

Alfriston

Historic Character Assessment Report

March 2008



Sussex Extensive Urban Survey (EUS)

Roland B Harris

Alfriston

Historic Character Assessment Report

March 2008

Roland B Harris

Sussex Extensive Urban Survey (EUS)

in association with Wealden District Council



The Sussex Extensive Urban Survey (Sussex EUS) is a study of 41 towns undertaken between 2004 and 2009 by an independent consultant (Dr Roland B Harris, BA DPhil FSA MIFA), supported from January 2008 by a Research Assistant (Elizabeth Ruffell BSc MSc), for East Sussex County Council (ESCC), West Sussex County Council (WSSC), 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.

First edition: March 2008.

Copyright © East Sussex County Council, West Sussex County Council, and Brighton and Hove City Council 2008

Contact:

For West Sussex towns:

01243 642119 (West Sussex County Council)

For East Sussex towns and Brighton & Hove:

01273 481608 (East Sussex County Council)

The Ordnance Survey map data included within this report is provided by West Sussex County Council under licence from the Ordnance Survey. Licence 100018485.

The geological map data included within this report is reproduced from the British Geological Map data at the original scale of 1:50,000. Licence 2003/009 British Geological Survey. NERC. All rights reserved.

The views in this technical report are those of the author and do not necessarily represent those of English Heritage, East Sussex County Council, West Sussex County Council, Brighton & Hove City Council, or the authorities participating in the Character of West Sussex Partnership Programme.

ACKNOWLEDGEMENTS

The author wishes to acknowledge the advice, assistance, and support of Bob Connell, John Mills, Mark Taylor, Peter Ross, Keith Watson and Mike Hicks (West Sussex County Council); Dr Andrew Woodcock Casper Johnson and Greg Chuter (East Sussex County Council); Christopher Whittick (East Sussex Record Office); David Martin; Dr Edward Impey (English Heritage); Dr Mark Gardiner (Department of Archaeology and Palaeoecology, The Queen's University of Belfast); Juliet Clarke; and staff at the county records offices, English Heritage, and the library of the Sussex Archaeological Society.

Cover photo: Alfriston newsagents, north side of Waterloo Square.

Contents

List of maps, tables and other illustrations	6
1 INTRODUCTION	7
2 SETTING	10
3 HISTORY	12
4 ARCHAEOLOGY	18
5 STATEMENT OF HISTORIC URBAN CHARACTER	23
6 HISTORIC ENVIRONMENT RESEARCH FRAMEWORK	30
7 NOTES	31

List of maps, tables and other illustrations

Fig. 1. Location of Alfriston within Sussex.

Fig. 2. Alfriston from the south, over the Cuckmere.

Fig. 3. St Andrew's church: the sedilia.

Fig. 4. The market cross from the south.

Fig. 5. The Old Farmhouse, High Street.

Fig. 6. The Clergy House.

Fig. 7. The Old Paint Shop, High Street.

Fig. 8. The Congregational chapel, the Twitten.

Fig. 9. View north-west across the Tye.

Fig. 10. St Andrew's church from the east

Fig. 11. The Clergy House (detail).

Fig. 12. The George Inn, High Street.

Fig. 13. The Star Inn, High Street.

Fig. 14. The post office, Waterloo Square.

Fig. 15. Tuckvar, West Street.

Fig. 16. Former granary, the Tye.

Fig. 17. Alfriston tithe map (copy in *East Sussex Record Office*), 1843 (rectified detail).

Table 1. Sussex EUS Historic Character Types

Table 2. Sussex EUS chronology

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

Map 1. Extent of Alfriston EUS study area

Map 2. Solid and drift geology with 10m contours

Map 3. Ordnance Survey 1st Series 25" (1874)

Map 4. Historic buildings

Map 5. Period 7 (1350-1499)

Map 6. Period 8 (1500-1599)

Map 7. Period 9 (1600-1699)

Map 8. Period 10 (1700-1799)

Map 9. Historic Character Types (2007)

Map 10. Historic Character Type areas showing principal period from which present character is derived

Map 11. Historic Urban Character Areas (HUCAs)

Map 12. Historic Environment Value (HEV)

1 INTRODUCTION

1.1 Background to the project

This report is an archaeological, historical, and historic urban character assessment of Alfriston. 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 Alfriston 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 medieval manorial history (the subject of a study by **Judith Brent**³) – are largely outside the remit of this study.

1.4.3 Archaeology

The archaeology section of this report draws on published and unpublished reports of excavations, archaeological assessments, and records of finds (although all of these are extremely limited in the case of Alfriston). This section also includes analysis of historic buildings (listed and non-listed) and the topography, the latter drawing on maps of the town from 1843 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 Alfriston 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, Alfriston has stimulated interest in its history and its buildings. 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 Alfriston including the works of **Juliet Clarke** and **W. H. 'Johnnie' Johnson**, and the tenement analysis (for the period 1750-1843) by **Christopher Whittick**.⁴ There is, however, no authoritative and scholarly published account of the history of the historic town or village from its medieval origins onwards.

1.5.2 Archaeology

Despite the evident interest in its documentary history and buildings, subsurface archaeological investigation of Alfriston has yet to begin, with no substantial controlled excavations in the town and only one small-scale watching brief.

The **East Sussex Historic Environment Record** (HER) database has been invaluable for assessing the number of unpublished sites in the area, and for providing the pre-urban archaeological context.

1.5.3 Historic buildings

Several of Alfriston's numerous historic buildings have been the subject of individual archaeological studies by **David and Barbara Martin**. 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, 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 been 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 (*East Sussex Record Office*) captures Alfriston at a

large scale prior to the arrival of the railway in this part of Sussex. All these maps have been digitized and rectified to fit the National Grid to allow comparison with other maps and data. Vertical air photo coverage of 2000 provides a useful snapshot in time. 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 Alfriston covers the extent of the town in 1874.

Alfriston is one of nine towns in Wealden District that have assessments such as this. The others are Crowborough, Hailsham, Heathfield, Mayfield, Pevensey, Rotherfield, Uckfield and Wadhurst.

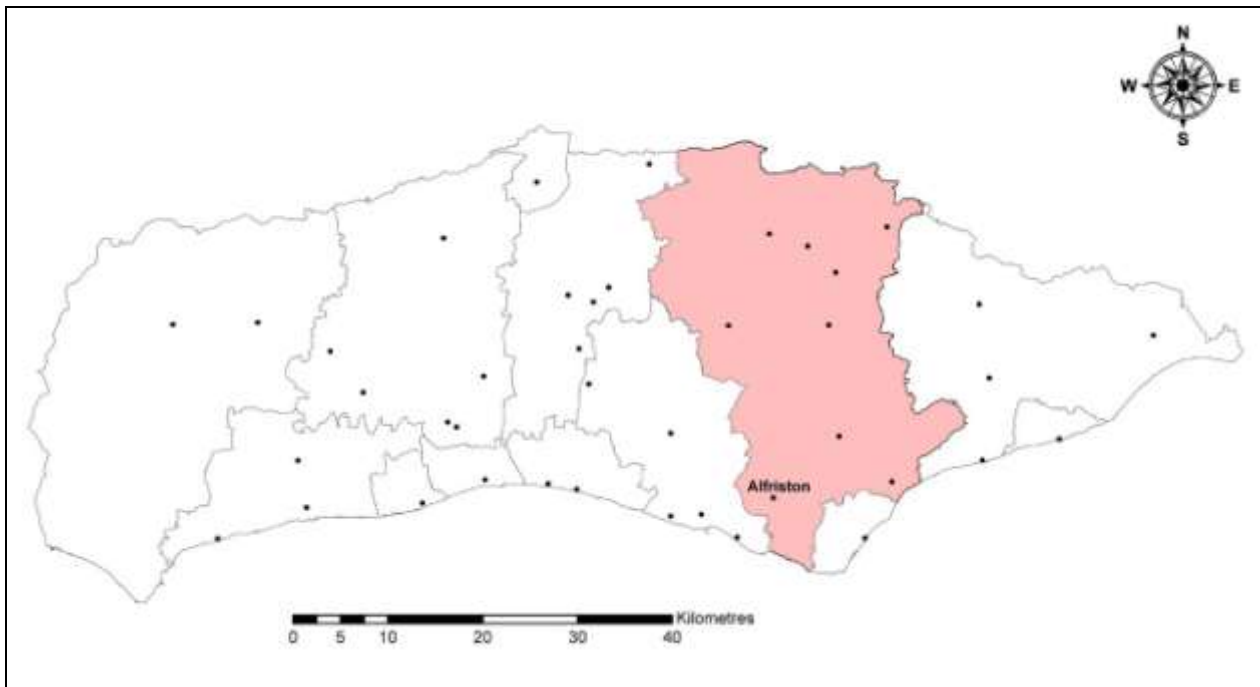


Fig. 1. Location of Alfriston within Sussex. Wealden District is highlighted and points locate the 41 Sussex EUS towns.

2 THE SETTING



Fig. 2. Alfriston from the south, over the Cuckmere.

2.1 Topography (Map 2)

Alfriston is located at the northern end of a gap through the South Downs, through which the Cuckmere flows southwards to reach the sea at Cuckmere, 5km distant. To the east, the South Downs rise to 214m OD at Wilmington Hill, and to the north-west to 191m OD at Bostal Hill.

There is a main street (High Street) on a north-south axis, which leads, at its northern end, to a triangular market place (with its market cross) now called Waterloo Square. These have always been the commercial focus of the settlement. From the north-east corner of the market place, North Street leads to the historic river crossing at Longbridge, and the Weald beyond. From the north-west corner of the market place West Street leads to Winton Street and was the historic route to Berwick, Alciston and, via the scarp-bottom, Lewes. The church lies on the south-west edge of the village overlooking the Cuckmere and separated from the village by the Tye (the village green).

The town is on the east side of Alfriston Civil Parish.

2.2 Geology (Map 2)

2.2.1 Solid geology

Along with the whole of Sussex, the rocks of the Alfriston area are sedimentary. Descending the Downs and crossing Alfriston towards the Low Weald, the rocks get progressively older. The chalk downland rising west and south-west of the town comprises New Pit Chalk Formation, Lewes Nodular Chalk Formation and Seaford Chalk Formation (all Upper Cretaceous). The town itself mostly lies over Holywell Nodular Chalk Formation, which – on a north-west to south-east line crossing the northern part of Waterloo Square – gives way to a narrow c.15m-wide band of Melbourn Rock and to the north-east of this, lies a more extensive area of Zig Zag Chalk Formation (all Upper Cretaceous).

2.2.2 Drift Geology

The drift geology of the Alfriston area shows that the scoured and embanked drainage channel that is the Cuckmere today is surrounded by reclaimed marshland. Alluvium (flanked by river terrace deposits) marks the location of the former marshy estuary of the Cuckmere: next to Alfriston this measures 250m across. The area of the Tye and the church projects into the river valley and sits on sands and gravels of river terrace deposits. The rest of the town to the west and north of this lies over a considerable extent of undifferentiated head, probably representing colluvial deposits (brown calcareous earths resulting from hillwash). To the west of the town, on the Downs, areas of clay-with-flints represent capping of reworked Palaeogene deposits.⁵

2.3 Communications

2.3.1 Water

The Cuckmere remains tidal as far as Milton Lock, 800m north-east of Alfriston. We have seen (section 2.2.2) how the present channel differs from the natural state of the former estuary. Reclamation of the valuable alluvial soils of the river valley, the associated management of freshwater drainage in the Weald, and the prevention of tidal ingress (through creation of sea walls) increased silting so that the Cuckmere was reduced to a narrow drainage channel. The date of these works is unclear, but, on analogy with similar reclamation elsewhere, is likely to have been advanced in

the 13th century: an early date is certainly suggested by the fact that the parish boundary north of the village and south of Longbridge follows a very obviously artificial river channel. Notwithstanding the drainage works, barge traffic to Alfriston did not cease until 1915 (see 3.3.1).

2.3.2 Road

Alfriston lies on a minor road running north-north-east from Seaford, over the South Downs, along the west side of the Cuckmere, meeting the A27 (Lewes to Hasting road) near Berwick and continuing into the Weald in the direction of Hellingly. Within Alfriston this route forms the High Street.

2.3.3 Railway

Alfriston itself has never been on the railway, but the London Brighton and South Coast Railway (LBSCR) opened the Lewes-Bulverhythe line in 1846, with a station at Berwick, 3.5km to the north of Alfriston.⁶

2.4 Evidence for pre-urban activity

2.4.1 Prehistoric

There have been no significant archaeological excavations or evaluations, but there have been prehistoric finds within or near the EUS study area:

- The Tye – Lower Palaeolithic handaxe [HER reference: TQ 50 SW91 – MES2703]. It was found in 1892 west of the church, in an area of alluvium at the edge of the floodplain.
- North Road area (exact location not known) – Mesolithic (10,000BC to 4001 BC) flint working site on the north-west corner of Alfriston [HER reference: TQ 50 SW98 – MES2710]. The finds include 25 axes, 1 pick, 1 core and 200 blades.

2.4.2 Romano-British

No Romano-British sites or findspots have been identified within or immediately adjacent to the EUS study area.

2.4.3 Anglo-Saxon

No 11th-century or earlier Saxon finds or features have been found within the EUS study area. However, during the building of a house (Sanctuary) in 1912, at Winton Street 500m north of the village, a pagan Early Saxon cemetery was discovered. Around 120 graves were discovered, with grave goods. This

followed the discovery of eight graves nearby in 1896 [HER reference: TQ 50 SW16 – MES2683; TQ 50 SW94 – MES2706].

2.4.4 Implications of pre-urban archaeology

The paucity of known pre-urban archaeology at Alfriston 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. The important Early Saxon cemetery site just north of the town, reveals significant settlement in the area at this time.

3 HISTORY



Fig. 3. St Andrew's church: the sedilia.

3.1 Origins: 11th-15th centuries

3.1.1 Place-name

The name *Alfriston* derives from the Old English personal name *Aelfric* and *tun*, meaning 'Aelfric's farm'. *Tun* place-names are prolific in Sussex, giving rise to 66 parish names, concentrated on or near the Downs, with Alfriston located in the midst of a notable cluster. *Tun* place-names occur more frequently after the 8th century, though the first record of Alfriston is in Domesday Book (1086). Whilst an Aelfric is recorded in Domesday Book as having been a free tenant at Alfriston immediately before the Conquest, it is most likely that the personal name element dates from significantly earlier.⁷

3.1.2 Church

The earliest allusion to a church at Alfriston is the list of churches in the 1291 *Taxatio* of Pope Nicholas IV.⁸ A Saxon church at Alfriston has been suggested on the basis of a

misidentification of a minster of St Andrew, which was in 1058 the resting place of the relics of the supposedly late 7th-century martyr Leofwynn, or 'Lewinna'.⁹ Rather than being at Alfriston, or equally implausible alternatives such as Beddingham, Lewes and Jevington, it is now almost certain that the pre-Conquest minster of St Andrew was at Bishopstone.¹⁰ The present church at Alfriston is almost entirely of the mid-14th century, with no visible evidence of the earlier church (see section 4.1.1). The church was granted to Michelham Priory in 1398, and it presented its first vicar there in 1400.¹¹

3.1.3 Urbanization

The existence of a pagan Early Saxon cemetery 500m north of the historic core of Alfriston (see above section 2.4.3), does not imply continuity with the modern village, even allowing for the Middle Saxon settlement shift suggested by Clarke and Leach.¹² Significantly, the Domesday Book entry for the manor of Alfriston includes two villagers and seven smallholders, suggesting that if the predecessor of the present village was already a nucleated settlement in the late 11th century, it was on a very modest scale.

