

Mayfield

Historic Character Assessment Report

April 2008



Sussex Extensive Urban Survey (EUS)

Roland B Harris

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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 (WSCC), and Brighton and Hove City Council; and was funded by English Heritage.

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

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Cover photo: London House, High Street, Mayfield.

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1 INTRODUCTION

1.1 Background to the project

This report is an archaeological, historical, and historic urban character assessment of Mayfield. 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 Mayfield in this report can be a brief summary only. It aims to synthesize published research, and to provide a chronological overview of the development of the town as seen from documentary sources. The focus is placed on those matters – such as origins, economy, trade and institutions – that are most closely related to the urban historic environment today. Aspects of the history of the parish – such as the manorial history – 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. This section also includes analysis of historic buildings (listed and non-listed) and the topography, the latter drawing on maps of the town from 1681 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 Mayfield 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 the obviously medieval origins of the town and the palace, Mayfield has long been the subject of historical and architectural interest, although not, rather surprisingly, of subsurface archaeological interest. The principal sources drawn on during the writing of this report are listed below. Many other sources have been used too, and full references have been given by use of endnotes.

1.5.1 History

Early histories of the palace and church include those of **Henry Rosehurst Hoare** and **Edward Roberts**.³ Histories that cover the town, include those by **William Durrant Cooper**, **E. M. Bell-Irving** and, more recently, **R. C. G. Foster** and **Mayfield Local History Society**.⁴ **Mark Gardiner** has studied the origins of the town in the more general context of Wealden settlement,⁵ while a tenement history has been produced by **David and Barbara Martin** and **Christopher Whittick**.⁶ There is, however, no authoritative and scholarly account of the history of the town from its medieval origins onwards.

1.5.2 Archaeology

In comparison, archaeological investigation of the historic town is lacking, with no substantial controlled excavations in the town or small-scale assessments/watching briefs, either published or unpublished.

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

The early histories of the palace by Hoare and Roberts are useful in that they include architectural description and analysis that draws on observations of the ruins prior to restoration. David and Barbara Martin, and Don and Maureen Clark have undertaken useful surveys of individual buildings,⁷ although Mayfield's numerous historic buildings (significantly, including the palace itself) have yet to be the subject of a thorough archaeological study. 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 principally derived from 1:50,000

British Geological Survey digital data. Ordnance Survey Historic 25" maps for Epochs 1-4 (1875 onwards) have proved invaluable, especially as these have been used in digital form, allowing overlaying with each other and with other data. The 1844 Tithe Map (*East Sussex Record Office*) captures Mayfield at a large scale prior to the opening of the railway and the rebuilding of the palace. 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 Mayfield covers the extent of the town in 1875.

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

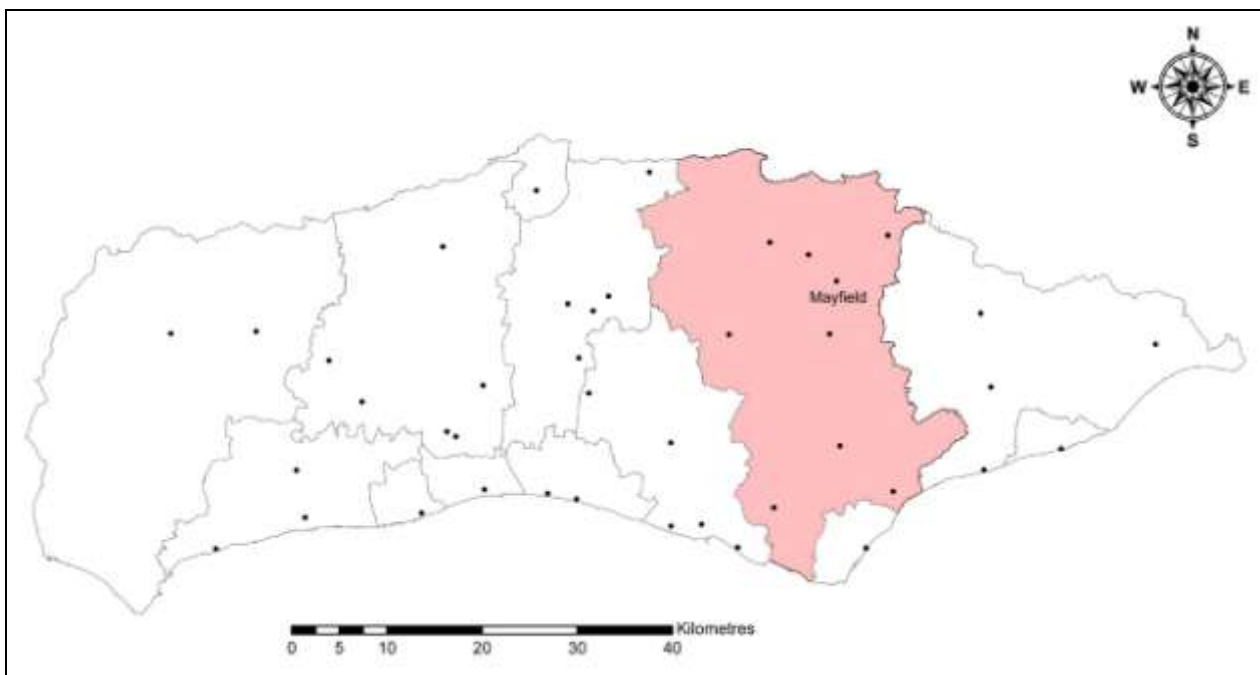


Fig. 1. Location of Mayfield within Sussex. Wealden District is highlighted and points locate the 41 Sussex EUS towns.

2 THE SETTING



Fig. 2. View southwards over the High Weald from the High Street.

2.1 Topography (Map 2)

Mayfield is situated within the High Weald, on a minor spur towards the eastern end of the east-west Forest Ridge. The land slopes away most steeply and immediately on the south side of the historic town towards the upper reaches of the River Rother, which flows to the sea near Rye, 37km to the east-south-east.

The eastern end of Fletching Street is the lowest part of the historic core of the town at c.112m OD. This street rises steeply roughly westwards to c.143m OD at the junction with the High Street and the Tunbridge Wells Road. The High Street continues the same broadly westwards line, descending gently along its length to c.134m OD at the junction with West Street. Beyond the junction High Street and its continuation as Station Road is level, before descending again to the site of the former railway station. From its junction with High Street, West Street descends more steeply to c.120m OD on the edge of the historic core of the town.

The principal street of the town is the generally east-west High Street. The historic town has minimal suburbs, principally located on the flatter ground at either end of the linear ridge-top settlement.

The town lies just north-east of the centre of the historic parish (now largely Mayfield Civil Parish and partly Hadlow Down Civil Parish, together with a very small part of Heathfield and Waldron Civil Parish) and at the centre of smaller modern Mayfield Civil Parish. The large scale of the historic parish had a considerable influence on the viability and growth of the town.

2.2 Geology (Map 2)

2.2.1 Solid geology

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

All of Mayfield parish lies on a succession of sandstones, siltstones and mudstones (commonly clays) of the Hastings Beds (Lower Cretaceous). The EUS study area lies on the interbedded sandstones and siltstones of the Tunbridge Wells Sand Formation of the Ashdown Sandstone Formation.

Clay ironstone, or siderite mudstone, provided ore for the Wealden iron industry, and post-medieval forges and blast furnaces lie near the EUS study area. Typically these are located on fault lines marking the edge of the Tunbridge Wells Sand Formation and the Ashdown Sandstone Formation.

2.2.2 Drift Geology

There is no drift geology within the EUS study area for Mayfield, although there is alluvium along the River Rother and its tributaries to the south, east and west of the town.

2.3 Communications

2.3.1 Water

The River Rother has its source in the Mayfield area and, thus, is too small to have been navigable: Bodiam (c.25km downstream) frequently marked the limit of even modest barges on this river, with trans-shipping occurring at Rye.⁸

2.3.2 Road

Mayfield lies on the A267 Eastbourne to Tunbridge Wells road, although the route now bypasses the town itself. The route through Mayfield was turnpiked in 1767, and a new road from Mayfield to Argos Hill was built in 1833.⁹

2.3.3 Railway

The London Brighton and South Coast Railway (LBSCR) extended the Polegate to Hailsham branch line (opened 1849) to the Lewes-Uckfield-Tunbridge Wells (thence London) line in 1880, building a station 550m west of Mayfield as it then existed.¹⁰ The railway, which was never electrified, closed to passengers in 1965, and to goods in 1968:¹¹ in the Mayfield area the former track bed has been re-used for the bypass (the A267).

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 near the EUS study area:

- East of King George's Field – Neolithic (4000 to 2351 BC) polished flint axe found in 2003 during construction of a new garage belonging to the Old Rectory/Heron's Folly [HER reference: ES6992 – MES6992]
- Near the River Rother at Mayfield – partly polished Neolithic axe was found [HER reference: TQ 52 NE5 – MES4639].
- Mayfield (unspecific location) – Neolithic ground celt axe was found [HER reference: TQ 52 NE6 – MES4640].

2.4.2 Romano-British

Although no Romano-British finds or features have been found through controlled excavation in the town, there have been numerous discoveries of Roman ironworkings in the area. There are 11 known ironworking sites within 5km of Mayfield.¹² There has also been one Romano-British findspot just outside the EUS study area:

- East of King George's Field – probable Samian dog figurine of the Roman period (43 AD to 409 AD), found in the grounds of The Old Rectory/Heron's Folly [HER reference: TQ 52 NE – MES6994].

2.4.3 Anglo-Saxon

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

2.4.4 Implications of pre-urban archaeology

The paucity of known pre-urban archaeology at Mayfield 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. Usage of this area of the Weald between the Late Iron Age and the Norman Conquest means that finds and features from these periods may also occur in future excavations within Mayfield.

3 HISTORY

3.1 Origins: 11th-15th centuries



Fig. 3. St Dunstan's church.

3.1.1 Place-name

The name *Mayfield* is recorded from the early 12th century and is likely to relate to the area and to predate any nucleated settlement. The probable reconstructed Old English – *mægþe-feld* – means 'open country with mayweed [i.e. *Matricaria recutita* L.]'.¹³

In the Weald, the *field* (Old English *feld*) element is strongly associated with ridges and, more specifically, areas of later medieval 'downland' or common. The 'open country' sense of *feld* suggests that woodland was thinner than elsewhere in the Weald or had been cleared and kept so by grazing.¹⁴ The topography, geology, vegetation and history of the Mayfield area is completely consistent with this.

