright, M., *Cuckfield – an old Sussex town* (1971), 102; 2001 decennial census.

[68] Wright, M., *Cuckfield – an old Sussex town* (1971), 84.

[69] Ibid., 99.

[70] Cooper, J. H., *A History of the Parish of Cuckfield* (1912), 65; Salzman, L. F., *Victoria County History* 7 (1940), 148.

[71] Elleray, D. R., *Sussex Places of Worship: A Gazetteer of Buildings erected between c1760 and c1960* (2004), 19; Cooper, J. H., *A History of the Parish of Cuckfield* (1912), 147.

[72] Page, W., (ed.), *Victoria County History* 2 (1907), 421; Cooper, J. H., *A History of the Parish of Cuckfield* (1912), 142-5; Wright, M., *Cuckfield – an old Sussex town* (1971), 76.

[73] Cooper, J. H., *A History of the Parish of Cuckfield* (1912), 147-8.

[74] Ibid., 82-7; Ford, W., and Rogers, L.,*The Story of Haywards Heath* (1998), 111.

[75] Wright, M., *Cuckfield – an old Sussex town* (1971), 103.

[76] Wright, M., *Cuckfield – an old Sussex town* (1971), 74-5.

[77] Wells, R., 'The Poor Law 1700-1900', in Leslie, K. and Short, B. (eds.), *An Historical Atlas of Sussex* (1999), 70-1.

[78] Cooper, J. H., *A History of the Parish of Cuckfield* (1912), 172, 175; Wright, M., *Cuckfield – an old Sussex town* (1971), 99.

[79] Ford, W. K., and Gabe, A. C., *The Metropolis of Mid Sussex: a History of Haywards Heath* (1981), 106.

[80] Wright, M., *Cuckfield – an old Sussex town* (1971), 80.

[81] Wright, M., *Cuckfield – an old Sussex town* (1971), 89.

[82] Wright, M., *Cuckfield – an old Sussex town* (1971), 97-8.

[83] Anon, *Cuckfield Cricket Club History* (2004; available through website at www.cuckfieldcc.co.uk).

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[101] Listed building data is drawn from the statutory lists produced by English Heritage, but has been amended – especially in regard to the dating – during the Sussex EUS. The GIS data prepared during the Sussex EUS contains the full references to the sources for revised dates: in many cases these come from fieldwork undertaken by the author.

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