Early evidence of trade at Alfriston is provided by a record of at least five weavers in the parish in the late 13th century.¹³

The lay subsidy rolls of 1296, 1327 and 1332 are unhelpful for the study of Alfriston: it is missing from the first, combined with the *Villat' de Veter' Shorham* in the second, and combined with the *Villat' de Blatchyngton* in the last.¹⁴



Fig. 4. The market cross from the south.



Fig. 5. The Old Farmhouse, High Street.

Despite the considerable impact of the plague,¹⁵ the parish of Alfriston evidently recovered quickly in the second half of the 14th century, and there was certainly a significant and growing nucleated settlement there by this time. In 1357 there is reference to Simon Crane building a smithy on a vacant plot in the centre of the village; to James Archer removing building materials from declining Seaford (hit by pestilence and French raids); and, most significantly, the church was wholly rebuilt in the 1360s on a grand scale (see below, 4.1.1).¹⁶ Although hardly a rival to Seaford, the latter's misfortunes and underlying economic decline (inevitable as the interests of the king and English merchants shifted westwards, away from the Cinque Ports; and compounded by other economic factors, such as the decline of the Great Yarmouth herring fisheries – to which the Cinque Ports had such privileged access – and, more locally, the misfortunes of Lewes, from 1361 no longer a key centre of seigneurial power¹⁷) may have stimulated the growth of the market at inland

Alfriston.¹⁸ That the market was developing is reflected in the granting, in 1406, of a weekly Tuesday market and two annual fairs (on the feasts of St Andrew, November 30th; and St Philip and St James, May 1st).¹⁹ Unlike some earlier speculative grants, that at Alfriston came late and appears to have reflected real economic growth (uniquely amongst the Cuckmere downland parishes²⁰): as at Storrington (where a market was granted in 1400), this may have resulted from 14th-century expansion of a previously modest settlement.²¹

In 1406, the population of Alfriston numbered around 200, occupying around 40 tenements centred on the surviving market cross. Trades included baking, brewing, smithing, butchery, tanning, glove-making and weaving. In 1450, there were two shoemakers and, in the 1470s, three tawyers (makers of white leather), providing further evidence of leatherworking.²²

3.2 The town c.1500-c.1790

3.2.1 Economic history

A major Sussex product in the 16th century was Hampshire kersey, or Guildford cloth. This coarse fabric was mainly made for export, usually sent to Antwerp via Blackwell Hall in London. Clothiers from Alfriston – along with those in Chichester and East Grinstead – were fined at Blackwell Hall for selling substandard 'watchet kersies'.²³ Records of those involved in the cloth trade in Alfriston include a mercer (1520s), a sheerman (died 1543), and a weaver (1564). The latter was certainly operating on a reasonable scale, making in that year 1,248 yards of cloth.²⁴

The kersey industry had declined by the end of the 16th century,²⁵ and almost certainly this contributed to the waning fortunes of Alfriston at this time. The burgeoning market at Lewes is likely to have undermined those at Alfriston, Ditchling and Seaford by 1640: certainly there is an absence of evidence for active markets in these places by this time.²⁶ Several indictments for usury in 1614, however, show that Alfriston was a centre for money-lending in the early 17th century.²⁷

There was something of a minor economic revival in Alfriston in the later 17th century, reflected in population growth (see below). A large-scale malthouse (recorded in 1651) was built next to the Tye for the revived brewing industry.²⁸ In the survey of inns and alehouses of 1686, Alfriston had modest provision of stabling and accommodation, consistent with its location on a minor Downland route from Eastbourne to

Lewes. With 10 stabling and 10 guest beds, the town was better provided than nearby scarpfoot villages, although admittedly smaller than the nearby decayed port of Seaford and insignificant when compared to Lewes (which provided 245 stabling and 99 beds).²⁹ The George and the Star inns appear to have been the principal, if not the only, inns (i.e. providing accommodation and stabling) throughout this period.³⁰



Fig. 6. The Clergy House.

The road from Lewes to Alfriston was turnpiked in 1759. This went via what is now an unmade road or track at the scarpfoot south of West Firl and Alciston, reaching Alfriston at Longbridge (500m north-east of the town): from Longbridge the route continued along the non-turnpiked road over Windover Hill to Eastbourne. In 1791-2 the route east of Bopeep Farm (3km north-west of Alfriston) was discontinued in favour of a new turnpike to Polegate via Berwick Common.³¹ The turnpike via Alfriston appears to have declined before this, however, as the new route only is tinted (as a sign of a principal road) on Yeakell and Gardner's map (sheet three, published 1783).

Although the kersey cloth trade had gone, mercers, drapers and tailors continued at Alfriston into the 18th century. After 1700 a broader range of trades was evident, with

apothecaries, a staymaker, a peruke-maker and cordwainers recorded.³² Leatherworking also revived in the 18th century.³³ Brewing was significant with at least five maltings and a brewhouse in the village in the mid-18th century.³⁴

From a parish total of around 118 in 1524, the population had risen to around 185 by 1676. Working from parish registers, Hayden suggests that the population increased by 155 between 1538 and 1610,³⁵ although without totals, it is unlikely that the 1538 figure was substantially – if at all – lower than that in 1524, thus indicating that the population fell between 1610 and 1676. After 1676 the population rose again, or recovered, to around 239 in 1724. Thereafter population continued to grow, reaching 576 by 1801.³⁶ The predominance of parish, rather than town or village, statistics and the diverse source of these figures, mean that they should be taken as indicative of general trends only.

3.2.2 Church and religion

This period began with Henry VIII's Dissolution of the Monasteries, which saw the parish church and Clergy House pass out of the hands of the priory at Michelham (victim of the Act for the Suppression of Lesser Monasteries of 1536).³⁷ The reaction to Protestant Reformation was more dramatic for Alfriston: in 1555-7 Protestant recalcitrants were burnt at the stake, and, in Robert Hooke, Alfriston provided one of the 17 victims of Marian martyrdom at Lewes, killed as a stark warning to the perceived radicalism of eastern Sussex.³⁸

The Clergy House was used by the incumbent in at least part of this period, with Robert Nurth (died 1709), the last known vicar of Alfriston to occupy it. His immediate successors were also vicars of Selmeston, where they lived, and there does not seem to have been a vicarage house in Alfriston until the 19th century.³⁹

Quakerism in the town flourished in the renewed conformism of the Restoration (1660) and, especially, the Act of Uniformity (1662) with its Revised Book of Common Prayer. Despite Quakers being arrested for attending meetings in the village in 1664 and 1666, Alfriston had a Quaker meeting place – although not necessarily a dedicated Meeting House – in 1668. Despite the Toleration Act (1689) – after which the Quakers bought a plot at the bottom of River Lane for a burial ground (1674) – Quakerism declined in Alfriston and disappeared in the early 1700s.⁴⁰ The strength of nonconformism is reflected in Bishop Compton's census of 1676, which recorded no Roman Catholic recusants,

but 21 adult Protestant nonconformists.⁴¹ Reflecting the decline of Quakerism in Alfriston, Bishop Bowers's survey of 1724 records nonconformism as restricted to two Presbyterian widows and two persons never baptized.⁴²

3.2.3 Urban institutions

There is little evidence of urban institutions in this period, consistent with Alfriston's village like status. In 1743 the parish took a lease on a building then known as Cross House in Waterloo Square, which it used as a workhouse until 1789.⁴³ This comprised the building now forming several shops north of the market cross (3-8 Waterloo Square).⁴⁴ A pest house was established in the 18th century in the grounds of Deans Place.⁴⁵

Early records of sport include cricket, which was played in the parish from 1677.⁴⁶ In the 18th century, annual horse-racing took place on the Downs above Alfriston, towards the Firlie Beacon. Horses were presented at Alfriston before the races, and post-race entertainment included a ball: in 1786 this was held in the 'New Room' at the Star Inn.⁴⁷

3.3 Expansion: c.1790-2007

3.3.1 Economic history



Fig. 7. The Old Paint Shop, High Street.

The Revolutionary and Napoleonic Wars against France (1793-1815) saw great influxes of troops to the coastal area. The existing battery at Cuckmere Haven (recorded in the pre-Armada

survey of 1587⁴⁸) was a focus for new barracks built after 1803.⁴⁹ As a result of all the military activity in the area, and billeting within the village and parish, Alfriston was caught in a flurry of trade, with the leather industry flourishing (with production of gloves in particular) and the brewery expanding to supply soldiers in the town and in nearby encampments.⁵⁰ Decline came in the wake of Waterloo, with closure of the brickworks, followed by that of the brewery (late 1830s) and the tannery (1843).⁵¹

The shops and traders of Alfriston c.1840 were typical of a reasonably sized village: grocers, butchers, a draper, a tailor, a dressmaker, a milliner, a straw hat maker, shoemakers, gloves, smiths, carpenters, bricklayers, a butcher and a baker.⁵² The Wingrove Racing Stables was established on the Tye in 1870 and survived until the early 1920s.⁵³

In the early 19th century coal was brought up the Cuckmere valley at least as far as Alfriston, by barge from Newhaven.⁵⁴ The small scale barge trade along the river continued until 1915.⁵⁵

The London Brighton and South Coast Railway (LBSCR) came to the Alfriston area early, with the opening of the Lewes-Bulverhythe line in 1846, but this bypassed the village itself by a good margin with the nearest station being Berwick (3.5km to the north).⁵⁶

The impact of the railway was not as significant as elsewhere and, like many parishes in eastern Sussex with poor access to the rail network, Alfriston could not attract migrants in significant numbers to counteract reducing employment in agriculture. As a result, the population rises in the last decade of the 18th century and the early 19th century – which saw the population rise from 576 in 1801 to a peak of 694 in 1831 – began to fall, with a low point of 534 in 1901. Thereafter population began to rise again (with some new housing on the west side of the village), to 670 in 1931, before falling again to 588 in 1961. New housing (again mainly on the west side of the village, including higher density infill) saw Alfriston's largest population growth spurt reaching 765 in 1971: in 2001 the population total remains almost unchanged at 769.⁵⁷

With the increase in motor cars after the First World War, Alfriston became an increasingly popular destination for visitors and tourists. This was aided by the opening of Drusilla's tea room and zoo 2km north of the village.⁵⁸ The National Trust acquired the Clergy House (its first house) in 1896, and with the tenants opening the hall to visitors, provided an early attraction within the core of the village: from 1977 it was no longer

tenanted and the National trust took over the running, opening up the whole ground floor and the garden.⁵⁹ Tea rooms, visitor accommodation and, more latterly, restaurants and gift shops have increasingly become part of Alfriston's economy, which is underpinned by a working population of commuters. The retention of the historic core has also made Alfriston attractive as a location for retirement.

3.3.2 Church and religion

The church of St Andrew has remained intact as an institution throughout this period, although it was united with Lullington in 1927, and became a combined benefice with the Rectory of Litlington and West Dean in 1985.⁶⁰ The churchyard was extended westwards and south-westwards towards the Tye and the Clergy House respectively in 1901. A more substantial eastwards extension to the churchyard was added at the end of the Second World War.⁶¹

A vicarage was built in the early 19th century, then sold off in the late 20th century, with the present Rectory built in the grounds.⁶² The Parsonage Barn, very probably the tithe barn, was burnt down in 1831.⁶³



Fig. 8. The Congregational chapel, the Twitten.

Protestant nonconformism revived in Alfriston in the late 18th century and, in 1801, a purpose-built Congregational chapel was built in the Twitten (now United Reformed Church).⁶⁴

3.3.3 Urban institutions

During the 19th and 20th centuries Alfriston has seen the development of a range of social functions that did not exist previously. The detail of these is beyond the scope of this brief account, but the salient institutions are included. Despite modest population expansion, Alfriston did not acquire new urban attributes, such as administrative and legal functions, and remains functionally indistinguishable from a large village.

In 1790, the parish workhouse appears to have moved to 10-11 North Street,⁶⁵ although this property had been owned by the parish overseers from 1755.⁶⁶ It has been suggested that the former workhouse along the northern side of Waterloo Square was used for barracks or billets for troops during the Revolutionary and Napoleonic Wars.⁶⁷ This gets some support from the fact that the parish overseers again rented this property for three years from 1801.⁶⁸ Following the 1834 Poor Law Amendment Act, Alfriston became part of Eastbourne Poor Law Union.⁶⁹ The opening of a new Union workhouse in the former cavalry barracks at Eastbourne in 1835 meant that the parish workhouse at Alfriston became redundant.⁷⁰

Alfriston's role in law and order was minimal during this period. Alfriston gained its first policeman in 1840.⁷¹

A National School was established in the chancel of the church in 1817, moving to purpose-built accommodation nearby on the Tye in 1821 (now the War Memorial Hall).⁷² Under the provisions of the Education Act 1870,⁷³ in 1879 this was taken over by a newly formed local school board.⁷⁴ In 1903 the school was taken over by the county council,⁷⁵ and pressure on space (evident in use of the Assembly Room at the Star Inn for the infants⁷⁶) led to the school being relocated to North Road in 1908.⁷⁷ A new school hall and other facilities were added in 2006.⁷⁸

The school building that was vacated in 1903 was then used as a village hall.⁷⁹ Remodelled, it was reopened in 1988.⁸⁰ At the northern end of the Tye, another hall is provided by the Gun Room, or United Reformed Church Hall. As well as temporary use for schooling, the Assembly Rooms at the rear of the Star Inn were used for social events and dances until the Second World War.⁸¹

The Tye was given to the parish by the Duchy of Lancaster in 1879.⁸² Amongst various activities, it has been used for stoolball games,⁸³ a sport which has had strong support in the village in the 20th century.⁸⁴ Alfriston Cricket Club has been in

existence since 1788.⁸⁵ The current location for cricket, stoolball and football is the recreation

ground in North Road, which was purchased in 1938.⁸⁶



Fig. 9. View north-west across the Tye.

4 ARCHAEOLOGY

4.1 Origins: c.1100-1500 (Map 5)

4.1.1 Buildings



Fig. 10. St Andrew's church from the east.

The parish church of St Andrew is the oldest identified building in Alfriston, and dates almost entirely from the mid-14th century. Given the evidence for a church from the late 13th century, and very possibly much earlier, this church represents a complete replacement of the earlier building. There is no documentary evidence of its construction, but the combination of Decorated window tracery (such as the two-light transept windows, with mouchettes) and Perpendicular tracery (such as the east window) suggests a date of c.1360. The new church is consistent with, though not proof of, the growth of Alfriston in the 14th century and rapid recovery from the plague.