3.1.2 Church

The earliest reference to a church has long been held to consist of the famous reference in an account by Eadmer of the building of a wooden church at Mayfield (*Magauelda*) by Dunstan,

Archbishop of Canterbury, in 960. Eadmer, a monk of Canterbury, was writing after 1095, probably during the first decade of the 12th century,¹⁵ and it has been suggested recently by Andrew Turner and Bernard Muir that his account may derive from Canterbury trying to establish a strong historic claim to a manor only recently acquired.¹⁶ This suggestion is based on the earlier identification of *Mesewelle* in Domesday Book as Mayfield,¹⁷ since in 1086 *Mesewelle* was a possession of Robert, count of Mortain, and not the Archbishop of Canterbury.¹⁸ However, there is no evidence that Domesday Book's *Mesewelle* is Mayfield: indeed, the early place-name evidence (most obviously the different suffixes of *feld* and *well*) makes it clear that this identification is incorrect. It is likely, therefore, that Mayfield was an original part of the grant of the Archbishop of Canterbury's manor of South Malling. Moreover, there are no good grounds to doubt the essence of Eadmer's account of the building of a church and, significantly, a *hospitium* (possibly a precursor of the palace, providing accommodation for Canterbury officials on the distant rural estate) at Mayfield in the 10th century.¹⁹

The earliest fabric of the surviving church dates from the first half of the 13th century. The vicarage of Mayfield was ordained in 1262.²⁰ By 1297 the church had a chantry chapel, probably in the south aisle, dedicated to St Alban.²¹ A fire swept through the village in 1388-9, damaging the church.²²

3.1.3 Urbanization

It is possible that a proportion of Domesday Book's recorded 254 tenants (with 73 ploughs and 43 crofts) of the Archbishop of Canterbury's extensive manor of South Malling lived at Wadhurst and Mayfield.²³

The earliest evidence for anything approaching urban activity at Mayfield is the granting, in 1261, of a weekly Thursday market and a three-day fair (on the vigil, day and morrow of the feast of St Dunstan – 19th May). Subsequent market grants in 1314 and 1394 allowed for the market day to be, respectively, on Tuesday and Wednesday. In 1394 a grant was also made for a fair on the vigil, day and morrow of the feast of All Saints – 1st November.²⁴ Six markets were granted in Sussex in the 1250s (at Burwash, Cuckfield, Hailsham, Robertsbridge, Salehurst and Wadhurst) that, with slightly later Mayfield, represent a largely successful spurt of growth in the formal economy of the Weald.²⁵ The immediate context for the granting of the market at Mayfield is the start of work on the palace of

the Archbishop of Canterbury, shortly after 1260, which appears to have stimulated siegneorial interest in Mayfield (also seen in the ordination of the vicarage in 1262). As Mark Gardiner argues for Mayfield and comparable Wealden 'substitute towns' such as nearby Ticehurst and Wadhurst, the town probably emerged in the late 13th and early 14th centuries as a permissive (rather than formally planned) trading settlement built around the earlier market place. The building of the palace c.1260 (possibly a direct successor to the pre-Conquest *hospitium*), and the frequent visits of the archiepiscopal household (typically, twice yearly in the late 13th century) would have stimulated the local economy. However, no rents for stalls are recorded in a rental of c.1285, perhaps implying little immediate development of the market. A century later, the village was evidently well established for the 1388-9 fire damaged 85 shop places. At this point the shop places seem to have comprised groups of the smaller original stall plots, amalgamated to allow the construction of permanent buildings. Certainly this combination of plots was the case in the mid-15th century, when smaller properties combined two small plots and larger buildings occupied the site of three or more stalls.²⁶ The modest scale of Mayfield in the late 13th century is evident from the 1296 lay subsidy roll for the *Villata de Maghefeld* which lists 27 taxpayers, suggesting a population of perhaps around 135, little more than half the 42 taxpayers of neighbouring Wadhurst. In the rolls for 1327 and 1332, Mayfield was combined with Wadhurst: it is unclear whether the 108 taxpayers for the two in 1332 reflect the growth of nucleated settlement at Mayfield, although the scale of the shop places and the adaptation implied by amalgamation of plots recorded in 1388-9 implies that the town had begun to emerge in the 14th century.²⁷ By 1498 the occupied plots were more extensive than the area of the earlier shop places, and many properties had acquired 'forelands': the term appears to cover encroachments, especially those advancing the front of tenements into the highway.²⁸

The likely emergence of the town in the early 14th century coincided with the expansion of the palace (notably with the great hall, built around 1310: see below section 4.1.1) and the peak of use by the archbishops: Robert Winchelsey (archbishop 1293-1313), Walter Reynolds (1313-27), Simon Mepham (1327-33), John Stratford (1333-48), and Simon Islep (1349-66) all spent significant time at Mayfield, archbishops Mepham and Stratford (though contrary to tradition,²⁹ probably not archbishop Islep³⁰) dying at the palace.³¹ The 15th-century archbishops of

Canterbury seem to have made little use of Mayfield palace.³²



Fig. 4. Mayfield Palace from the churchyard.

The medieval park at Mayfield was located immediately north of the palace and a survey of 1498 records that, west of the church, it lay immediately to the rear of the houses on the north side of the High Street: when expanded by taking in 74 acres of rectory land in 1355, it had already been reduced by small grants of land to tenants in the village. Further losses to Mayfield tenants had occurred by the late 15th century.³³

Whilst there is no unambiguous evidence for a village as early as 1296, the records of local occupations at that date are typically Wealden, with the taxpayers including a smith and a Glover.³⁴

3.2 The town c.1500-1800

3.2.1 Economic history

Although the stalls of the market place had been transformed to permanent houses, Mayfield in the 16th century was largely indistinguishable from a village, albeit still a Wealden market centre.³⁵ A fire in 1590 destroyed several

houses, a barn, outbuildings and an almshouse.³⁶

The palace finally fell out of use by the archbishops during the primacy of Thomas Cranmer (1533-55) and the manor (i.e. including the palace and park) was alienated in 1545. The palace was granted into private hands and continued to be used for a time: most famously by Sir Thomas Gresham to entertain Elizabeth I in 1573.³⁷ In 1597 the former palace and manor were sold off from the already partly broken up Gresham estate.³⁸ In 1617 the former palace (which became known as Mayfield Place), was sold to the Baker family, who abandoned and dismantled the former palace c.1730-40, relocating to Alwyns. At this time the gateway was converted into a house.³⁹

The decline of the former palace at the end of the 16th century is likely to have been the cause of contraction in the town: in 1602 the number of houses was 41-3, compared to 46-7 in 1558. Significantly, the loss of properties was concentrated opposite the former palace gates, east of Holders Lane (i.e. the lane, formerly Kempsters Lane,⁴⁰ running south from the High Street to the car park): the house now known as Yeomans absorbed the adjacent properties, becoming a farm of 56 acres.⁴¹ However, it appears that much of the change to Mayfield around 1580-1600 was adjustment to the loss of the palace rather than terminal decline: at the western end of the town a new estate, with its new mansion of c.1600 (Aylwins), was created by Thomas Aynscombe,⁴² and, c.1590, it was probably his brother John who built the substantial Middle House in the High Street.⁴³ Moreover, the overall population trend for the period between the mid-16th and late 17th century was of significant growth (see below).

Wealden iron production had a significant impact on the economy of the town, with the beginning of the period coinciding with the development of the blast furnace, expanding markets, and rapid growth in the industry. The first English blast furnace had been established 14km from Mayfield, at Newbridge on Ashdown Forest, in 1496. The industry expanded rapidly in the 16th century, thereafter declining to the point of extinction by the end of the 18th century. There were 35 ironworks of this period within 10km of Mayfield and, with considerable involvement in the ordnance trade (and the revival engendered by the Seven Years' War), forges such as Bivelham (Bibleham), Coushopley and Hawksden continued into the later period of iron production.⁴⁴ Local families were owners and operators of furnaces and forges: Sir Thomas Gresham, owner of the former palace, is

recorded in 1574 as the owner of Mayfield Furnace, where he cast guns; Stephen Penkhurst and his descendants operated Coushopley furnace from 1651-1693; Thomas Sands was the tenant of Hawksden Forge in 1702-19 (where a probable relative of the same name had been a hammerman, and then from 1665, the tenant⁴⁵); and the illegal exporter of ordnance Stephen Aynscombe lived at Aylwins, High Street.⁴⁶ John Baker (died 1688), owner of the former palace, has an elaborate marble memorial in the church and appears to have been a wealthy ironmaster too,⁴⁷ possibly the same John Baker, lessor of Hamsell Furnace in Rotherfield in 1677.⁴⁸ The impact on local employment is less well documented, but was doubtless considerable.



Fig. 5. Memorial to Thomas Aynscombe, d.1620 (St Dunstan's church).

Of diverse trades, the leather industry appears the most important. In the mid-16th century it was one of the industry's Wealden centres, along with Wadhurst and Horsham.⁴⁹ A fulling mill is recorded at Mayfield in 1570.⁵⁰ More urban professions include a lawyer (died 1669) and a wine cooper (died 1708), both commemorated

by iron graveslabs at Mayfield church (see below section 4.2.1).⁵¹



Fig. 6. The Rose & Crown, Coggins Mill Lane.

In the survey of inns and alehouses of 1686, Mayfield had modest provision of stabling and accommodation, consistent with its location on a minor trans-Weald route. With 20 stablings and fewer than 20 guest beds, the town was on a par with Wealden towns such as Wadhurst, Rotherfield, Cuckfield and Lindfield, but insignificant when compared to the major Wealden towns for travellers: Horsham provided 365 stablings and 83 beds, on the main road from London to Brighton, via Steyning; and East Grinstead provided 247 stablings and 103 beds, on the main road from London to Lewes and (increasingly) Newhaven and Brighton.⁵² There has been no study of the development of inns in Mayfield, but the Star Inn (now Stone Court, High Street) is recorded in 1663⁵³ (although in 1739 it became the workhouse:⁵⁴ see below, section 3.2.3), The Royal Oak appears to have been an inn throughout most of this period⁵⁵ (it was called The Oak by 1602, and The Royal Oak by 1786⁵⁶), and the Rose and Crown in Fletching Street was known as such by 1765.⁵⁷

Wealden roads had long been notoriously bad so were ripe for improvement by turnpike trusts. The road from Sleeches Cross (just south of Frant) to Possingworth Great Wood (near Cross-in-Hand on the road to Blackboys) via Mayfield was turnpiked in 1767.⁵⁸

From a parish total of around 495 in 1524, the population rose to around 1,570 by 1676. Thereafter population continued to grow, reaching 1,849 by 1801.⁵⁹ 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 the drama of Henry VIII's Dissolution of the Monasteries. We have seen (above, section 3.2.1) the effect on the archbishops' palace, with alienation of the manor in 1545, and its impact on the chantry – if this had survived into the 16th century – must have been equally drastic. Whilst the parish church itself was otherwise institutionally robust, it felt the impact of Protestant Reformation and counter-Reformation, with the incumbent a victim of Marian deprivation. More drastically, four local Protestants martyrs were burnt at Mayfield, in 1556.⁶⁰ Two more probable Mayfield residents, William Maynard and his possible maid, Thomasine (or Tamsin) a Wood, were martyred at Lewes in 1557.⁶¹

Bishop Compton's census of 1676 recorded no Roman Catholic recusants, but there were 10 adult protestant nonconformists.⁶² The fact that Mayfield was a peculiar means that its denominational structure is not recorded in the Chichester diocesan surveys of 1686 and 1724, although 100 nonconformists are recorded in a survey of 1717.⁶³

By 1596 the vicarage was evidently located where it was until the later 20th century (i.e. the house now known as Heron's Folly, off Coggins Mill Lane, north-east of the town) since the Rose and Crown was described at this date as being by the vicarage.⁶⁴

3.2.3 Urban institutions

There is little evidence of urban institutions in this period, consistent with Mayfield's village like status.

A charity school was established in Mayfield in 1749.⁶⁵ As with an earlier school (recorded in 1707, but down to three or four pupils by 1716, and probably defunct by 1724), the new school was located at the west end of the south aisle of the nave.⁶⁶ Later bequests, such as those of 1771 and 1783, allowed the school to expand from its initial 24 pupils.⁶⁷

We have seen above (section 3.2.1) that the 1590 fire affected an almshouse. In 1739 the Old Star (today called Stone Court), was bought by

the parish as its workhouse. Inmates (possibly the women only) worked in the cloth trade. Numbers of inmates varied from 31 to 49 in the 18th century.⁶⁸

Early records of sport include the playing of cricket within the parish from 1750.⁶⁹

3.3 Expansion: c.1800-2007

3.3.1 Economic history



Fig. 7. Mayfield Palace: gatehouse on the High Street restored and expanded in the 1860s.

The medieval market seems to have lapsed, but in 1848 there was a weekly corn-market on Wednesdays. The two medieval fairs, however, were still going in 1848 and in 1903, albeit on slightly different dates following the 11-day calendar change in 1752: that on the 30th May was for pedlary and that on 13th November was for cattle and pedlary.⁷⁰ Although the name of Fair Meadow Farm, by the site of the railway station, is suggestive, recollections of the late 19th and early 20th-century fairs indicate that they used the High Street and Fletchling Street, with cattle using Court Meadow.⁷¹

The railway came to the Mayfield area in 1851, with a station near Wadhurst, 7km north-east of Mayfield. The South Eastern Railway (SER) built the new double-tracked main line to connect Tunbridge Wells (itself connected to London since 1845) and Hastings (the section from Robertsbridge to St Leonards not opening until 1852).⁷² Given the topography of the High Weald

the route by road to Wadhurst station was tortuous. The London Brighton and South Coast Railway (LBSCR) brought a single-track railway to Mayfield itself in 1880, with a station and goods yard just 550m west of the edge of the village. This continued the branch line that had been built from Polegate to Hailsham (1849) to Eridge, where it joined the Lewes-Uckfield-Tunbridge Wells (thence London) line (completed 1868).⁷³ Plans for the line were promoted by the Duke of Devonshire to improve the rail service to growing Eastbourne, in which he had so much invested, although, in the event, it developed as a rural branch line.⁷⁴ The line became known as the Cuckoo Line, referring to the fair at Heathfield. The railway, which was never electrified, ceased carrying passengers in 1965, and closed for goods in 1968.⁷⁵

An increase in population of the parish from 1,849 in 1801 to 3,055 in 1851, was followed by a dip to 2,688 in 1861, before slowly recovering to 3,217 in 1891 and, again, slightly falling to 3,164 in 1901. This was followed by a boundary change in 1905 (part of Mayfield parish being given over to create the parish of Hadlow Down) so that the population appears to have fallen further to 2,803 in 1911: as the area lost to Hadlow Down had a population of 644, however, the actual population of the remainder of the Mayfield parish had risen by 274. While Mayfield evidently missed out on dramatic expansion arising from the arrival of the railway, it does appear to have escaped much of the rural depopulation between c.1851 and c.1911 that marked most of the Sussex parishes to the south-east (which amongst other factors, typically had poorer access to the railway).⁷⁶ Thereafter, the population rose steadily to 3,080 in 1931, 3,344 in 1961 and 3,843 in 1971, before dropping slightly to 3,590 in 2001.

The lack of expansion of Mayfield during the second half of the 19th century meant that in 1900 its businesses were still typical of a large rural village. In addition to basic shops providing groceries, there were more specialized shops such as a chemist, a toyshop, and two confectioners. In addition to other businesses such as a wheelwright, three blacksmiths, a sadler and corn merchant, there were cottage industries in the High Street for the making of chairs (various described as saddle-backed and wheel-backed) and beaver, or top, hats.⁷⁷ In 1890-1 a school of wood-carving and gilding was established in the former workhouse, and in 1903 this employed four men.⁷⁸

3.3.2 Church and religion

The church of St Dunstan has remained intact as an institution throughout this period, although it ceased to be a peculiar of Canterbury, when it was transferred to the diocese of Chichester in 1846.⁷⁹ In the 19th century Mayfield church became responsible for a decreasing area, with the formation of new ecclesiastic parishes out of Mayfield and its neighbouring parishes, each with their own church: Hadlow Down (1837); Tidebrook (1858; the church dating from 1856); Mark Cross (1874; the church re-using the earlier National School); and Burwash Weald (1877, although the church is from 1867).⁸⁰ In 1921 an additional church dedicated to the Good Shepherd was built (re-using a First World War army hut) within Mayfield parish to serve Five Ashes.⁸¹

The vicarage for most of this period continued to be the property now known as Heron's Folly, off Coggins Mill Lane, north-east of the town. This was sold off after 1945, with the present vicarage located in the High Street opposite the south-west corner of the churchyard.⁸²

The churchyard was extended northwards in 1865, 1935 and 1996.⁸³

Nonconformism continued to flourish in the 19th century although the record of 600 dissenters – out of a total population of 2,700 – c.1830 may be something of an overstatement.⁸⁴ A chapel near the present South Street site appears to have been in existence by 1800,⁸⁵ and an Independent pulpit is recorded in 1815, followed by reference to chapel in 1850 and a church in 1871.⁸⁶ At this date the church became a Strict Baptist place of worship, and as such was remodelled to its present appearance in 1873.⁸⁷ A Wesleyan church was built c.1848 in Station Road, before being bought in 1869 for use as a Congregational church: from 1972 it became a United Reformed church, until closing in 1984. The building is now used by the Colkins Mill Evangelical Free Church.⁸⁸

Roman Catholicism also developed in Mayfield in the 19th and 20th centuries. The ruinous remains of the archbishop's palace were bought by the Duchess of Leeds in 1863 and given to the Society of the Holy Child Jesus for use as a convent (now St Leonards-Mayfield School).⁸⁹ The former hall was restored by Edward W. Pugin for use as a chapel.⁹⁰ In 1865-6, a Roman Catholic chapel was built 2km north-north-east of the town, again by Edward W. Pugin for the Duchess of Leeds, as the Holy Trinity orphanage: in 1868 the orphanage was placed in the hands of the Xavierian brothers (later

becoming a school, it closed in 1999).⁹¹ The wider Roman Catholic community used the gatehouse of the convent until the present church of St Thomas of Canterbury was built in Station Road in 1956-7.⁹²



Fig. 8. Baptist chapel, South Street as rebuilt in 1873.

In 1922, the area now known as St Mary's-in-the-Fields, off South Street, was under development for private housing, but was acquired by the Anglo-Catholic Order of St Elizabeth of Hungary as a rural children's home. With its own chapel and housing, it was used by children until the 1940s, thereafter the Sisters turning to the care of the elderly: it closed in 1975.⁹³

3.3.3 Urban institutions

During the 19th and 20th centuries Mayfield 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, Mayfield did not acquire new urban attributes, such as administrative and legal functions, and remains functionally indistinguishable from a large village.

Mayfield's 18th-century charity school continued to thrive, and in 1814 a combination of local subscription and National Society grants allowed a new boys school to be built on the present site, with a capacity for 110 pupils. This was followed

in 1851 by a girls' school on the same site: between 1814 and 1851 the girls had continued to use part of the church. An infants school was added in 1873 and in 1913 the main school building was rebuilt. In 1950 the school became a Church of England Primary School, with pupils over 11 moved to Heathfield Secondary School.⁹⁴

Following the 1834 Poor Law Amendment Act, Mayfield became part of Uckfield Poor Law Union.⁹⁵ The building of a new Union workhouse in Uckfield in 1838-9 meant that the parish workhouse at Mayfield became redundant:⁹⁶ it was sold in 1843.⁹⁷

Cricket, which we have seen was played in the parish from the mid-18th century (section 3.2.3), continued, with the Mayfield Cricket Club being founded in 1866. Initially using Court Meadow, the club relocated to its current site (already in use by the athletic club) at Wellbrook, on the south-western edge of the town, in the 1890s.⁹⁸ The Mayfield Football Club was founded in April 1894,⁹⁹ and appears to have used Court Meadow. In 1937, Court Meadow became a public recreation ground, re-named King George's Fields.¹⁰⁰ A parish hall was built on the western edge of the recreation ground in 1907,¹⁰¹ replaced by the Memorial Hall in 1959.¹⁰²



Fig. 9. Mayfield Church of England Primary School, largely as rebuilt in 1913.

4 ARCHAEOLOGY

4.1 Origins: 11th-15th century (Maps 5 and 6)

4.1.1 Buildings



Fig. 10. The church of St Dunstan: view of nave looking east, with font of 1666 in the foreground.

The parish church of St Dunstan is the oldest building in Mayfield. The earliest fabric dates from the first half of the 13th century and comprises the west tower, and the west end of the north aisle: both have simple Early English lancet windows. Significantly, this shows that the church was of substantial aisled form before the emergence of the town. The majority of the church is of Perpendicular style, from c.1400, which accords with the documented damage by fire in 1389 (see above, section 3.1.2). The chapel at the east end of the south aisle was probably the chantry.

Despite its abandonment and deliberate dismantling in the first half of the 18th century and subsequent neglect, much survives of the medieval archbishop's palace at Mayfield. There is no above-ground evidence for the pre-Conquest *hospitium* (even supposing this was

on exactly the same site) and the earliest parts of the palace date from the second half of the 13th century. Surviving windows of this period are found in the largely unstudied east and north ranges that flank the small courtyard to the east of the hall, although these buildings have been heavily altered in the 15th and 16th centuries.