Alfriston also has several houses of the late medieval period. At Deans Place, south of the historic core of the village, two bays of the western cross-wing date from the late 14th or early 15th centuries, and probably represent partial survival of a more substantial house (as, indeed, it was at a later date).⁸⁷ The Clergy House is a Wealden house of the late 14th century or, more probably, the early 15th century, and all the more remarkable for being visibly so and, as a National Trust property, easily accessible.⁸⁸ Wealden houses also survive in the built up High Street. 1 Steamer Cottages preserves the remains of a 15th-century example, the southern part of which (now the Old Farmhouse) was rebuilt c.1600.⁸⁹ Nearby,

Steamer Trading is a much modified three or four-bay Wealden house of the late 15th century.⁹⁰ On the opposite side of the High Street, the George is a late 15th-century Wealden house with a rear aisle, an unusually large service bay, and originally with an integral covered wagon-way at the south end.⁹¹ The oversized service rooms and the wagon entrance are certainly consistent with use *ab initio* as an inn. In this context, it is interesting to note that in her study of towns in West Sussex, Janet Pennington notes that in most cases the earliest established inn was named after England's patron saint, and this may be the case in Alfriston.⁹²

Although the earliest *in situ* fabric at the building now the Smugglers Inn is post-medieval (see below, section 4.2.1), it preserves re-used timbers of what was probably a medieval predecessor on the same site.⁹³

The market cross at Alfriston may be a late medieval survival, although with a strong hint of the ship of Theseus paradox. Its current base – largely of brick – dates from the 1870s and previously was of more typical stepped form. All except the lowest stone of the shaft is from 1955, although the cap (a 19th-century addition



Fig. 11. The Clergy House (detail).



Fig. 12. The George Inn, High Street.

replacing the lost cross) appears not to have been renewed.⁹⁴ The socket stone and the lower stone of the shaft are older, although by no means certainly primary. Notwithstanding the rebuilding, the cross is a rare feature and, within Sussex, most closely comparable to the better preserved example at Brighton, south of the medieval parish church.

4.1.2 Excavations

Below-ground archaeological investigation in Alfriston has been limited to an excavation of the floor of the Clergy House in 1976 and, at the same time, a watching brief on a service trench leading from the building northwards across the Tye. The excavation within the building showed that the floor had been lowered removing the medieval occupation levels. Natural chalk was found only 150-200mm below the 1976 floor level. The service trench watching brief found no evidence of occupation.⁹⁵

4.1.3 Topographic analysis (Map 5)

In the absence of archaeological excavation, the topography of Alfriston is of particular importance to the understanding of the early development of the town. The distribution of well defined narrow plots at right-angles to the street (akin to burgage plots in other towns) is

consistent with the documentary evidence for the town of c.1400 being concentrated on the market place and the adjacent High Street (see above section 4.1.1). Likewise, the distribution of medieval buildings (excluding the church, Clergy House and Deans Place) is restricted to the High Street from a point level with the north side of the Tye as far as the northern end of the market place. The most likely date for the establishment of these tenement plots is the second half of the fourteenth century, when, as we have seen (section 3.1.3) Alfriston appears to have emerged as a significant place of trade from a hitherto modest village or hamlet.

Another key element of the medieval settlement is the church and the adjacent Tye. The church was certainly in existence by the late 13th century (see section 3.1.2) and, thus, predates the likely expansion of the town. The location of the Tye (meaning open common land or pasture) on the landward side of the church is consistent with the rural and earlier origins of this part of Alfriston.

4.2 The town c.1500-1800

4.2.1 Buildings

Alfriston has 30 buildings or groups of buildings that have been identified as dating from between



Fig. 13. The Star Inn, High Street.

1500 and 1800: two from the 16th century, seven from the 17th century, and 21 from the 18th century. Most of the 16th and 17th-century buildings are timber framed, with brick and flint dominating in the 18th century.

The remarkable Star Inn with its continuous jetty and decorative soffits to the windows probably dates from the early 16th century. The more modest Manor House dates from the mid-16th century, and when first built had a floored-over hall, heated by a smoke bay, although the adjoining kitchen remained open to the roof.⁹⁶

The earliest *in situ* fabric at the Smugglers Inn dates from c.1600 and comprises the timber-framed cross-wing that projects into the market place and which was added to the now lost medieval range.⁹⁷ This building is clad and this has been the fate of the other 17th-century timber-framed buildings (such as Moonrakers and the Tudor House, both on the High Street, and 3-8 Waterloo Square), and analysis of these buildings may reveal that the framing is of earlier date.

The 21 examples of 18th-century buildings, or groups of buildings, range from modest flint and brick cottages (such as 1-4 Chapel Cottages, High Street, and River Cottage, River Lane) to more substantial brick-built Georgian houses such as Rose Cottage (North Street: here with

19th-century bay windows), Brook Furlong (Sloe Lane), Twyten House/the Old Paint Shop House (High Street: with a date stone of 1733), Southdown House (High Street), and mid-18th century Cross House (Waterloo Square: currently Winkworth estate agents and Not Just Chocolate). The post office is noteworthy for its bow-windowed shopfront of the 18th century.

4.2.2 Excavations

Again, a lack of excavations in the town means that subsurface archaeology has yet to contribute to the understanding of post-medieval Alfriston.

4.2.3 Topography (Maps 6-8)

The evidence of surviving buildings suggests that the smaller and less regular plots on the west side of the High Street were established as far south as Weavers Lane during this period. On the opposite side of the High Street expansion require encroachment on the Tye and was more modest, although buildings such as Moonrakers show that development was occurring there as early as the 17th century. Expansion on the northern side of the town also appears to belong to this period, in the form of densely built-up houses on the west sides of North Street and West Street, and in the more spacious detached houses on former farmland to the north (Rose Cottage and Brook Furlong).



Fig. 14. The post office, Waterloo Square.

4.3 Expansion: c.1800-2007 (Maps 1, 3 and 9)

4.3.1 Buildings and topography



Fig. 15, Tuckvar, West Street.

The majority of the buildings in Alfriston 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. In the early 19th century the northern edge of the town continued to expand, with more substantial houses. Three adjacent houses on West Street are good examples: Tuckvar was built in or just after 1800,⁹⁸ and, although largely built of flint, was faced with fashionable mathematical tiles; Alfriston House was built just before 1814,⁹⁹ and has a parapet to its stuccoed façade; and the Chaise House, a brick house of c.1815-25. Nearby, the vicarage also dates from the early 19th century. Within the earlier town, the most important building of this period is the Congregational Chapel of 1801, set back from the High Street at the north-west corner of the Tye.

The revived fortunes of the town at the time of the Revolutionary and Napoleonic Wars also saw an increase in industry. Leatherworking was represented by tanyards and fellmongers at the bottom of River Lane and on the north side of the Tye: on the site of the latter Tanneries, Farthings and the Gun Room represent re-use of buildings from this period.¹⁰⁰ On the west side of the Tye the tall flint and brick building (now Greenhouse Effect) is a granary of the mid-19th century. This became part of the Wingrove Racing Stables, which also saw the building c.1870 of the stable block (now houses) and

balconied Wingrove House, all on the edge of the Tye.

In general, however, the decline of Alfriston after Waterloo meant that it neither saw significant Victorian expansion nor the building types of that period. Large semi-detached houses belatedly arrive in the Edwardian period, with examples on West Street opposite the former vicarage. The first substantial terraced housing appeared at this time at 1-8 North Street, here all in brick with bay windows on the ground floor.

Although the gridded road structure of the development over the former common fields of Alfriston on the west side of the historic town had been established by c.1900, the new school on North Road was the first building in the area (1908), and remained largely in isolation until the inter-war council houses were built on the adjacent site to the south (replaced by the denser housing of Saffron Gardens in the late 20th century). Most of the development of this area of The Furlongs and The Broadway occurred after 1945 and comprises detached houses on spacious plots, and the recreation ground. The late 20th century also saw infill development of denser detached housing between The Furlongs and West Street, in the form of small developments at Smugglers' Close and West Close, as well as rear of plot development (as at the early 19th-century houses



Fig.16. Former granary, the Tye.

Sussex EUS – Alfriston

running north from Tuckvar, West Street). To the south development to the rear of High Street at Kings Ride completed the process of cutting off the historic town from the adjacent Downs and its farmland. Only on the east has the church, the Tye and, above all, the Cuckmere ensured

that the historic core has remained unfripped by suburbs, although even here there has been small-scale development at the rear of plots in the River Lane area and the creation of a car park and coach park on the north-east edge of the town.



Fig. 17. Alfriston tithe map (copy in *East Sussex Record Office*), 1843 (rectified detail).

5 STATEMENT OF HISTORIC URBAN CHARACTER

5.1 Town summary

5.1.1 Historic environment overview

Alfriston is unusual in that it missed out on widespread expansion and rebuilding in the second half of the 19th century and in the first half of the 20th century. Post-1945 development has mostly added to the west side of the existing town, although there has been some infill at the rear of the medieval plots. As a result, the former market place (Waterloo Square), the High Street and the area around the Tye (including the church and the Clergy House) comprise one of the best preserved groups of medieval and post-medieval buildings in Sussex. Less visible is the archaeological evidence of the medieval town, which may not have developed from a more modest village until as late as the second half of the 14th century. The potential of this archaeology has yet to be realized through archaeological excavation.

5.1.2 Historic environment designations (Map 4)

There are 49 listed buildings and monuments, or groups thereof, in the EUS study area, of which two are Grade I, two are Grade II*, and 45 are Grade II. Of these, seven predate 1500, although a thorough analysis of all the buildings in the town would very probably increase the number of known medieval survivals. Two listed buildings or monuments are 16th century; seven are 17th century; 21 are 18th century; and 12 are early 19th century.¹⁰¹

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

5.1.3 Historic building materials

Timber-framed construction dominates the pre-1700 buildings: the main exception is the parish church (mainly of flint, with sandstone ashlar). Flint and brick are more evident in the 18th-century and early 19th-century buildings they are the main building materials used in new buildings and in the re-fronting of many of the earlier timber-framed houses. Clay tiles are used for roofs and tile-hanging. Although Alfriston is not local to the source, Horsham Stone (a flaggy sandstone) is used for roofing two buildings in

the town, and was previously used at the church. One building is thatched.

5.2 Historic Character Types

5.2.1 Historic Character Types and chronology (Maps 5-10)

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 5-8) 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 Alfriston (Map 9)

Although Historic Character Types represent county-wide types, modern Alfriston is characterized by its particular concentration of some types and the comparative rarity, or absence, of others. For example, the identification of a limited area of *regular burgage plots* reflects the minor urban status of Alfriston in the medieval period.

5.3 Historic Urban Character Areas (Maps 11 and 12)

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 Alfriston combines four Historic Character Types that represent the *market place*, plots akin to *regular burgage plots* and *irregular historic plots* dating from Period 7 (1350-1499) and later, and *suburb* dating from Period 13 (1881-1913). Combining this complexity into a single HUCA called *Market place* reflects the largely coherent character of the area today as well as the origins of this part of Alfriston. 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 or which, in this case, formed part of the early market place) 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 Alfriston 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 12)

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 Wealden 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 Alfriston (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 Alfriston's Historic Urban Character Areas (Maps 11 and 12)

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

HUCA 1 Market place (HEV 4)

HUCA 1 lies at the heart of the medieval and modern town. The area represents the market place as created in or by the second half of the 14th century, and the area immediately to the north, east and west.

Today the former market place (Waterloo Square) forms the more modest commercial centre of the town, although the parts of North Street and West Street included in this HUCA have little commercial function.

There are 12 listed buildings or monuments, or groups of buildings or monuments, (one Grade I, the remainder all Grade II), of which one is Period 7 (1350-1499), three are Period 9 (17th century), seven are Period 10 (18th century) and one is Period 11 (1800-40). The oldest building or monument is the market cross (Grade I), although replacement in the 19th and 20th centuries means that only the socket stone and the lowest stone of the shaft may be medieval survivals. Medieval timbers are re-used in the later rebuilding of what is now the Smugglers Inn. This building has a timber-framed cross-wing that dates from c.1600 and which projects

into the market place and probably represents encroachment. The 18th-century building to the south (the post office) follows the line of the encroachment and is notable for its bow-windowed shopfront of this date. Opposite, are two 18th-century brick-built houses: substantial Cross House (Winkworth estate agents and Not Just Chocolate) and, to the north, the gable end of Bank House, noteworthy for its use of rat-trap bond brickwork (i.e. Flemish bond with the bricks laid on edge). Across the northern end of the market place, a series of modest cottages and shops largely conceal 17th-century timber-framing. The southern end of West Street has, on its west side, a series of 18th-century cottages largely of brick construction. Opposite these, 9-12 West Street is a small terrace of brick and flint dating from the early 19th century. The southern end of North Street is similar with, on the west side, a series of flint and brick cottages dating from the 17th to the early 19th centuries: opposite these Edwardian 1-8 North Street comprises the first more substantial and regular terraced housing in Alfriston, here all in brick with bay windows on the ground floor.

There has been only modest infill during the late 19th and 20th centuries (most notably 1-8 North Street: see above). Given the lack of substantial redevelopment, the survival of numerous post-medieval buildings and the evident medieval origins of this part of the town, the **archaeological potential** of nearly all this HUCA is likely to be moderate to high, although this remains to be tested by excavation.

The survival of historic plots and market place (with its cross) and, more significantly, the density of post-medieval buildings; the visibility of much of the historic fabric; and the archaeological potential give this HUCA high **Historic Environment Value (HEV)** of 4.

The combination of commercial pressures on the market place (with attendant likelihood of internal and shop-front refitting of business premises) and the risk of occasional rebuilding of non-listed 19th and early 20th-century buildings in a HUCA with a high Historic Environment Value means that **vulnerability** is medium to high.

Research questions especially relevant to this HUCA relate to the early market place (RQ3, RQ8, RQ13).

HUCA 2 High Street (HEV 5)

HUCA 2 forms much of the centre of the medieval and modern town. The area comprises the historic plots ranged either side of the High Street as it curves away from the former market

place at its northern end. Pre-1800 plots are clearest and the surviving historic buildings are oldest in the area north of the Tye, while the southern part of the High Street appears to represent later expansion of the town on more irregular plots that, on the east side, include those cut out of the former common pasture of the Tye. The rear of the plots in the north-east part of the HUCA extend down to the river.