The most remarkable survival of the medieval palace, however, is the hall, largely complete, though restored by Pugin in 1865-6 and now used as a chapel. This substantial building measures 21.16m x 11.95m, and is spanned by three stone arches. Although now extending to the apex of the roof, pre-restoration drawings of the arches show that the walls carried by the arches only reached the level of tiebeams and arcade plates. The hall at Mayfield is an aisle-derivative structure, built at a time when other similar approaches to non-aisled construction (such as base-crucks) were in use. Large scale use of such arches is seen in the remodelling of the roofs at Conway Castle (including the great hall) in 1346-7,¹⁰³ but a local parallel has long been identified in the transverse stone arch in the hall at Ightham Mote. It is evident, however, that the arches at Ightham Mote and Mayfield are of different dates: both have wave mouldings, but those of Mayfield are of the simplest form (i.e. flanked by broad fillets), whilst the arch moulding at Ightham Mote has undercutting hollows, which can be dated to after c.1320.¹⁰⁴ a date of the late 1330s-1340s is suggested by the dendrochronological dating for Ightham Mote hall.¹⁰⁵ The windows at Mayfield, with their Kentish tracery, are comparable to, although slightly more developed than, the form used at the similarly sized hall at the archbishop's palace at Charing, Kent (datable to c.1300). The windows of c.1300-10 at the hall-like church of St Thomas, Winchelsea, also are comparable.



Fig. 11. Mayfield Palace: triple service doorways to former hall.



Fig. 12. Mayfield Palace: hall (now used as a chapel), looking east towards the dais.

These parallels suggest that the hall at Mayfield dates from around 1310, and, like Charing, may represent the work of Robert Winchelsey (archbishop 1293-1313). At the eastern, or upper, end of the hall an area of diaper-work almost certainly marks the location of the archbishop's seat. At the western, or lower, end of the hall, there is what appears to be a typical triple service doorway arrangement, although the surviving 14th-century tower immediately west of the service rooms, precludes standard access via the central doorway to a detached kitchen. The gatehouse of the palace, which is on the High Street frontage, is of the 15th century, albeit extended when restored in the 19th century.

Other than the church and the palace, there are seven known surviving medieval houses in Mayfield. Yeomans is one of the more substantial and, with exposed timber framing, one of the most visible. It is an early 15th-century Wealden house, of four bays:¹⁰⁶ although later modified the formerly recessed two-bay hall remains clearly visible on the exterior due to the survival of the brackets that support the once flying outer wall plate.

Shirley Cottage, High Street, contains the remains of the hall of another Wealden house of

c.1400, the two-storey parlour bay of which occupied what is now Old Cottage (and which was rebuilt as a cross-wing in the 17th century).¹⁰⁷ At Courtney Cottage and Pound End Cottage, Fletching Street, the two-bay hall (and crownpost roof) of a timber-framed house of c.1390 survives, although the two-storey service end has been lost.¹⁰⁸ At London House, timber framing suggests an aisled hall (or encroachment) and under the eastern part (i.e. Jason of Mayfield) there is a collapsed vaulted cellar possibly dating from the 14th century.¹⁰⁹



Fig. 13. Yeomans, Fletching Street: a Wealden house.



Fig.14. The rear of houses on the north side of the High Street and in front of the churchyard.

Systematic survey of the interior and rear elevations of buildings in Mayfield is likely to increase the number of known medieval survivals. The potential is illustrated by the discovery in 2006 that the party wall between May and April Cottages (3 and 4 West Street) is the surviving western wall of an open hall of late 14th or 15th-century date: May and June Cottages (2 and 3 West Street) occupy the site of the former hall, and the medieval house also encompassed adjacent Oak Croft and April Cottages (1 and 4 West Street). Subsequent remodelling, most completely in the case of 1-3 West Street, in the 18th century, had hidden the medieval origins of the building.¹¹⁰

4.1.2 Excavations

A lack of excavations in the town means that subsurface archaeology has yet to contribute to the understanding of medieval Mayfield.

4.1.3 Topographic analysis (Maps 5-6)

In the absence of archaeological excavation, the topography of Mayfield is of particular importance to the understanding of the early development of the town.

At nearby Wadhurst and Ticehurst, the churches (in existence by c.1100) are set back from the probably prehistoric ridge-top routes behind large open spaces that Mark Gardiner has suggested represent pre-existing focal or informal market places, with permanent settlement only occurring in the later 13th and 14th centuries. A similar development is evident at Mayfield (albeit with the additional component of the palace), at least in regard to the church and later medieval permanent settlement at a pre-existing market, but the town lacks the easily identifiable topographic feature of a Saxon focal place. This could suggest that there was no earlier focal place to attract the church and *hospitium* (then later palace). Alternatively, and perhaps more likely, the considerable width of the ridge-top route (much encroached upon at a later date by the development of 'forelands') or the triangular area on the western side of the later medieval town (perhaps significantly, the site of the later medieval market cross and pillory, encroached upon by 1498) could mark the site of a pre-church focal place. Certainly the significance of the western end of the modern High Street as both a potential focal place and as a junction of early routes is more evident given that Rotherfield Lane was routed past the frontage of Aylwins until the 17th century.¹¹¹



Fig. 15. Walnut Tree House, High Street: early to mid-16th century.

The western emphasis of the early town is also evident from the location of the documented shop places. Plotting these from the 1498 survey shows that they occupy the area from International House (currently Costcutters etc.) and westwards to the site now occupied by The Grove and Hillcrest. The number of shop places in 1498 had increased to c.106 from 85 in 1388-9. The source of the additional shop places presumably includes the encroachments into the area around the market cross (four shop places), an unlocated shop in the market place (one shop place) and, on topographic grounds, it must be suspected that the plots east of Holders (or Kempsters) Lane are secondary. That said, the survival of late medieval buildings in the area east of the shop places (Courtney Cottage and Pound End Cottage, Fletching Street, or c.1390; and Yeomans, Fletching Street, of the early 15th century) indicates that at least some of the expansion of the town evident by the date of the 1498 survey occurred around c.1400.

4.2 The town c.1500-1800

4.2.1 Buildings

Mayfield has 41 surviving buildings, or groups of buildings, that have been identified as dating from between 1500 and 1800: four from the 16th

century, 26 from the 17th century, and 13 from the 18th century.

Walnut Tree House, High Street, is a well-preserved continuous-jettied house with exposed close-studded timber framing, and dates from the early to mid-16th century. Immediately to the west of this Middle House is an even more remarkable timber-framed house of H-plan form. Dating from the late 16th century (the 1575 date on the gable is spurious), it has quadrant bracing on the front elevation, together with bay windows and an oriel window. In addition to the surviving gables of the cross-wings, originally there was a gable over the central bay window and another on the east elevation.¹¹² At the western end of the High Street, Aylwins is another, larger H-plan house of c.1600, in this instance with external front and side walls of local sandstone, and rear and internal walls of timber frame.¹¹³ The Old Barn, East Street, is an unusual timber-framed building dating from the early 16th century, probably built as a warehouse or for a specialized agricultural purpose and only later converted to a barn by removal of floors and partitions: it is now a house.¹¹⁴



Fig. 16. Middle House, High Street: late 16th-century H-plan house, converted to a pub in 1926.

The 17th-century buildings are also predominantly of timber-framed construction, although almost all have been underbuilt in brick



Fig. 17. Oak Cottage, High Street.

and clad with weatherboarding or tiles. This covering of the structure means that many of the 26 buildings identified as 17th century (the last period of significant traditional timber framing) may in fact be of earlier date. Buildings of probable 17th-century date include Bluebell Cottage and Charity Cottages, Fletching Street; the Rose & Crown, Coggins Mill Road; and Oak Cottage, High Street.

The 18th century saw brick and stone become the main building materials, in some instances used in conjunction with tile-hanging. Yew Tree Farmhouse, Fletching Street is a substantial brick-built house of the mid-18th century. Crossways, High Street, is a brick-built house of the first half of the 18th century and, nearby, the façade (and possibly the whole front range) of Morel House, Station Road is an example from the end of the 18th century (here with canted bay windows). The Stone House, High Street, was built c.1789 re-using stone from the palace. Re-used 16th-century window jambs account for the unusual window forms of the street elevation: given the lack of evidence for modification of the window heads and the 18th-century appearance of the sashes, there is no reason to suppose, as has been suggested,¹¹⁵ that the windows achieved their present form through removal of mullions in the 19th century.

Mayfield church is notable for its iron graveslabs of this period. There are eight known examples within the church (possibly more under the choir stalls), which, although considerably fewer than the 33 examples at nearby Wadhurst, represent a significant group of the otherwise scattered (but mostly Wealden) c.100 pre-Industrial Revolution iron slabs. The Mayfield graveslabs are clustered in the period from 1666 to 1671, with one later example (1708).¹¹⁶

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 Mayfield.

4.2.3 Topography (Maps 7-9)

The linear plan of Mayfield, based around the High Street and Fletching Street, appears to have changed little during this period, although as we have seen (section 3.2.1) the demise of the palace and the associated documented contraction of the town in the late 16th century saw amalgamation of plots at Yeomans, Fletching Street, and at Aylwins, High Street. A map of 1681 and the distribution of historic buildings confirm expansion of the town in the 17th century. This took the form of building at the



Fig. 18. Morel House, Station Road.



Fig. 19. The Stone House, High Street.

east end of Fletching Street (as at the Rose and Crown) and, more significantly, to the south of the High Street plots. The origins of South Street itself are obscure and it may well have been established as a rear of plot road in the 14th century. Whatever the case, it was certainly in existence by the 17th century, as the triangular area to the south began to see infill (see Map 8). At the west end of the High Street the road to Rotherfield, hitherto passing directly in front of Alywins, was re-routed in the 17th century to join Station Road as it does today rather than continue to the former market cross. The population increase of the 18th century is evidenced in very modest expansion on the southern and eastern fringes of the town. The period was marked by an increase in density rather than in overall footprint of the town, however, and this included encroachment on wayside waste (such as on the north side of Fletching Street) and infill within the core of the town (such as subdivision of the Yeoman's plot, and building of the Stone House and conversion of the gatehouse on the High Street frontage of the abandoned palace). With turnpiking in 1767, the Tunbridge Wells Road/Little Trodgers Lane (the road through the former manorial demesne, running northwards from the east end of the High Street) assumed more importance than Fletching Street (and Coggins Mill Lane, beyond).

4.3 Expansion: c.1800-2005 (Maps 1, 3 and 10)

4.3.1 Buildings and topography

The majority of the buildings in Mayfield 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.

The early 19th century is marked by significant rebuilding and modification of existing houses, but little wholly new building or expansion of the town. Buildings ostensibly of this period – such as weatherboarded Sussex House, High Street – may prove through internal investigation to be of earlier origins. The lack of widespread new building suggests that the population increase in the first half of the century (see above, section 3.3.1) had more effect on the wider parish than the town or village centre itself. The street plan remained unchanged from the 18th century, although the creation of a new turnpike road (the Tunbridge Wells Road from north of the junction with the earlier Little Trodgers Lane) to Argos Hill reinforced the importance of the new route to the north and reduced the importance of the old road to Rotherfield (Rotherfield Lane).¹¹⁷



Fig. 20. Beaver House, Station Road (c.1900).