There are 21 listed buildings or monuments, or groups thereof (one Grade II*, the remainder Grade II), of which three are Period 7 (1350-1499), two are Period 8 (16th century), four are Period 9 (17th century), nine are Period 10 (18th century) and three are Period 11 (1800-40). The three pre-1500 buildings are all timber-framed Wealden houses formerly with open halls, of which the late 15th-century George Inn is particularly noteworthy: here the original form included a covered wagon-way and an unusually extensive service area, both of which would be consistent with construction as an inn. The continuous jetty of the Star Inn (Grade II*) probably places it in the early 16th century, and the façade is remarkable for its decorative carvings. Both of these inns have Horsham stone roofs. Timber framing dominates the 17th century as well, albeit in more modest form (as at Moonrakers and the Tudor House). The 18th-century houses are of flint and brick, ranging from substantial examples such as Twytten House/the Old Paint Shop House (High Street: with a date stone of 1733) to modest cottages, such as Riverside Cottage, overlooking the Cuckmere. Early 19th-century buildings include the Congregational chapel (now United Reformed Church) of 1801 and, at the rear of the High Street plots, tile-hung Saffrons House on Weavers' Lane. The much modified encroachments on the western edge of the Tye include the tall flint and brick granary of the mid-19th century (now Greenhouse Effect), which became part of the Wingrove Racing Stables c.1870: the development of the stables also produced balconied Wingrove House, which provides the southern end of the High Street with a bold endpiece.

Although there has been some rear of plot redevelopment and infill – most notably to the north and south of Star Lane, to the south of River Lane – the good preservation of historic plots and buildings and the location of much of the HUCA within the earliest and most densely occupied part of the town suggests that the **archaeological potential** of this HUCA is high, although this remains to be tested by excavation.

The survival of the numerous late medieval and post medieval buildings, including several

notable examples of the 15th and 16th centuries; preservation of historic plot boundaries; the archaeological potential; the completeness of most of the principal street-frontage; and the visibility of much of the historic fabric combine to give this HUCA a very high **Historic Environment Value (HEV)** of 5.

HUCA 2 has seen only modest change in the 20th century, with some rear of plot redevelopment, which appears to have stabilized. The Historic Environment Value of the area and its location in the commercial centre, however, mean that **vulnerability** is still relatively high as these make the HUCA especially vulnerable to the incremental impact of internal and streetfront remodelling of business premises (mainly shops and restaurants).

Research questions especially relevant to this HUCA relate to plots akin to burgage plots (RQ6) and medieval buildings (RQ10).

HUCA 3 The Tye (HEV 4)

HUCA 3 lies on the southern edge of the medieval and modern town, and comprises the church, churchyard, the largely open area to the west (The Tye), and Deans Place. There are four listed buildings (one Grade I, one Grade II* and two Grade II). St Andrew's Church (Grade I) is a large cruciform church almost entirely dating from c.1360 and dominating this HUCA. The adjacent Clergy House (Grade II*) is a Wealden house of the late 14th century or, more probably, the early 15th century, notable for its well preserved and visible timber framing: it was the first building acquired by the National Trust. To the south-west at Deans Place, two bays of the western cross-wing date from the late 14th or early 15th centuries, with the main and east ranges probably dating to c.1600, albeit given a brick façade in the 18th century and the whole much extended and altered in the 20th century.

There are a few pre-1800 boundaries, although the churchyard has expanded and the Tye has seen encroachment.

An archaeological excavation within the Clergy House was unproductive as the medieval occupational layers had been removed later, and a watching brief of a services trench across the Tye produced no archaeological finds or features. The latter is not surprising given the Tye's origins as a common pasture. Outside the Tye, the survival of historic buildings (especially the church) mean that the **archaeological potential** of this HUCA is high.

The rarity of the survival of a large open area near the centre of the medieval town, the survival of the outstanding 14th-century church and other historic buildings (especially the Clergy House) and the archaeological potential give this HUCA a high **Historic Environment Value (HEV)** of 4.

Although the Tye, Clergy House and church appear to be well protected, redevelopment of the former school and, especially, at Deans Place means that the **vulnerability** of the HUCA remains medium. The Tye is also vulnerable to suburbanization (e.g. installation of park furniture and play equipment and surfaces) that has affected similar areas in other towns.

Research questions especially relevant to this HUCA relate to the church (RQ2) and the Tye (RQ6).

HUCA 4 Sloe Lane (HEV 3)

HUCA 4 is on the northern side of the medieval and modern town. It consists of spacious plots, mostly still with detached houses, resulting from 18th and early 19th-century expansion of the town over former agricultural land. One of the more extensive plots was converted into a public car park in the late 20th century.

There are 12 listed buildings or groups of buildings (all Grade II), of which four are Period 10 (18th century), and the remainder are Period 11 (1800-40). Flint and brick are the dominant building materials, with flint especially visible in the garden walls and more modest houses such as Pear Tree Cottage and Laburnham Cottage. Tuckvar, West Street, dates from 1800 or just after and, uniquely in Alfriston, has a façade of mathematical tiles.

The location of this HUCA outside the known extent of the pre-1700 town, and significant 19th and 20th-century development suggests that the urban **archaeological potential** is limited (although there may be significant environmental evidence in the alluvial deposits).

The survival of several 18th and early 19th-century buildings, limited preservation of historic plots, and the archaeological potential combine to give this HUCA a **Historic Environment Value (HEV)** of 3.

HUCA 4 has seen significant change in the 20th century, most notably in the form of development of the east side of West Street, infill at the rear of plots on the west side of West Street, construction of the public car park, and development of plots on the north side of North Street (opposite the eastern car park/coach

park). As there is scope for further infill development and replacement of non-listed buildings, the **vulnerability** is medium.

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

HUCA 5 Riverside (HEV 1)

HUCA 5 east of the medieval and modern town, along the western side of the Cuckmere. In the 19th century the area south-east of the coach park was used as a tanyard and there was a wharf located opposite the bottom of River Lane. Today the HUCA comprises open areas (including the triangular area near the footbridge known as the Spots) and some modern housing and allotments. There are no listed buildings, but some of the few pre-c.1800 field boundaries survive.

The location of this HUCA largely outside the pre-1800 town suggests limited **archaeological potential**.

The quality of the 20th-century development, the absence of historic buildings or many historic boundaries, and the limited archaeological potential combine to give this HUCA a **Historic Environment Value (HEV)** of 1 (although it should be noted that this HUCA has considerable value on other criteria outside the

scope of the EUS – such as for scenic and recreational value).

The Historic Environment Value of the HUCA means that its **vulnerability** is low, with the greatest threat being loss of the open spaces to riverside development, and to any archaeology relating to the wharf and tanyard.

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

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

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 Alfriston				
Historic Character Types (HCTs)	Historic Urban Character Area (HUCA)	Archaeological potential	Historic Environment Value (HEV)	Vulnerability
Regular burgage plots Irregular historic plots Market place Suburb	1. Market place	Moderate to high	4	Medium to high
Regular burgage plots Irregular historic plots	2. High Street	High	5	High
Church/churchyard Irregular historic plots Public School/college	3. The Tye	High	3	Medium
Irregular historic plots Public Suburb	4. Sloe Lane	Limited	3	Medium
Informal parkland Suburb Allotments	5. Riverside	Limited	1	Low

Summary of assessment of Historic Urban Character Areas (HUCAs) for Alfriston				
<i>Historic Character Types (HCTs)</i>	<i>Historic Urban Character Area (HUCA)</i>	<i>Archaeological potential</i>	<i>Historic Environment Value (HEV)</i>	<i>Vulnerability</i>
Bridge/causeway Vacant				

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

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 and standing building investigations in Alfriston 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?

6.2 Origins

RQ2: What were the location, form and construction detail of the church prior to that surviving (from the 1360s), and is there any physical evidence for the extent of the contemporary churchyard?

RQ3: What was the extent and development of the medieval market place and did this have a defined boundary or not?

RQ4: What was the nature of nucleated settlement at Alfriston in the 11th century and how and when did this evolve into the town evident by the later 14th century?

RQ5: What evidence is there for the extent, population, and economic basis of the 14th-century town?

RQ6: What was the topography of the early town? NB This needs to be considered with particular reference to the development of plots akin to regular burgage plots and the presence of the Tye?

6.3 Later medieval town

RQ7: How have tenements developed in the later medieval period?

RQ8: What evidence is there for encroachment on to the market place being a late medieval development?

RQ9: What different zones (e.g. social differentiation, or types of activity: especially consider industry), were there during this period, and how did they change?

RQ10: Are any of the supposedly post-medieval houses actually earlier than suspected, and what evidence can the standing buildings provide for their function and date (i.e. through dendrochronology), especially those on the main commercial street?

6.4 Post-medieval town

RQ11: What different zones (e.g. social differentiation, or types of activity), were there during this period, and how did they change?

RQ12: How were the medieval and early post-medieval buildings adapted for new functions and changing status?

RQ13: What evidence is there for encroachment on to the market place being a post-medieval development?

RQ14: What is the evidence for fluctuating fortunes in the post-medieval period (e.g. prosperity during the Revolutionary and Napoleonic Wars against France)?

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 Brent, J. A., 'Alciston Manor in the Later Middle Ages', SAC 106 (1968), 89-102.

⁴ Clarke, J., *Alfriston Market Days* (2006); Johnson, W. H., *Alfriston Village School 1879-1908* (1992; reprinted 2006); Johnson, W. H., *Crime and disorder in Late Georgian Alfriston* (1994); Johnson, W. H., *Alfriston Past and Present* (1998); Johnson, W. H., *Early Victorian Alfriston* (2nd edtn., 2004); Whittick, C., *Alfriston Parish Tenement Analysis (1750-1843)* (unpubl. report for the Cuckmere Valley Project, Sussex Archaeological Society, 1995).

⁵ Robinson, D. A., & Williams, R. B. G., 'The landforms of Sussex', in Geographical Editorial Committee of the University of Sussex (eds.), *Sussex: Environment, Landscape and Society* (1983), 33-49, at 43-5.

⁶ Farrant, J., 'Growth of Communications 1840-1914', in Leslie, K. and Short, B. (eds.) *An Historical Atlas of Sussex* (1999), 80-1; Griffiths, I. L., 'Road and rail in Sussex', in Geography Editorial Committee (eds.), *Sussex: Environment, Landscape and Society* (1983), 239.

⁷ Mawer, A. & Stenton, F.M., *The Place-names of Sussex* (1929-30; reprinted 2001), 415; Coates, R., 'Place-Names before 1066', and Adams, C., 'Medieval Administration', in Leslie, K. and Short, B. (eds.) *An Historical Atlas of Sussex* (1999), 32-3 and 40-1.

⁸ Rushton, N. S., 'Parochialization and patterns of patronage in 11th-century Sussex', SAC 137, 133-52, at 152.

⁹ E.g. Stephens, G. R., 'The Burial-Place of St. Lewinna', *Medieval Studies* 21 (1959), 303-12.

¹⁰ Blair, J., 'A Handlist of Local Saints', in Thacker, A., and Sharpe, R., (eds.), *Local Saints and Local Churches in the West* (2002), 495-565, at 543; Blair, J., 'The historical evidence for Bishopstone as a minster', in Thomas, G., *Bishopstone. The Landscape And Settlement Of A*

Reclaimed Tidal Inlet: Integrated project design for a collaborative multi-disciplinary archaeological survey of the Bishopstone Valley, East Sussex (2002), 17-20

(http://www.sussexpast.co.uk/research/page.php?sp_page_id=40); Combes, P., 'Bishopstone: a pre-Conquest minster church', SAC 140 (2002), 49-56.

¹¹ Salzmann, L. F., *The History of the Parish of Hailsham, the Abbey of Otham and the Priory of Michelham* (1901), 211-13.

¹² Clarke, H., and Leach, P. E., 'The Medieval Churches of the Cuckmere Valley', SAC 123 (1985), 95-108, at 97.

¹³ Clarke, J., *Alfriston Market Days* (2006), 3; Scargill-Bird, S. R., *Customals of Battle Abbey in the reigns of Edward I and Edward II (1283-1312) from MSS in the Public Record Office* (Camden Society, 1887), xvii-xxi, 26-41.

¹⁴ Hudson, W. H. (ed.), 'The three earliest subsidies for the County of Sussex in the years 1296, 1327, 1332', SRS 10 (1910), 303, and 313-14. The combination of Alfriston with Old Shoreham and East Blatchington results from the manors and lands of Battle Abbey being included in the hundred of Alciston when it was created from the Domesday Book hundred of Wandelmestrei: Mawer, A. & Stenton, F.M., *The Place-names of Sussex* (1929-30; reprinted 2001), 414.

¹⁵ Brent, J. A., 'Alciston Manor in the Later Middle Ages', SAC 106 (1968), 91-2.

¹⁶ Clarke, J., *Alfriston Market Days* (2006), 3; Gardiner, M., 'Aspects of the history and archaeology of medieval Seaford', SAC 133 (1995), 189-212, at 191-2.

¹⁷ Harris, R. B., *Seaford Historic Character Assessment Report* (2005), 15.

¹⁸ Clarke, J., *Alfriston Market Days* (2006), 4.

¹⁹ Letters, S., *Gazetteer of Markets and Fairs in England and Wales to 1516* (Centre for Metropolitan History, 1998-2007: on-line at <http://www.history.ac.uk/cmh/gaz/gazweb2.html>).

²⁰ Doff, E., *Social Conditions in the Cuckmere Valley 1660-1780: The influence of Church and Dissent* (1986) Unpublished thesis for PhD in the discipline of History, Open University, 4.

²¹ Bleach, J., and Gardiner, M., 'Medieval Markets and Ports', in Leslie, K. and Short, B. (eds.), *An Historical Atlas of Sussex* (1999), 42-3.

²² Clarke, J., *Alfriston Market Days* (2006), 1-7.

²³ Cornwall, J., 'Sussex Wealth and Society in the Reign of Henry VIII', SAC 114 (1976), 1-26, at 18.

²⁴ Clarke, J., *Alfriston Market Days* (2006), 8.

²⁵ Cornwall, J., 'Sussex Wealth and Society in the Reign of Henry VIII', SAC 114 (1976), 1-26, at 18.

²⁶ Brent, C. E., 'Urban Employment and Population in Sussex Between 1550 and 1660', SAC 113 (1975), 35-50, at 47.

²⁷ Doff, E., *Social Conditions in the Cuckmere Valley 1660-1780: The influence of Church and Dissent* (unpubl. PhD thesis, Open University, 1986), 4.

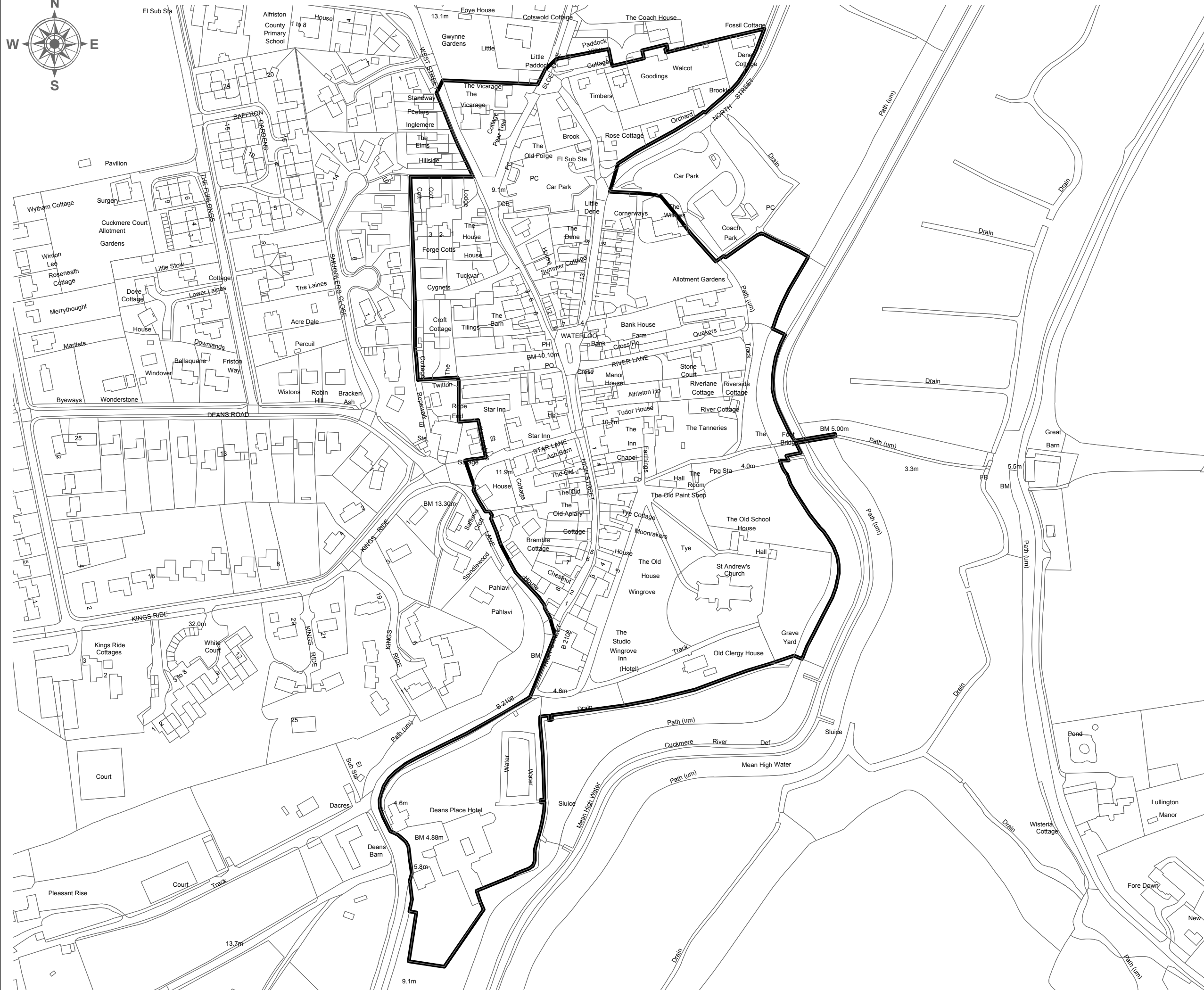
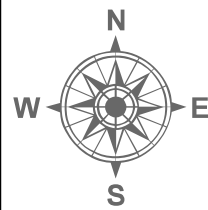
²⁸ Clarke, J., *Alfriston Market Days* (2006), 10; Johnson, W. H., *Early Victorian Alfriston* (2nd edtn., 2004), 80.

²⁹ Pennington, J., 'Inns and Alehouses in 1686', in Leslie, K. and Short, B. (eds.), *An Historical Atlas of Sussex* (1999), 68-9.

³⁰ Pre-1397 origins for The George have been suggested: Boyd R. M., *Alfriston* (1970), 31.

- ³¹ Johnston, G. D., *Abstract of Turnpike Acts relating to Sussex* (transcript at SAS, c.1948), 6.
- ³² Clarke, J., *Alfriston Market Days* (2006), 11.
- ³³ Johnson, W. H., *Early Victorian Alfriston* (2nd edtn., 2004), 62.
- ³⁴ Whittick, C., *Alfriston Parish Tenement Analysis (1750-1843)* (unpubl. report for the Cuckmere Valley Project, Sussex Archaeological Society, 1995).
- ³⁵ Hayden, R., *Alfriston: A Social and Economic Study 1300 to 1660* (unpubl. BA dissertation, University of Southampton, 1993), 38.
- ³⁶ Cornwall, J. (ed.), 'The Lay Subsidy Rolls for the County of Sussex 1524-25', *SRS* 56 (1956); 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), 162. 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).
- ³⁷ Salzmann, L. F., *The History of the Parish of Hailsham, the Abbey of Otham and the Priory of Michelham* (1901), 244-51.
- ³⁸ Gratwick, A. S., & Whittick, C., 'The Loseley list of "Sussex Martyrs"', *SAC* 133 (1995), 225-40, at 226 and 232; Wilkinson, P., 'The Struggle for a Protestant Reformation 1553-1546', in Leslie, K. and Short, B. (eds.) *An Historical Atlas of Sussex* (1999), 52-3.
- ³⁹ Doff, E., *Social Conditions in the Cuckmere Valley 1660-1780: The influence of Church and Dissent* (unpubl. PhD thesis, Open University, 1986), 167-70.
- ⁴⁰ McCann, T., 'Religious Observance in the 17th Century', in Leslie, K. and Short, B. (eds.) *An Historical Atlas of Sussex* (1999), 56-7; Johnson, W. H., *Alfriston past and Present* (1998), 24; Rector, W. K., 'Lewes Quakers in the Seventeenth and Eighteenth Centuries', *SAC* 116 (1978), 31-40, at 32.
- ⁴¹ Cooper, J. H., 'A Religious Census of Sussex in 1676', *SAC* 45 (1902), 144.
- ⁴² Ford, W. K., (ed.), 'Chichester Diocesan Surveys 1686 and 1724', *SRS* 78 (1994), 162.
- ⁴³ Doff, E., *Social Conditions in the Cuckmere Valley 1660-1780: The influence of Church and Dissent* (unpubl. PhD thesis, Open University, 1986), 267; Whittick, C., *Alfriston Parish Tenement Analysis (1750-1843)* (unpubl. report for the Cuckmere Valley Project, Sussex Archaeological Society, 1995), 94.
- ⁴⁴ Whittick, C., *Alfriston Parish Tenement Analysis (1750-1843)* (unpubl. report for the Cuckmere Valley Project, Sussex Archaeological Society, 1995), 92.
- ⁴⁵ Johnson, W. H., *Alfriston Past and Present* (1998), 21.
- ⁴⁶ McCann, T. J., *Sussex Cricket in the Eighteenth Century* (SRS 88, 2004), xlix.
- ⁴⁷ Johnson, W. H., *Alfriston Past and Present* (1998), 29-30.
- ⁴⁸ Lower, M. A., *A Survey of the Coast of Sussex made in 1587* (1870), 4.
- ⁴⁹ Hudson, A., *Gazetteer of Barracks in Sussex During the Revolutionary and Napoleonic Wars (1793-1815)* (typescript at Barbican House, Lewes, 1986), 5: see also Ordnance Survey surveyors' drafts c.1800.
- ⁵⁰ Johnson, W. H., *Alfriston Past and Present* (1998), 37.
- ⁵¹ Johnson, W. H., *Crime and disorder in Late Georgian Alfriston* (1994), 12-14; Johnson, W. H., *Early Victorian Alfriston* (2nd edtn., 2004), 62.
- ⁵² Johnson, W. H., *Early Victorian Alfriston* (2nd edtn., 2004), 38-43, 68-9, 72-7.
- ⁵³ Johnson, W. H., *Alfriston Past and Present* (1998), 55-6.
- ⁵⁴ Farrant, J. H., 'The seaborne trade of Sussex, 1720-1845', *SAC* 114 (1976), 97-120, at 112.
- ⁵⁵ Longstaff-Tyrell, P., *Reflections from the Cuckmere Valley. 200 years of industry and intrigue* (2003), 7.
- ⁵⁶ Farrant, J., 'Growth of Communications 1840-1914', in Leslie, K. and Short, B. (eds.) *An Historical Atlas of Sussex* (1999), 80-1; Griffiths, I. L., 'Road and rail in Sussex', in Geography Editorial Committee (eds.), *Sussex: Environment, Landscape and Society* (1983), 239.
- ⁵⁷ Short, B., 'Population Change 1801-1851', in Leslie, K., and Short, B., (eds.), *An Historical Atlas of Sussex* (1999), 88-9; Sheppard, J., 'Population Change 1851-1911', in Leslie, K., and Short, B., (eds.), *An Historical Atlas of Sussex* (1999), 90-1; decennial census statistics. Loss of 266 acres to Seaford in 1934 made very little difference to the population figures as this area included one farm only (Hindover) with a population in 1931 of 8: 1931 Census of England and Wales, *County Report Part II*, Table B; M. of H.
- ⁵⁸ Johnson, W. H., *Alfriston Past and Present* (1998), 57-8.
- ⁵⁹ National Trust, *Alfriston Clergy House* (1995, reprinted 1999), 15.
- ⁶⁰ Fox-Wilson, F., (ed.), *A Guide to St Andrew's Church, Alfriston* (2nd edtn., 2006).
- ⁶¹ Fox-Wilson (ed.) *A Guide to St. Andrew's Church Alfriston and the Church of the Good Shepherd Lullington* (2006), 15.
- ⁶² Doff, E., *Social Conditions in the Cuckmere Valley 1660-1780: The influence of Church and Dissent* (unpubl. PhD thesis, Open University, 1986), 169-70. The house was built 1802-35: Whittick, C., *Alfriston Parish Tenement Analysis (1750-1843)* (unpubl. report for the Cuckmere Valley Project, Sussex Archaeological Society, 1995), 81.
- ⁶³ Johnson, W. H., *Crime and disorder in Late Georgian Alfriston* (1994), 42.
- ⁶⁴ Elleray, D. R., *Sussex Places of Worship: A Gazetteer of Buildings erected between c1760 and c1960* (2004), 1.
- ⁶⁵ Berry, P., and Longstaff-Tyrell, P., *Aspects of Alfriston* (2006), 20. Berry and Longstaff-Tyrell suggest c.1800, but the implications of the end of the lease on the workhouse at Cross House (1789), imply an earlier shift to the North Street property already owned by the parish.
- ⁶⁶ Whittick, C., *Alfriston Parish Tenement Analysis (1750-1843)* (unpubl. report for the Cuckmere Valley Project, Sussex Archaeological Society, 1995), 18.
- ⁶⁷ Boyd R. M., *Alfriston* (1970), 37.
- ⁶⁸ Whittick, C., *Alfriston Parish Tenement Analysis (1750-1843)* (unpubl. report for the Cuckmere Valley Project, Sussex Archaeological Society, 1995), 94.
- ⁶⁹ Wells, R., 'The Poor Law 1700-1900', in Leslie, K. and Short, B. (eds.), *An Historical Atlas of Sussex* (1999), 70-1.
- ⁷⁰ Wells, R., 'The Poor Law 1700-1900', in Leslie, K. and Short, B. (eds.) *An Historical Atlas of Sussex* (1999), 70-1; Morrison, K., *The Workhouse: A Study of Poor-Law Buildings in England* (1999), 80-1.

- ⁷¹ Johnson, W. H., *Crime and disorder in Late Georgian Alfriston* (1994), 22.
- ⁷² Johnson, W. H., *Alfriston Past and Present* (1998), 53.
- ⁷³ Davey, R., 'Schools in the 19th Century', in Leslie, K. and Short, B. (eds.) *An Historical Atlas of Sussex* (1999), 84-5.
- ⁷⁴ Piper, A. C., *Alfriston, the story of a Sussex Downland Village*, (1970), 56; Johnson, W. H., *Early Victorian Alfriston* (2nd edtn., 2004), 53.
- ⁷⁵ Johnson, W. H., *Alfriston Village School 1879-1908* (1992; reprinted 2006), 7.
- ⁷⁶ Piper, A. C., *Alfriston, the story of a Sussex Downland Village*, (1970), 59.
- ⁷⁷ Johnson, W. H., *Alfriston Past and Present* (1998), 54.
- ⁷⁸ Berry, P., and Longstaff-Tyrrell, P., *Aspects of Alfriston* (2006), 100.
- ⁷⁹ Boyd, R. M., *Alfriston* (1970), 49.
- ⁸⁰ Berry, P., and Longstaff-Tyrrell, P., *Aspects of Alfriston* (2006), 96.
- ⁸¹ McCarthy, E. & M., *Alfriston. Today and Yesterday* (1982, reprinted 1984), 16.
- ⁸² Piper, A. C., *Alfriston, the story of a Sussex Downland Village*, (1970), 65.
- ⁸³ Boyd R. M., *Alfriston* (1970), 17.
- ⁸⁴ Piper, A. C., *Alfriston, the story of a Sussex Downland Village*, (1970), 67.
- ⁸⁵ <http://www.alfriston-village.co.uk/parishcouncil/minutes/210604Minutes.pdf> , 2, paragraph 2.03
- ⁸⁶ Piper, A. C., *Alfriston, the story of a Sussex Downland Village*, (1970), 65 and 66.
- ⁸⁷ Martin, D., & Martin, B., *A Brief Archaeological Interpretative Survey of Deans Place, Alfriston, East Sussex* (unpublished report no. 1184, Field Archaeology Unit, UCL, 1993).
- ⁸⁸ Martin, D., & Martin, B., *A Brief Archaeological Interpretative Survey of The Clergy House, Alfriston, East Sussex* (unpublished report no. 1188, Field Archaeology Unit, UCL, 1993).
- ⁸⁹ Martin, D., & Martin, B., *A Brief Archaeological Interpretative Survey of 1 Steamer Cottages & The Old Farmhouse, Alfriston, East Sussex* (unpublished report no. 1186, Field Archaeology Unit, UCL, 1993).
- ⁹⁰ Martin, D., & Martin, B., *A Brief Archaeological Interpretative Survey of Steamer Trading, Alfriston, East Sussex* (unpublished report no. 1187, Field Archaeology Unit, UCL, 1993).
- ⁹¹ Martin, D., & Martin, B., *A Brief Archaeological Interpretative Survey of The George, Alfriston, East Sussex* (unpublished report no. 1185, Field Archaeology Unit, UCL, 1993).
- ⁹² Pennington, J., 'Inns and Taverns of Western Sussex, England, 1550-1700: A Documentary and Architectural Investigation', in Kümin, B., & Tlustý, B. A., (eds.), *The World of the Tavern: Public Houses in Early Modern Europe* (2002), 116-35, at 121.
- ⁹³ Martin, D., & Martin, B., *An Archaeological Interpretative Survey of Smugglers Inn, Alfriston, East Sussex* (unpublished report, Archaeology South-East, project ref. 1897, 2005).
- ⁹⁴ Johnson, W. H., *Alfriston Past and Present* (1998), 13-14 and frontispiece.
- ⁹⁵ Freke, D. J., 'The Old Clergy House, Alfriston, 1976', SAC 117 (1979), 222-3.
- ⁹⁶ Martin, D., & Martin, B., *Alfriston – Manor House, High Street* (unpublished report, Archaeology South-East, project ref. 1563, 2005).
- ⁹⁷ Martin, D., & Martin, B., *An Archaeological Interpretative Survey of Smugglers Inn, Alfriston, East Sussex* (unpublished report, Archaeology South-East, project ref. 1897, 2005).
- ⁹⁸ Whittick, C., *Alfriston Parish Tenement Analysis (1750-1843)* (unpubl. report for the Cuckmere Valley Project, Sussex Archaeological Society, 1995), property 52.
- ⁹⁹ Ibid., property 39.
- ¹⁰⁰ Johnson, W. H., *Crime and disorder in Late Georgian Alfriston* (1994), 91; Johnson, W. H., *Early Victorian Alfriston* (2nd edtn., 2004), 64-5.
- 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 several cases these come from archaeological surveys undertaken by Barbara and David Martin, and the documentary tenement analysis undertaken by Christopher Whittick.