Although the second half of the 19th century saw the parish population initially fall then gradually, by c.1900, recover to its c.1850 figure, it is this period that saw more change in the topography of the town and its built environment. The founding in 1863 of the convent of the Society of



Fig. 21. Hamilton House, High Street: early to mid-20th-century shopfront.

the Holy Child Jesus (now St Leonards-Mayfield School) and the rebuilding and expansion of the medieval archbishop's palace (including the rebuilding of the medieval hall as a chapel by Edward W. Pugin and the restoration of the High Street gatehouse) represented a significant change at the east end of the High Street. More significant, however, was the opening in 1880 of the railway station and goods yard, 550m west of the edge of the town. By the late 1890s, five pairs of semi-detached houses and, opposite, a nonconformist chapel had been built on the edge of the historic town and strung out along the south side of Station Road between the town and the station was a series of larger detached villas. With the station buildings themselves (including a railway hotel) this marked the first significant expansion of the town outside its medieval footprint.

Accelerating growth in the first decade of the 20th century saw further building west of the town. A pair of detached villas marked the beginning of expansion along West Street, but more significant was the beginning of housing on the north side of Station Road, which included the creation of Victoria Road with three small terraces. At the east end of the elongating town, Alexandra Road was built off Coggins Mill Lane, with small terraces and semi-detached housing. Further development, largely in the form of scattered but modest detached houses along East Street and Coggins Mill Lane, followed on this side of the town in the 1920s. The immediate post-First World War period also saw more infill and expansion of housing in the

station area, with a detached development beginning to the west of the railway line at Wellbrook. In 1922, the building of St Mary's-in-the-Fields children's colony marked a southern expansion of the historic town. Although matched in the late 20th-century development of adjacent Richmead Close, such building was constrained by the steep slope south of Mayfield. As a result, the post-1945 development of Mayfield (almost entirely residential in nature) has continued to focus on the east and west ends of the town. On the east side, this has included provision of semi-detached council housing at Southmead Close (1953). On the west side further infill has occurred in the Station Road and West Street area, and on the site of the demolished railway station (closed in 1968). The disused railway line itself on the west and north-west sides of Mayfield was re-used for the A267 bypass, thus, continuing to form the western edge of the town. To the north, 20th-century development has been constrained in part by the topography, but also by the church (itself with an expanding churchyard – see section 3.3.2), St Leonards-Mayfield School and King George's Field (a public recreation ground since 1937, but used as such prior to that). As a result of the various constraints, the expansion



Fig. 22. Barclays bank, High Street (1905).

of Mayfield in the late 19th century and, more particularly, the 20th century has created an elongated plan form with larger areas of development at the extremities and a narrowly contained linear historic core between.

Within the historic core of the medieval town, the survival of pre-1800 buildings has been remarkable and 20th-century redevelopment insignificant. Residential infill has occurred amongst the more spaced out earlier buildings of Fletching Street, most notably on the south side between Yeomans and Pound Hill House.

Commercial pressure has changed shopfronts, but has brought little completely new building. To the west of Yeomans a villa of 1831 called Sunnybank was demolished, probably in the 1930s, and replaced by a garage.¹¹⁸ On the opposite side of the road the present primary school buildings, brick with an apsidal corner room, date from 1913. At the western end of the High Street, a bank is the result of late 20th-century infill on the west side of Tandridge. Opposite this, former Barclays bank of 1905 (now a dental surgery) replaced an older building.



Fig. 23. Mayfield tithe map, 1844 (detail: copy in ESRO).

5 STATEMENT OF HISTORIC URBAN CHARACTER

5.1 Town summary

5.1.1 Historic environment overview

Although very much coming into existence as a place of trade, or mini-town, with its market charter, and the doubtless significant stimulus of the archbishop’s palace, Mayfield was not located on a primary trans-Wealden route and, thus, missed out on much later medieval and post-medieval development. The arrival of the railway in 1880 initially stemmed the flow of rural depopulation typical in rural eastern Sussex, and then led to growth. Most of the expansion occurred to the east and west of the historic town, due to the steep slope to the south of the High Street and the nature of land ownership on the north side (especially the palace – by this point a convent – and the church). Even in the 20th century development of the centre has been small-scale and, where it involved replacement of earlier buildings, sporadic. The lack of redevelopment has had the effect of preserving a significant number of the pre-c.1840 buildings and topography of the town. Although survival has been reasonable, Mayfield’s modest scale means that the numbers and range of buildings are smaller than, say, those found at East Grinstead, Lewes or Rye. The High Street is particularly notable for its mixture of medieval and post-medieval buildings (with widespread tile-hanging and weatherboarding possibly hiding evidence of more medieval timber framing than currently identified). Set back from the north side of the High Street, the church and, especially, the palace represent large medieval buildings: although heavily restored and converted to a chapel, the hall of the palace is a particularly noteworthy survival in terms of scale and architectural detail from the early 14th century. Less visible is the archaeological evidence of the medieval town, the origins of which may lie in a pre-urban market place that attracted a church, probably in the 10th century, and, in the late 13th and, especially, the early 14th centuries, the permanent settlement of a small town. The potential of this archaeology has yet to be realized through archaeological excavation.

5.1.2 Historic environment designations (Map 4)

There are 75 listed buildings, or groups of buildings, and monuments in the EUS study

area, of which three are Grade I, three are Grade II*, and 69 are Grade II. Of these, 11 predate 1500, three are 16th century; 27 are 17th century; 16 are 18th century; 11 are early 19th century; five are from 1841-1880; one is from 1881-1913; and one is from 1914-45.¹¹⁹ The 18th and 19th-century numbers are inflated by the listing of individual tombs and graveslabs in the churchyard.

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

5.1.3 Historic building materials

Local Hastings Beds sandstone is seen most extensively in the medieval parish church, the former archbishop’s palace (13th-16th century), Aylwins (c.1600), the Stone House (18th century, but with re-used material from the palace) and in numerous plinths to other medieval and, especially, post-medieval buildings. Timber framing is a prevalent building material, used in the majority of the medieval and 16th and 17th-century houses, although replacement of ground-floor walls in brick and the widespread use of tile-hanging and weatherboarding mean that many of the buildings of Mayfield exhibit little in the way of externally visible timber framing. Brick building and re-building came to the fore in Mayfield in the 18th century, with substantial houses of this period (such as Yew Tree Farm, Fletching Street) and re-facing of earlier houses (such as the ground floor of the bay-windowed façade to London House, High Street). Brick and tile-hanging, with some weatherboarding too, thereafter have remained the dominant building materials in Mayfield, together with some Vernacular Revival exposed timber framing (such as the late 19th-century façade of 1-4 Church View, High Street).

5.2 Historic Character Types

5.2.1 Historic Character Types and chronology (Maps 5-11)

Historic Character Types (HCTs) for Sussex EUS
Lane/road [includes all historic routes]
Major road scheme [modern ring roads, motorways etc.]
Bridge/causeway
Regular burgage plots
Irregular historic plots [i.e. pre-1800]
Proto-urban
Vacant [reverted from built-up to fields etc.]
Market place
Church/churchyard [i.e. parish]
Cemetery

Religious house [abbey, priory, convent etc.]
Great house
Castle
Town defences
Other fortification
Barracks
School/college
Public
Farmstead/barn
Mill
Suburb [estates and individual houses]
Retail and commercial [i.e. post-1800]
Extractive industry [e.g. sand pit, brickfield]
Heavy industry [e.g. steel or automotive industry]
Light industry [e.g. industrial estates]
Utility
Quay/wharf [inc. boatyards]
Harbour/marina/dock
Station, sidings and track
Inland water
Orchard
Market garden [inc. nursery]
Allotments
Race course
Sports field [inc. stadia, courts, centres etc.]
Park
Informal parkland [e.g. small civic areas, large grounds]
Seafront [piers, promenades etc.]
Beach/cliffs

Table 1. Sussex EUS Historic Character Types.

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

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

present Historic Character Type and the past land use(s) are defined.

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

Table 2. Sussex EUS chronology.

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

5.2.2 Historic Character Types in Mayfield (Map 10)

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

5.3 Historic Urban Character Areas (Maps 12 and 13)

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 3 in Mayfield combines three Historic Character Types that represent a *farmstead/barn* for Period 8 (16th century), *irregular historic plots* dating from Period 7 (1350-1499) to Period 10 (18th century), a *school/college* from Period 11 (1800-40), and *suburbs* dating from Period 13 (1881-1913) and Period 15 (1946-present). Combining this complexity into a single HUCA called *Fletching Street* reflects the largely coherent character of the area today as well as the origins of this part of Mayfield. 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 Mayfield 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 13)

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 Mayfield (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 Mayfield's Historic Urban Character Areas (Maps 12 and 13)

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

HUCA 1 High Street (HEV 5)

HUCA 1 lies at the heart of the medieval and modern town. The area may also represent much of the putative pre-settlement (and pre-Conquest) focal or market place (which saw later encroachment). Certainly the 14th-century market place was located in the High Street, with an emphasis towards the west: the market cross and pillory were located where the house Crossways is now located.

Today the area forms the commercial centre of the town, although the western end of the HUCA has lost something of its late medieval commercial function. Shops and businesses form almost continuously built up frontages to the north and south sides of the High Street and the south side of the east end of West Street. There are 30 listed buildings, or groups of buildings, and monuments (one Grade I, two Grade II*, and 27 Grade II), of which four are Period 7 (1350-1499), three are Period 8 (16th century), 11 are Period 9 (17th century), eight are Period 10 (18th century), one is Period 11 (1800-40), and one is Period 12 (1841-80). The listed buildings include several noteworthy examples. Walnut Tree House (Grade II*) is a well-preserved continuous-jettied house of the early to mid-16th century, with exposed close-studded timber framing. The Middle House (Grade I) is an H-plan timber-framed building of the late 16th century, remarkable for its decorative quadrant bracing, and oriel and bay windows. Aylwins is another H-plan house of c.1600, but larger and a mixture of stone and timber framing: remarkably it has only been listed as Grade II. The Stone House (Grade II*) is, as its names suggest, built of local sandstone in the 18th century, much of it re-used (and probably from the then ruinous palace). However, to a considerable degree the architectural importance of the HUCA comes not only from these individual noteworthy buildings but also from the fact that the street frontage is almost continuously built-up with listed buildings of medieval to 18th-century date. Approximately half of these buildings are timber framed,

although often clad in weatherboarding or tile, or underbuilt in brick. Although of probable late 18th-century date, the Manor House, High Street, is unlisted and is of local interest.

Although formal burgage plots were not set out at Mayfield, similarly styled plots at right-angles to the street developed, especially on the south side of the High Street, where South Street ensures a consistent rear boundary. There is reasonable survival of plot boundaries in this area.