Sussex EUS



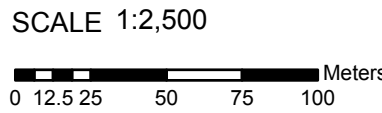
ENGLISH HERITAGE

ALFRISTON MAP 1 Extent of Alfriston EUS study area

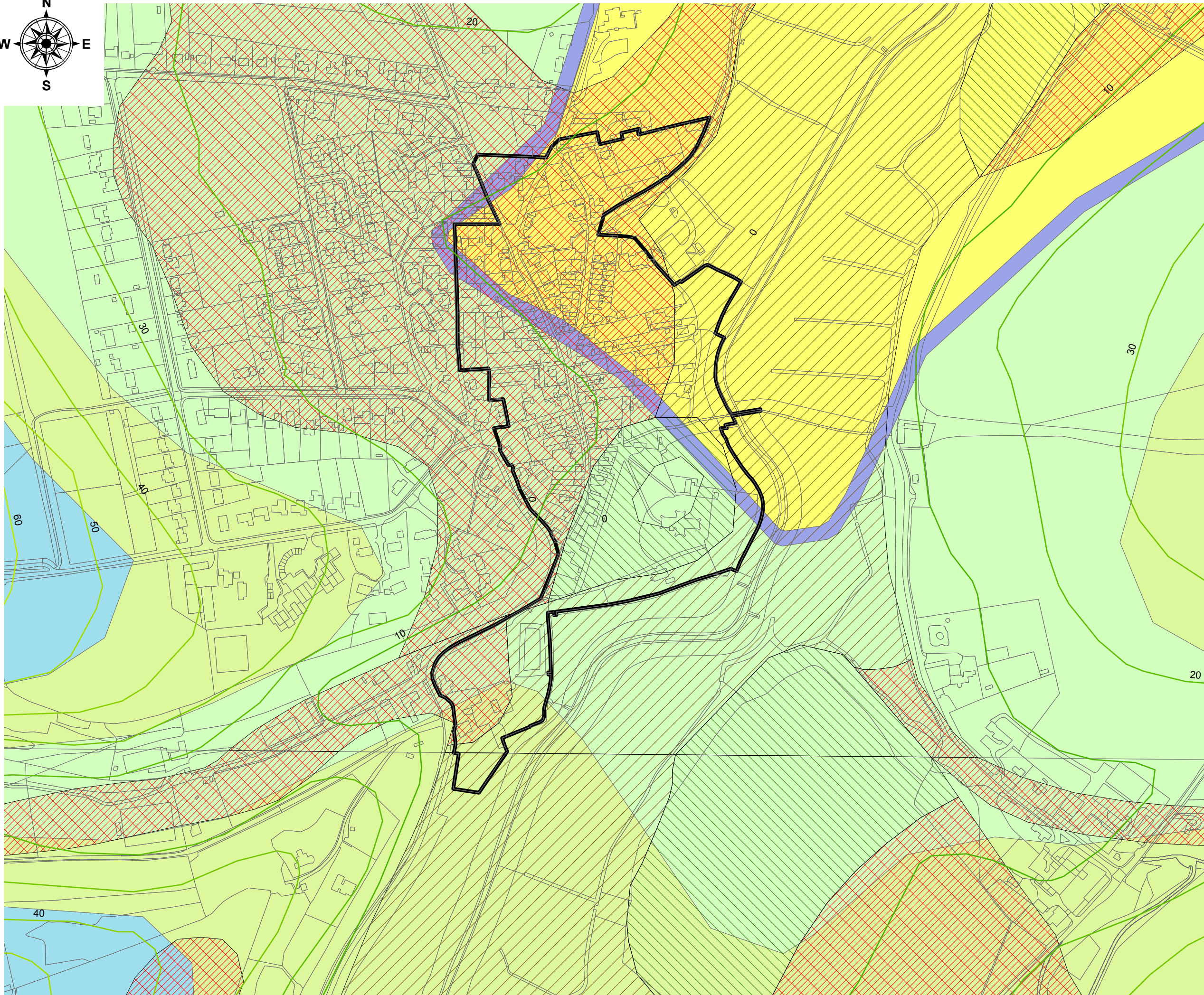
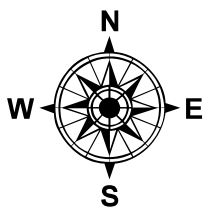
KEY

EUS boundary

EUS research and mapping:
Dr Roland B Harris FSA MIFA
March 2008



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings.
OS Licence No. LA 076600 2004.
The geological map data is reproduced from the British Geological Map data at the original scale of 1:50,000. Licence 2003/070 British Geological Survey. NERC. All rights reserved.
This view and other data © East Sussex County Council, West Sussex County Council, and Brighton & Hove City Council.



Sussex EUS



ENGLISH HERITAGE

ALFRISTON MAP 2

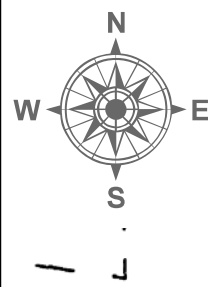
Solid and drift geology with 10m contours

KEY	
	HOLYWELL NODULAR CHALK FORMATION
	LEWES NODULAR CHALK FORMATION
	MELBOURN ROCK
	NEW PIT CHALK FORMATION
	ZIG ZAG CHALK FORMATION
	ALLUVIUM
	HEAD (UNDIFFERENTIATED)
	RIVER TERRACE DEPOSITS, 1

EUS research and mapping:
Dr Roland B Harris FSA MIFA
March 2008

SCALE 1:3,500

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. OS Licence No. 100018485. The geological map data is reproduced from the British Geological Map data at the original scale of 1:50,000. Licence 2003/070 British Geological Survey. NERC. All rights reserved. This view and other data © East Sussex County Council, West Sussex County Council, and Brighton & Hove City Council.



Sussex EUS

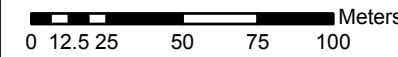


ENGLISH HERITAGE

ALFRISTON MAP 3
OS 1st Series 25'' (1874)

EUS research and mapping:
Dr Roland B Harris FSA MIFA
March 2008

SCALE 1:2,500



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings.
OS Licence No. LA 076600 2004.
The geological map data is reproduced from the British Geological Map data at the original scale of 1:50,000. Licence 2003/070 British Geological Survey. NERC. All rights reserved.
This view and other data © East Sussex County Council, West Sussex County Council, and Brighton & Hove City Council.



Sussex EUS

Brighton & Hove

ENGLISH HERITAGE

ALFRISTON MAP 4
Historic buildings

KEY

Alfriston buildings

Listing Grade

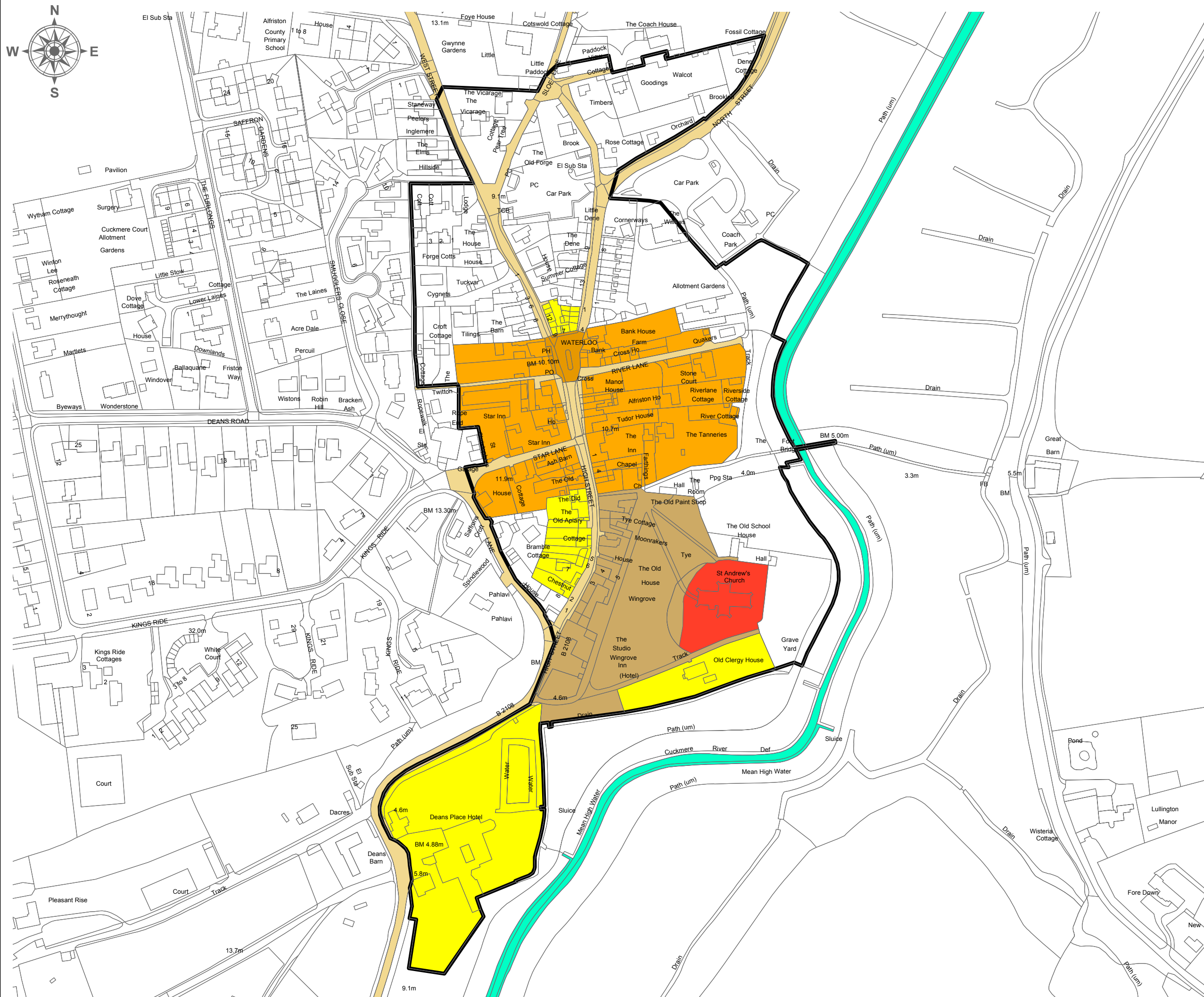
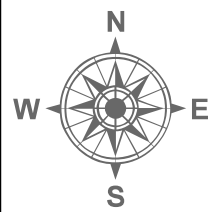
- I
- II
- II*

EUS research and mapping:
 Dr Roland B Harris FSA MIFA
 March 2008

SCALE 1:2,500

Meters
 0 10 20 40 60 80

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings.
 OS Licence No. LA 076600 2004.
 The geological map data is reproduced from the British Geological Map data at the original scale of 1:50,000. Licence 2003/070 British Geological Survey. NERC. All rights reserved.
 This view and other data © East Sussex County Council, West Sussex County Council, and Brighton & Hove City Council.



Sussex EUS



ENGLISH HERITAGE

ALFRISTON MAP 5

Period 7 (1350-1499)

KEY

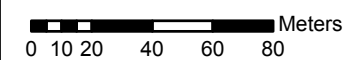
EUS Alfriston

HCT

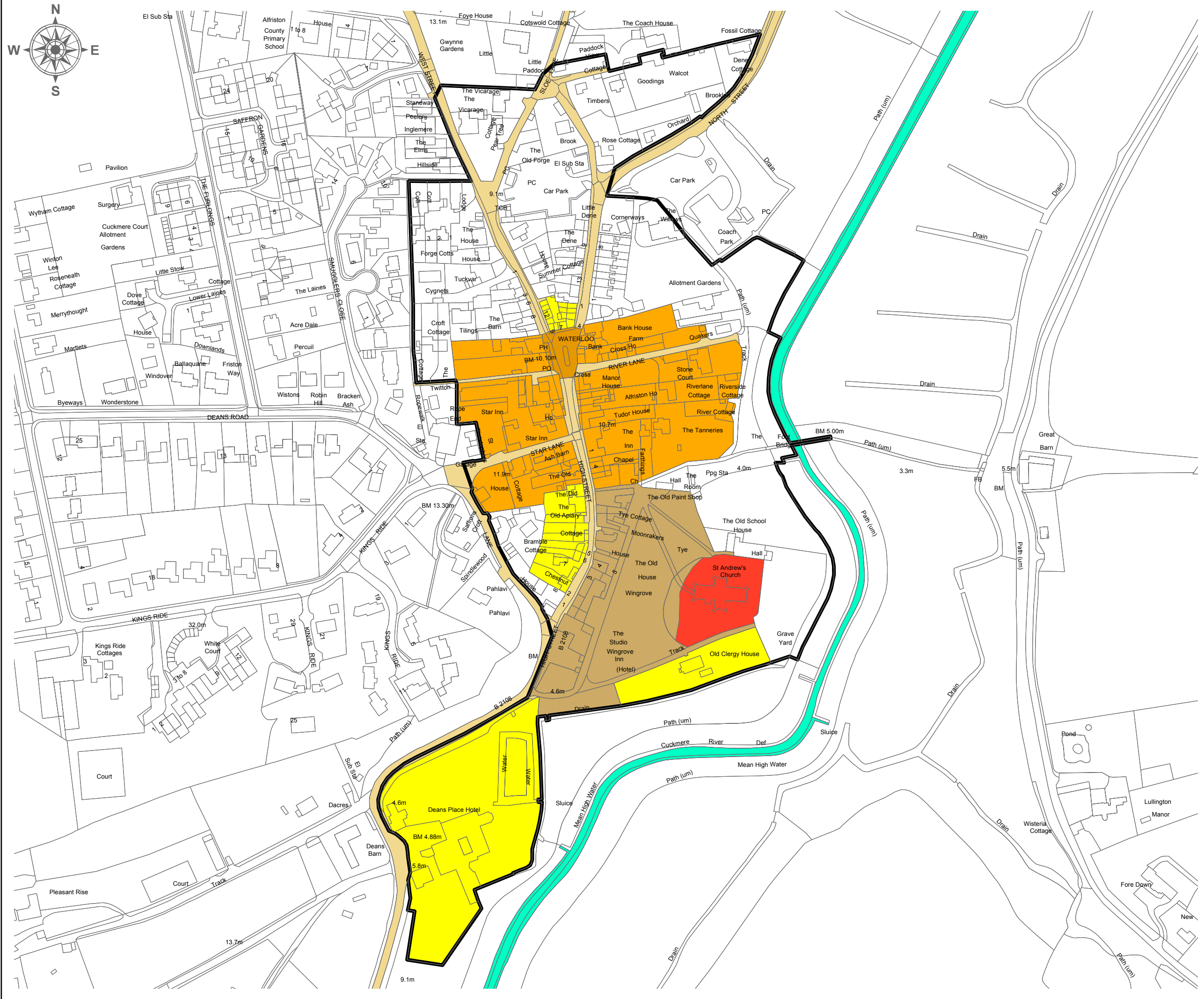
- Church/churchyard
- Inland water
- Irregular historic plots
- Lane/road
- Market place
- Public
- Regular burgage plots

EUS research and mapping:
Dr Roland B Harris FSA MIFA
March 2008

SCALE 1:2,500



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings.
OS Licence No. LA 076600 2004.
The geological map data is reproduced from the British Geological Map data at the original scale of 1:50,000. Licence 2003/070 British Geological Survey. NERC. All rights reserved.
This view and other data © East Sussex County Council, West Sussex County Council, and Brighton & Hove City Council.