Internal reorganization, new shopfronts, and replacement of façades has had the greatest impact on the historic environment in the late 19th and 20th centuries, but otherwise the good survival of medieval plots (and the medieval and early post-medieval buildings thereon) and the potential for 14th-century and earlier archaeology means that **archaeological potential** of nearly all this HUCA is high.

The survival and condition of plots and, especially, the late medieval and post-medieval buildings (which include some particularly noteworthy examples); the completeness of historic street-front; the visibility of the historic fabric; and the archaeological potential give this HUCA the very highest **Historic Environment Value (HEV)** of 5.

HUCA 1 has seen some change in the 20th century (through structural changes to buildings mainly in commercial use). Given the considerable Historic Environment Value of the area this means that **vulnerability** is high. The shops, pubs and other business premises are vulnerable to change of use, and external/internal refitting.

Research questions especially relevant to this HUCA relate to the market place (RQ6, RQ10), encroachment (RQ7, RQ10), and medieval buildings (RQ12).

HUCA 2 Church and palace (HEV 5)

HUCA 2 lies on the north side of the medieval and modern town, and abuts school playing fields and sports facilities on the north side. The area chiefly comprises the much-extended churchyard, together the site of the medieval archbishop's palace, now part of the site of St Leonards-Mayfield School. The church may post-date a focal/market place immediately to the south, and certainly pre-dates permanent settlement (which began in the late 13th or 14th century). The parish church of St Dunstan (Grade I) is the oldest building in Mayfield, with the earliest fabric (the west tower and the west end of the north aisle) dating from the first half of

the 13th century: the majority of the church is of Perpendicular style, from c.1400, following a fire of 1389. The recorded foundation of the church by Dunstan, Archbishop of Canterbury, in 960 included a nearby *hospitium* and the latter may have been on the site of the later medieval palace. The palace (Grade I) was built, or rebuilt, in the second half of the 13th century, and, of the substantial remains, the large-scale open hall of c.1310, with its wide-spanning stone arches and Kentish tracery window, is the most remarkable: this was restored in 1863-5 as a chapel for the convent founded at that date on the site. The gatehouse (Grade II) on the High Street frontage was also restored in the 19th century, and dates from the 15th century. These buildings are all of local sandstone. In the late 19th century and the 20th century the convent, now a school, developed new buildings to the north-east of the remains of the medieval palace.

The functional requirements of a graveyard will have been destructive to some extent, and the redevelopment of some of the site around the medieval palace will have removed some subsurface archaeology. However, the antiquity of the churchyard, the church, and the palace (and any predecessor), coupled with the absence of any significant modern development in either the churchyard or much of the area next to the medieval palace remains, means that the **archaeological potential** of this HUCA is high.

The survival of the medieval church and significant parts of the archbishop's palace, combine with the archaeological potential to give this HUCA the very highest **Historic Environment Value (HEV)** of 5.

The church and churchyard is well protected, but the remains of the medieval palace and, especially, its wholly unexplored below-ground archaeology fall within a school, which, inevitably, means frequent development of buildings or sports facilities in the area and, thus, **vulnerability** is medium to high. The principal threats to the HUCA are likely to come from any proposals for new buildings, car parking, or sports facilities in the school, or, especially, any redevelopment of the school site following arising from change of use.

Research questions especially relevant to this HUCA relate to the origins of the church and palace (RQ2, RQ3, RQ4, RQ5).

HUCA 3 Fletching Street (HEV 3)

HUCA 3 lies immediately east of the small centre of the medieval and modern town. Although east of the area of the 14th-century shop places, much

of the HUCA was built up by the time of a survey of 1498, albeit at a lower density than the High Street. Late 16th-century amalgamation of plots was followed by subdivision and infill (the latter involving encroachment on to roadside waste): historically the area included farmsteads at Yew Tree Farm and, more centrally, Yeomans.

Today the area is largely residential, with the significant exception of Mayfield Church of England Primary School, at the western end of the HUCA. There are 15 listed buildings or groups of buildings (one Grade II* and 14 Grade II), of which two are Period 7 (1350-1499), eight are Period 9 (17th century), four are Period 10 (18th century), and one (a telephone box) is Period 14 (1914-45). At Courtney Cottage and Pound End Cottage, Fletching Street, the two-bay hall (and crownpost roof) of a timber-framed house of c.1390 survives, although the two-storey service end has been lost. Yeomans, Fletching Street, is an early 15th-century Wealden house, of four bays, with exposed timber framing. Buildings of probable 17th-century date and timber-framed construction (albeit with weatherboarding and tile-hanging) include Bluebell Cottage and Charity Cottages, Fletching Street, the Rose & Crown, Coggins Mill Road. Yew Tree Farm, Fletching Street (Grade II*) is a substantial brick-built house of the mid-18th century. Part of the farm, adjacent Old Barn, East Street, is an unusual timber-framed agricultural building dating from the early 16th century, later converted to a barn, and, in the 20th century, to a house: although preserving significant fabric from the 16th century the building is not listed.

This HUCA has seen significant redevelopment in the 20th century, through residential infill of plots vacant by 1800 (and possibly never developed previously), especially on the south side of Fletching Street. This redevelopment and the low density of medieval and early post-medieval occupation, means that it is likely that the **archaeological potential** is moderate.

The survival of medieval and post-medieval buildings, some preservation of historic plots, and the archaeological potential combine to give this HUCA a **Historic Environment Value (HEV)** of 3.

HUCA 3 has seen significant change in the 20th century, mostly in the form of infill and redevelopment. The continuing nature of such change, and the vulnerability of the non-listed buildings, coupled with the Historic Environment Value mean that **vulnerability** is medium.

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

HUCA 4 South and West Streets (HEV 3)

HUCA 4 is in on the south and west side of the medieval and modern town. It comprises parts of the south side of South Street (a service land at the back of the High Street plots) and part of West Street.

There are eight listed buildings or groups of buildings (all Grade II), of which six are Period 9 (17th century) and two are Period 10 (18th century). Timber frame is the dominant building material and the fact that this has been combined with weatherboarding and tile-hanging means that more intensive internal survey may identify earlier survivals amongst the ostensibly 17th-century houses. The historic buildings mainly form two clusters, the most remarkable being the continuously built-up street frontage high above West Street, running south-west from the chapel (an unlisted building of local interest, rebuilt in 1873). Historic plots are reasonably well preserved.

There has been modest 20th-century development (for example, the three detached houses to the rear of the South Street plots, along Vale Road), which combined with the early post-medieval origins of many of the plots and buildings, suggests that the **archaeological potential** of this HUCA is limited to moderate.

The survival of post-medieval buildings and some historic plots, and the archaeological potential combine to give this HUCA a **Historic Environment Value (HEV)** of 3.

HUCA 4 has seen some change in the 20th century, most notably in the form of new residential infill. Combined with a significant Historic Environment Value, this suggests that **vulnerability** is medium. The most significant threats are the redevelopment of and extensions to non-listed buildings.

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

HUCA 5 Station Road (HEV 2)

HUCA 5 lies on the western edge of, and mostly outside, the medieval and early post-medieval town. Although partly developed with a few properties (including the then more extensive grounds of Aylwins) by the mid-19th century, it only became more densely built up following the arrival of the railway at Mayfield (1880), as new building initially focused on the gap between the town and the station c.550m to the west.

Today the HUCA is largely residential, with some shops along the south side of Station Road. There is one listed building: Morel House, which has a canted bay-windowed and brick-built façade of the late 18th century and an earlier tile-hung rear wing, possibly of the 17th century (Grade II). To the west, Beaver House is a substantial brick-built villa of c.1900, and c.40m to the west of this is a series of late 19th-century villas, mostly semi-detached and with bay windows.

Prior to the building of most houses (i.e. before the late 19th century) much of the HUCA was either garden or agricultural land. There has been limited redevelopment in the 20th century (most obviously some new residences built in the formerly extensive grounds on the north side of Station Road). Although, conceivably containing subsurface remains of earlier barns and other functional buildings fringing the historic core of the town, the **archaeological potential** is likely to be limited.

The one early building (17th-century Morel House) is noteworthy, especially for its 18th-century front range, but this is balanced by the absence of many other pre-railway historic buildings and the limited archaeological potential to give this HUCA a **Historic Environment Value (HEV)** of 2.

Although the HUCA is susceptible to further infill development, extensions, and redevelopment (especially to the numerous unlisted buildings), the modest Historic Environment Value means that **vulnerability** is low.

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

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

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, contributes 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 Mayfield				
<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>
Irregular historic plots Informal parkland	1. High Street	High	5	High
Church/churchyard Great house	2. Church and palace	High	5	Medium to high
Irregular historic plots Farmstead/barn School/college Suburb	3. Fletching Street	Moderate	3	Medium
Irregular historic plots	4. South and West Streets	Limited to moderate	3	Medium
Irregular historic plots	5. Station Road	Limited	2	Low

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

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 Mayfield should address:

RQ1: What was the nature of the palaeo-environment (ancient environment), and the prehistoric, Roman, and Anglo-Saxon human activity in the area? (NB for the Anglo-Saxon period, the putative focal or market place and the adjacent churchyard and *hospitium* is a particular area for study).

6.2 Origins

RQ2: What was the location, form and construction detail of the pre-13th-century church(es), and is there any physical evidence for the extent of the contemporary churchyard?

RQ3: What was the location, form and construction detail of the pre-13th-century palace, or *hospitium*?

RQ4: What was the location, form and construction detail of the 13th-century church?

RQ5: What was the location, form and construction detail of the late 13th and early 14th-century palace?

RQ6: What was the extent and development of the medieval focal or market place and did this have a defined boundary or not?

RQ7: What evidence is there for the development of an urban centre next to a pre-existing church, market place and palace? Is there evidence for early encroachment and small-scale peripheral plots consistent with permissive settlement?

RQ8: What evidence is there for the extent, population, and economic basis of the late 13th-century and 14th-century town?

6.3 Later medieval town

RQ9: How have tenements developed in the later medieval period (considering in particular,

whether permanent settlement was substantially later than suggested here)?

RQ10: What evidence is there for encroachment on to the market place/High Street being a later medieval development?

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

RQ12: 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

RQ13: What different zones (e.g. social differentiation, or types of activity), were there during this period, and how did they change?

RQ14: How were the medieval and early post-medieval buildings adapted for new functions and changing status (especially relevant to the former palace)?

RQ15: Is there any evidence for late 16th-century decline prior to revival in the 17th century?

RQ16: What was the socio-economic impact of coaching and trans-Wealden road transport on the town?

7 Notes

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

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

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

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

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

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

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

³ Hoare, H. R., 'Historical and Architectural Notices of Mayfield Palace', *SAC 2* (1849), 221-46; Roberts, E., 'On Mayfield, in Sussex', *Journal of the British Archaeological Association* 23 (1867), 333-69.

⁴ Cooper, E. D., 'Mayfield', *SAC 21* (1869), 1-19; Bell-Irving, E. M., *Mayfield. The Story of an Old Wealden Village* (1903, reprinted 1984); Bell-Irving, A., *Mayfield Recollections* (1928, 2nd edition); Foster, R. C. G., *Mayfield. A History* (1964); Mayfield Local History Society, *Mayfield. A Short Historic Guide* (1992).

⁵ Gardiner, M., 'Trade, Rural Industry and the Origins of Villages: some Evidence from South-East England', in de Boe, G., & Verhaeghe, F., (eds.), *Rural Settlements in Medieval Europe: Papers of the Medieval Europe Brugge 1997 Conference 6* (1997), 63-73; Gardiner, M. F., *Medieval Settlement and Society in the Eastern Sussex Weald* (unpubl. Ph.D. thesis, University of London, 1995).

⁶ Martin, D., Martin, B., Whittick, C. H. C., *A Targeted Historical And Architectural Study Into The Village Centre At Mayfield, East Sussex* (unpubl. South Eastern Archaeological Services report undertaken for Wealden District Council, project ref. 1914, 2005).

⁷ In addition to their individual reports, the Martins also included some brief architectural notes on other buildings in their tenement analysis, usually without internal inspection: *ibid.*

⁸ For example, the Rother at Roberstbridge was unsuited to navigation in 1542-74 as iron from Robertsbridge forge was carted to Bodiam before being loaded on to barges: Cleere, H., and Crossley, D., *The Iron Industry of the Weald* (2nd edn., 1995), 159.

⁹ Johnston, G. D., *Abstract of Turnpike Acts relating to Sussex* (transcript at SAS, c.1948), 8-9; Bell-Irving, E. M.,

Mayfield. The Story of an Old Wealden Village (1903, reprinted 1984), 13

¹⁰ 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), 238-9.

¹¹ Griffiths, I. L., 'Road and rail in Sussex', in Geography Editorial Committee (eds.), *Sussex: Environment, Landscape and Society* (1983), 239; Pryce, R., *Heathfield Park, A private estate and a Wealden town* (1996), 163.

¹² Cleere, H., and Crossley, D., *The Iron Industry of the Weald* (2nd edn., 1995), 57-86.

¹³ Mawer, A., & Stenton, F.M., *The Place-names of Sussex* (1929-30; reprinted 2001), 381; Gelling, M. & Cole, A., *The Landscape of Place-names* (2000), 269-75.

¹⁴ Gardiner, M. F., *Medieval Settlement and Society in the Eastern Sussex Weald* (unpubl. Ph.D. thesis, University of London, 1995), 80-3.

¹⁵ Turner, A. J., and Muir, B. J., *Eadmer of Canterbury: Lives and Miracles of Saints Oda, Dunstan, and Oswald* (2006), xxiii, lxvii-lxviii.

¹⁶ Turner, A. J., and Muir, B. J., *Eadmer of Canterbury: Lives and Miracles of Saints Oda, Dunstan, and Oswald* (2006), lxviii.

¹⁷ Page, W., (ed.) *Victoria County History 1* (1905), 420; Mawer, A., & Stenton, F.M., *The Place-names of Sussex* (1929-30; reprinted 2001), 381; Morris, J., (ed.), *Domesday Book: Sussex* (1976), 10,118 (and notes).

¹⁸ Turner, A. J., and Muir, B. J., *Eadmer of Canterbury: Lives and Miracles of Saints Oda, Dunstan, and Oswald* (2006), lxviii.

¹⁹ Pers. comm.. Dr Mark Gardiner, University of Belfast.

²⁰ Hoare, H. R., 'Historical and Architectural Notices of Mayfield Palace', *SAC 2* (1849), 221-46, at 224; Gregory, J., *The Speculum of Archbishop Thomas Secker* (1995), 225. Although Thomas Secker was archbishop in 1758-68, the *speculum* cites the Register of Simon Islep [Islip], fol. 347b: Islip was archbishop in 1349-66.

²¹ Hoare, H. R., 'Historical and Architectural Notices of Mayfield Palace', *SAC 2* (1849), 225; Cooper, E. D., 'Mayfield', *SAC 21* (1869), 1-19, at 17.

²² Gardiner, M., 'Trade, Rural Industry and the Origins of Villages: some Evidence from South-East England', in de Boe, G., & Verhaeghe, F., (eds.), *Rural Settlements in Medieval Europe: Papers of the Medieval Europe Brugge 1997 Conference 6* (1997), 63-73, at 64.

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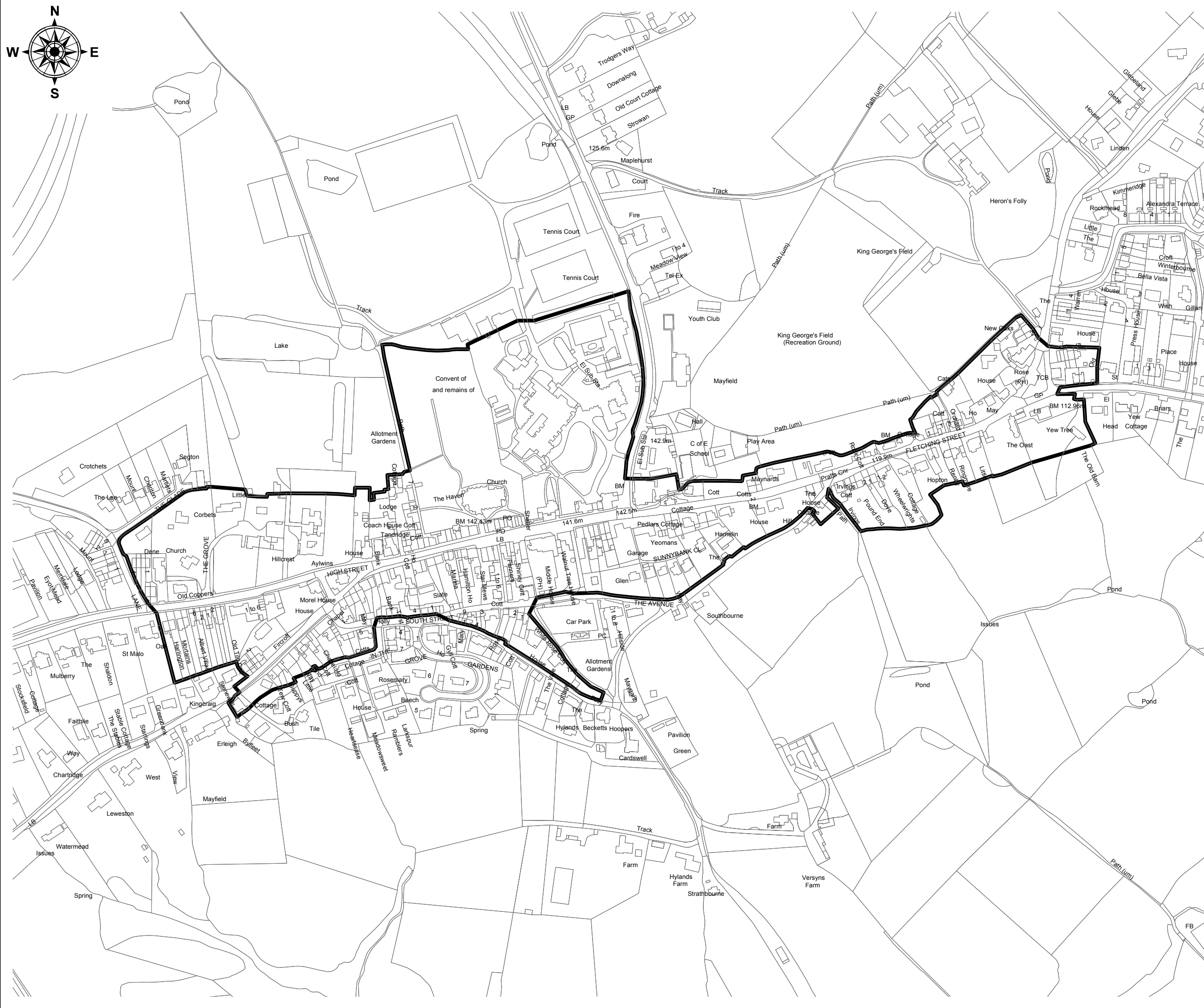
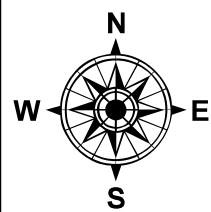
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¹¹⁹ Listed building data is drawn from the statutory lists produced by English Heritage, but has been amended –

especially in regard to the dating – during the Sussex EUS. The GIS data prepared during the Sussex EUS contains references to the sources for revised dates: in many cases these come from fieldwork undertaken by the author.