Sussex EUS



ENGLISH HERITAGE

ALFRISTON MAP 6
Period 8 (1500-1599)

KEY

EUS Alfriston

HCT

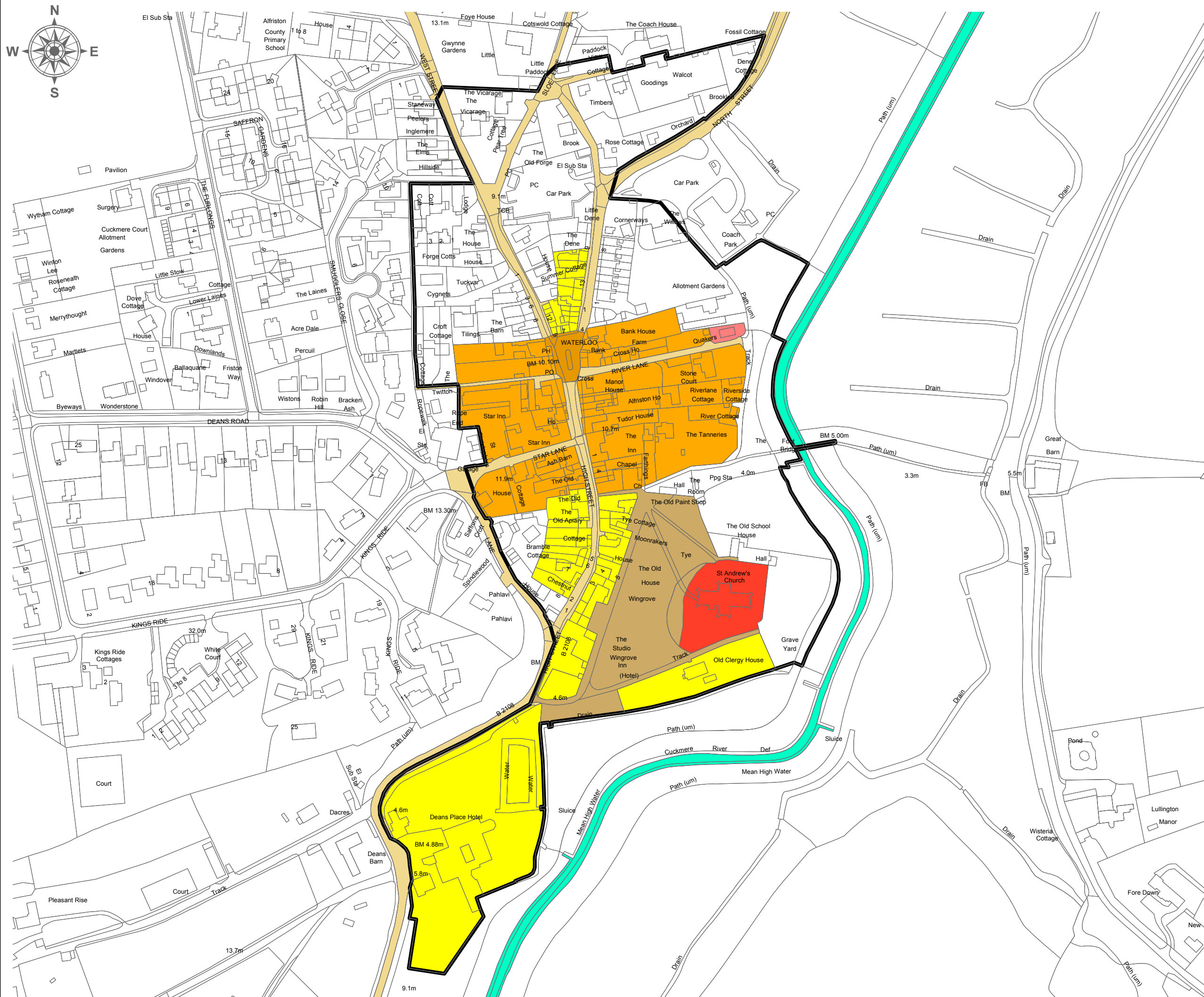
- Church/churchyard
- Inland water
- Irregular historic plots
- Lane/road
- Market place
- Public
- Regular burgage plots

EUS research and mapping:
 Dr Roland B Harris FSA MIFA
 March 2008

SCALE 1:2,500

0 10 20 40 60 80 Meters

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings.
 OS Licence No. LA 076600 2004.
 The geological map data is reproduced from the British Geological Map data at the original scale of 1:50,000. Licence 2003/070 British Geological Survey. NERC. All rights reserved.
 This view and other data © East Sussex County Council, West Sussex County Council, and Brighton & Hove City Council.



ALFRISTON MAP 7
Period 9 (1600-1699)

KEY

EUS Alfriston

HCT

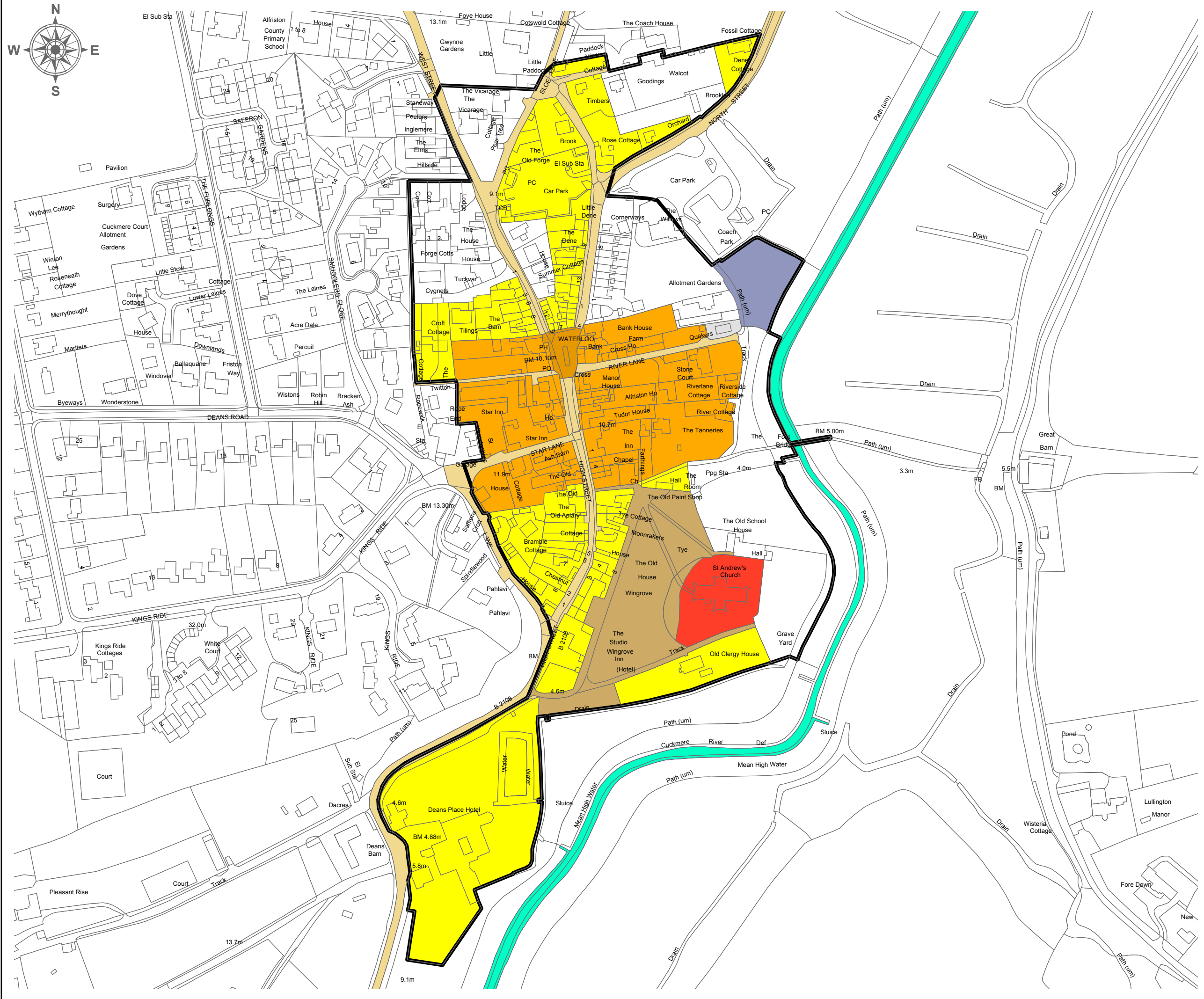
- Cemetery
- Church/churchyard
- Inland water
- Irregular historic plots
- Lane/road
- Market place
- Public
- Regular burgage plots

EUS research and mapping:
 Dr Roland B Harris FSA MIFA
 March 2008

SCALE 1:2,500

0 10 20 40 60 80 Meters

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings.
 OS Licence No. LA 076600 2004.
 The geological map data is reproduced from the British Geological Map data at the original scale of 1:50,000. Licence 2003/070 British Geological Survey. NERC. All rights reserved.
 This view and other data © East Sussex County Council, West Sussex County Council, and Brighton & Hove City Council.



ALFRISTON MAP 8
Period 10 (1700-1799)

KEY

EUS Alfriston

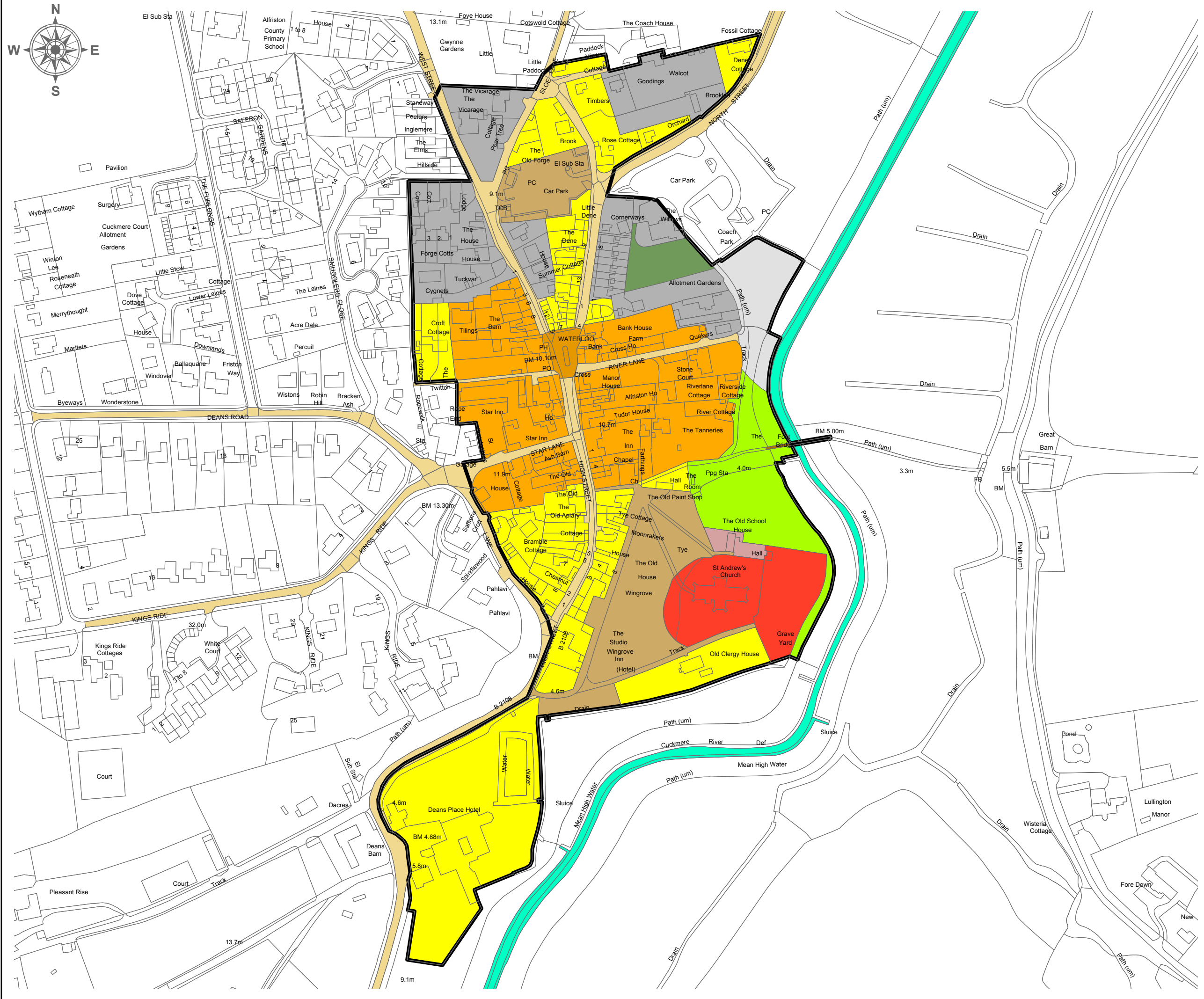
HCT

- Church/churchyard
- Inland water
- Irregular historic plots
- Lane/road
- Light industry
- Market place
- Public
- Regular burgage plots
- Vacant

EUS research and mapping:
 Dr Roland B Harris FSA MIFA
 March 2008

SCALE 1:2,500

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings.
 OS Licence No. LA 076600 2004.
 The geological map data is reproduced from the British Geological Map data at the original scale of 1:50,000. Licence 2003/070 British Geological Survey. NERC. All rights reserved.
 This view and other data © East Sussex County Council, West Sussex County Council, and Brighton & Hove City Council.



ALFRISTON MAP 9
Historic Character
Types (2007)

KEY

EUS Alfriston HCT

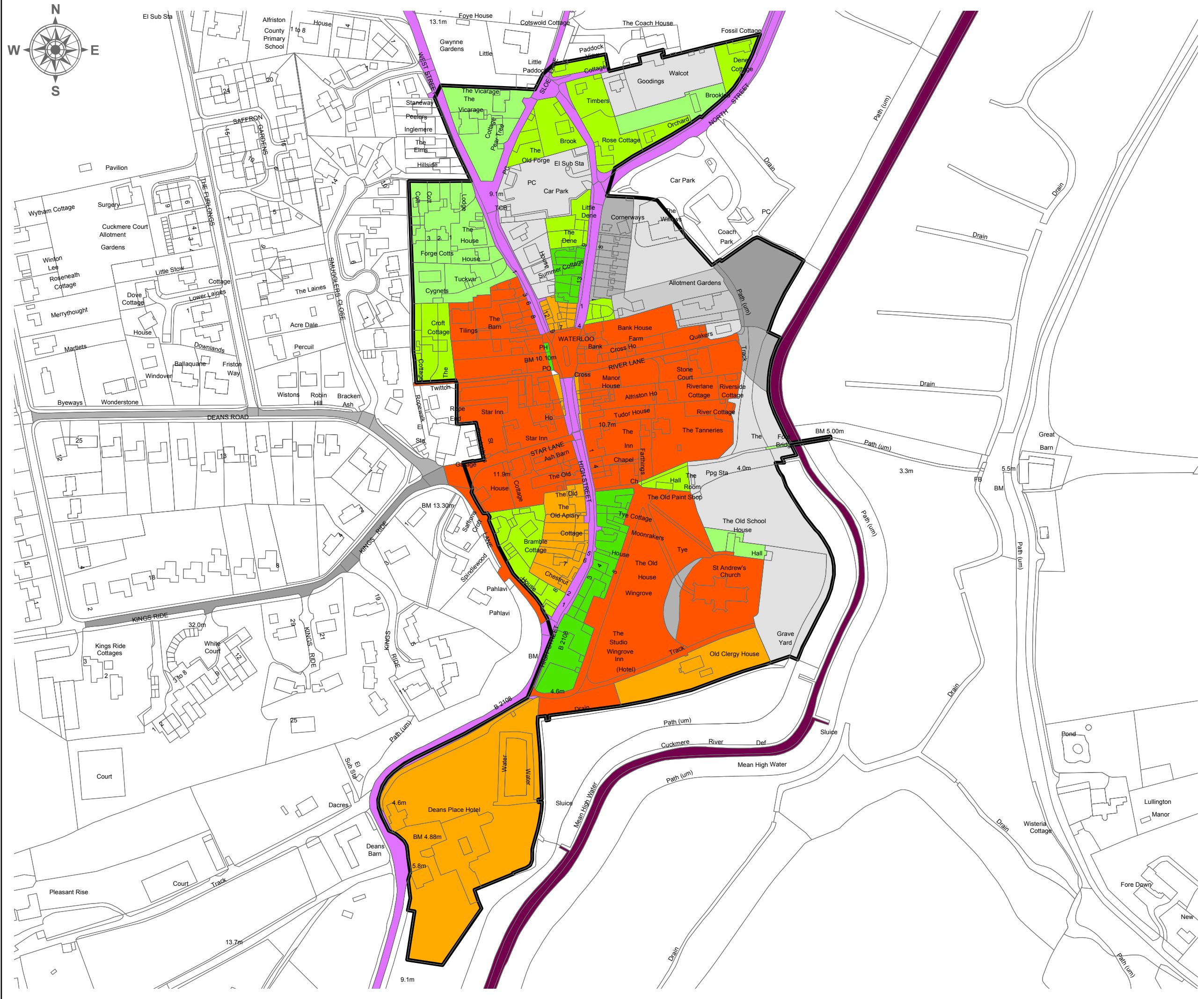
- Allotments
- Bridge/causeway
- Church/churchyard
- Informal parkland
- Inland water
- Irregular historic plots
- Lane/road
- Market place
- Public
- Regular burgage plots
- School/college
- Suburb
- Vacant

EUS research and mapping:
 Dr Roland B Harris FSA MIFA
 March 2008

SCALE 1:2,500

0 10 20 40 60 80 Meters

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings.
 OS Licence No. LA 076600 2004.
 The geological map data is reproduced from the British Geological Map data at the original scale of 1:50,000. Licence 2003/070 British Geological Survey. NERC. All rights reserved.
 This view and other data © East Sussex County Council, West Sussex County Council, and Brighton & Hove City Council.



ALFRISTON MAP 10

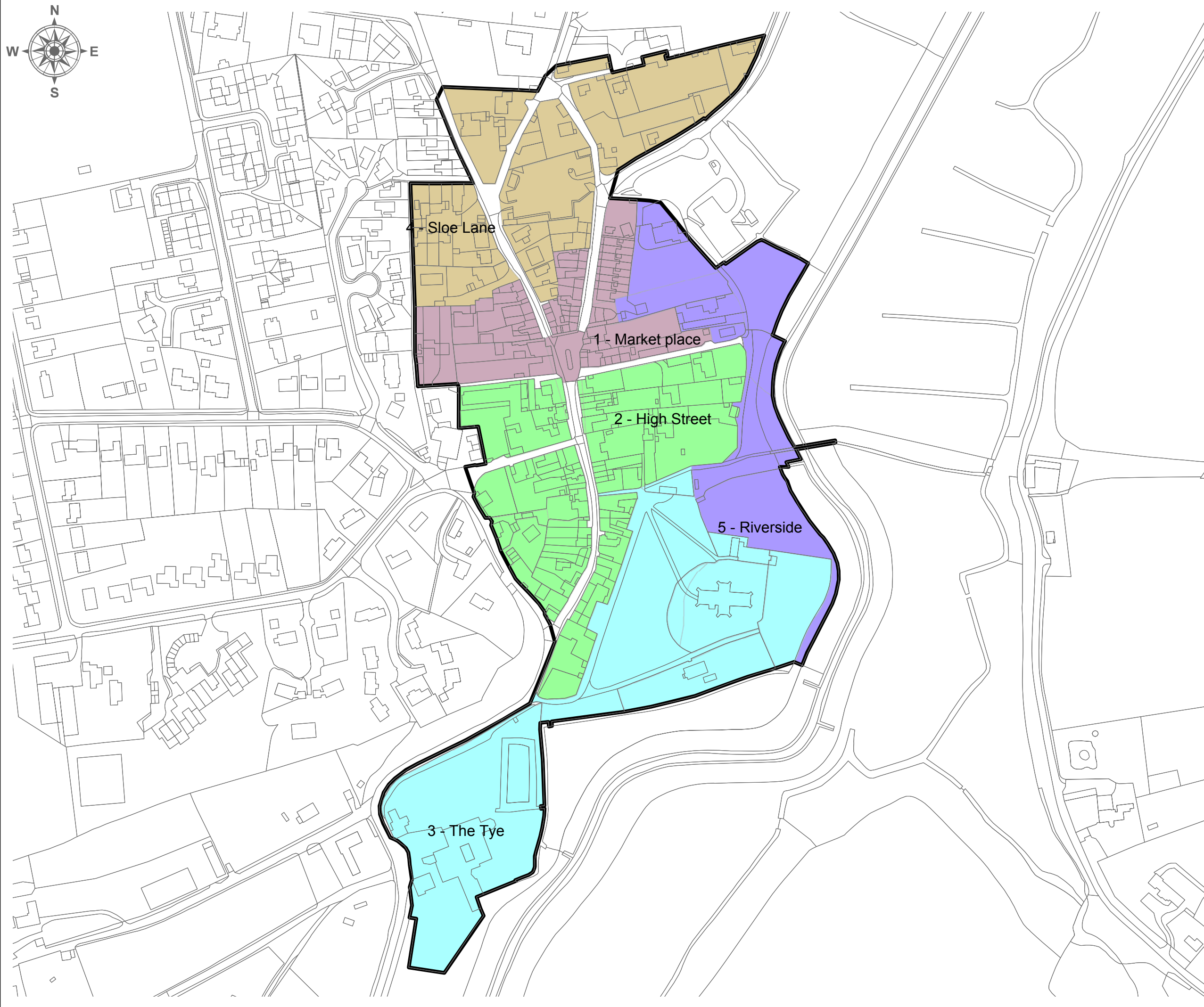
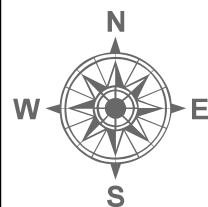
**Historic Character
Type areas showing
principal period from
which present character
is derived**

KEY	
EUS Alfriston PERIOD	
	1
	4
	6
	7
	9
	10
	11
	12
	13
	14
	15

EUS research and mapping:
Dr Roland B Harris FSA MIFA
March 2008

SCALE 1:2,500

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings.
OS Licence No. LA 076600 2004.
The geological map data is reproduced from the British Geological Map data at the original scale of 1:50,000. Licence 2003/070 British Geological Survey. NERC. All rights reserved.
This view and other data © East Sussex County Council, West Sussex County Council, and Brighton & Hove City Council.



Sussex EUS



ENGLISH HERITAGE

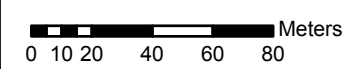
ALFRISTON MAP 11

Historic Urban Character Areas (HUCAs)

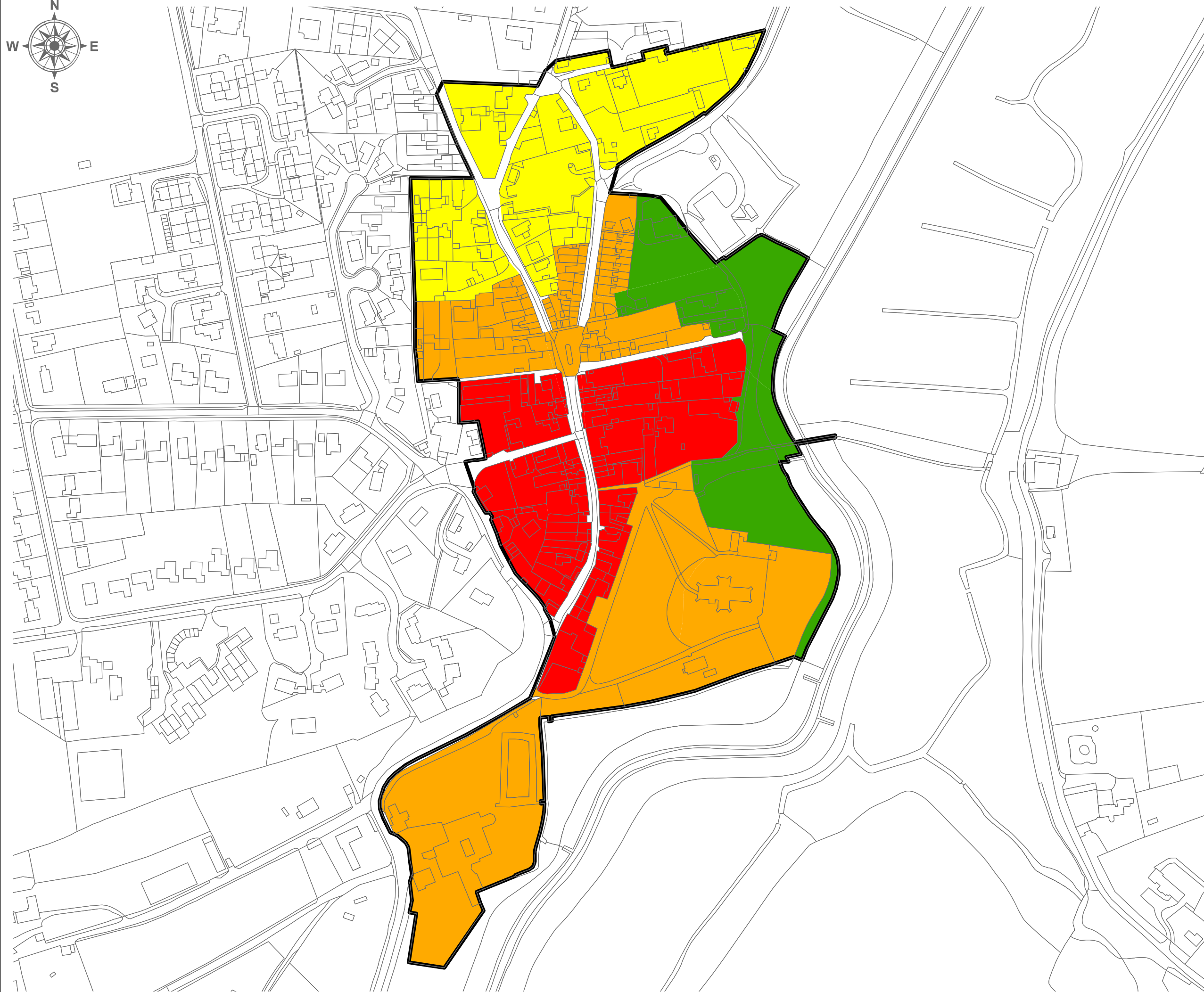
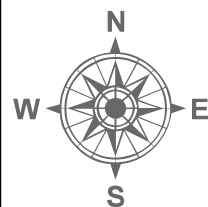
KEY	
EUS Alfriston HUCA	
	1 - Market place
	2 - High Street
	3 - The Tye
	4 - Sloe Lane
	5 - Riverside

EUS research and mapping:
Dr Roland B Harris FSA MIFA
March 2008

SCALE 1:2,500



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings.
OS Licence No. LA 076600 2004.
The geological map data is reproduced from the British Geological Map data at the original scale of 1:50,000. Licence 2003/070 British Geological Survey. NERC. All rights reserved.
This view and other data © East Sussex County Council, West Sussex County Council, and Brighton & Hove City Council.



Sussex EUS



ENGLISH HERITAGE

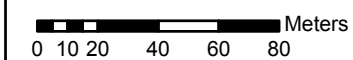
ALFRISTON MAP 12

Historic Environment Value (HEV)

KEY	
EUS Alfriston HEV	
	1
	3
	4
	5

EUS research and mapping:
Dr Roland B Harris FSA MIFA
March 2008

SCALE 1:2,500



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings.
OS Licence No. LA 076600 2004.
The geological map data is reproduced from the British Geological Map data at the original scale of 1:50,000. Licence 2003/070 British Geological Survey. NERC. All rights reserved.
This view and other data © East Sussex County Council, West Sussex County Council, and Brighton & Hove City Council.