MAYFIELD MAP 1

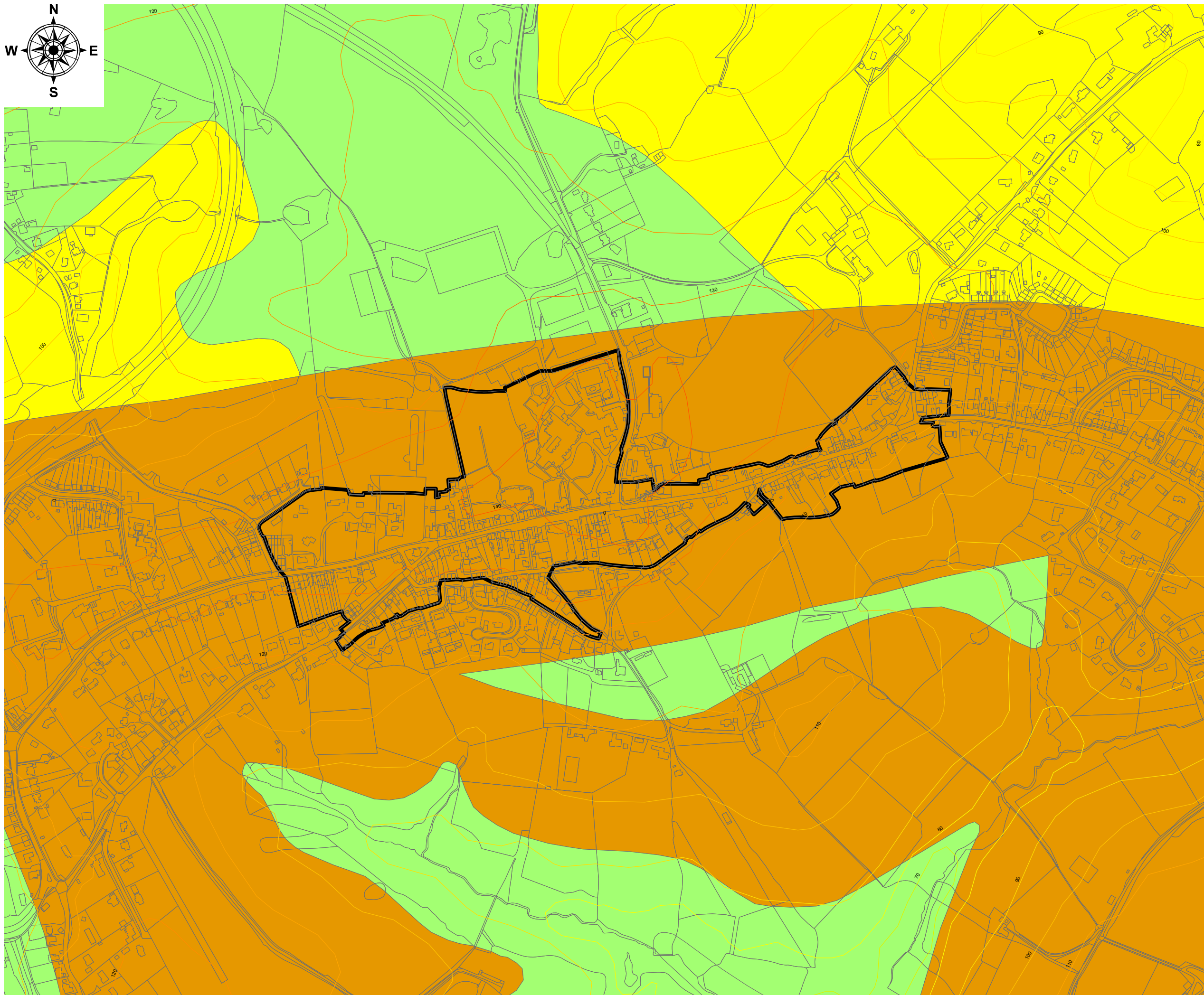
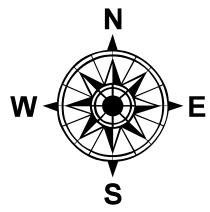
Extent of Mayfield EUS study area

KEY
[Thick black line symbol] EUS boundary

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Dr Roland B Harris FSA MIFA
April 2008

SCALE 1:3,500
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Sussex EUS






ENGLISH HERITAGE

MAYFIELD MAP 2

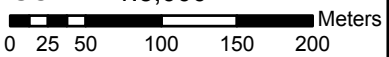
**Solid geology
with 10m contours**

KEY

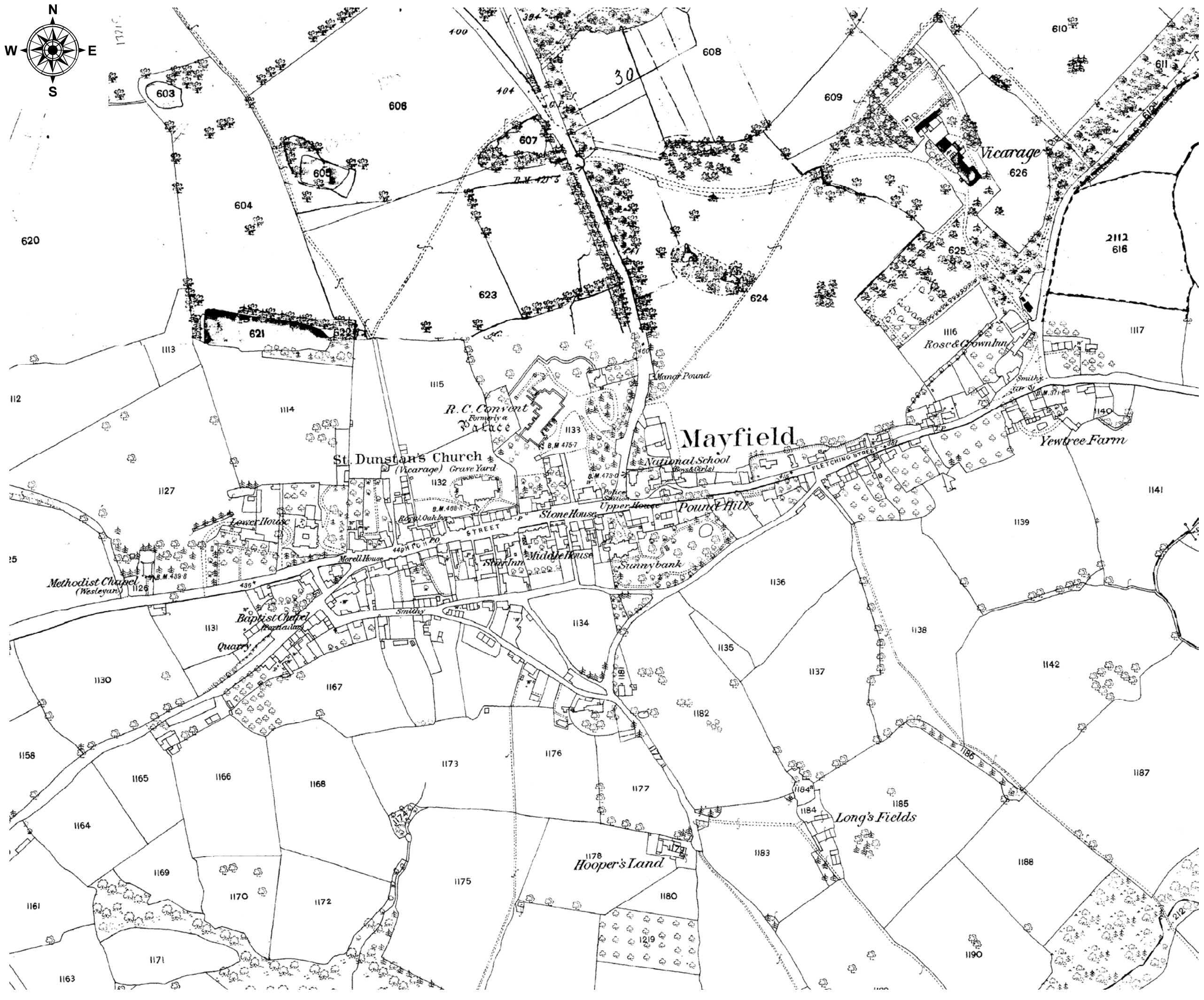
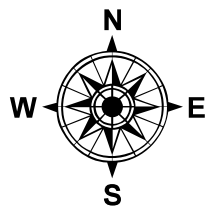
-  ASHDOWN FORMATION
-  TUNBRIDGE WELLS SAND FORMATION
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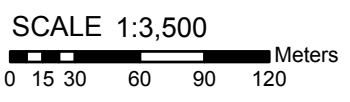


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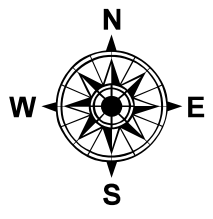
MAYFIELD MAP 3

OS 1st series 25" (1875)

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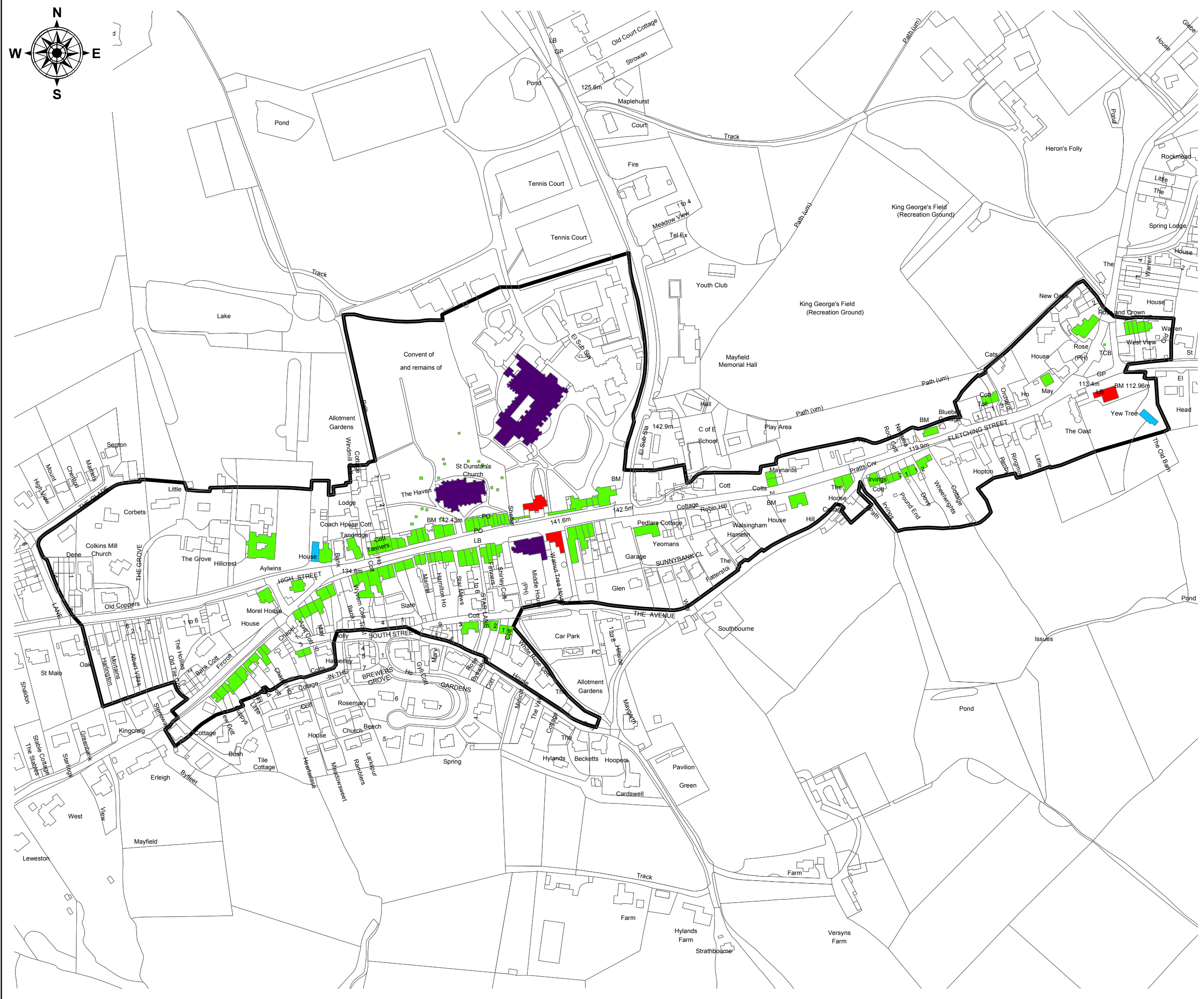


MAYFIELD MAP 4

Historic buildings

KEY
Mayfield buildings
Listing grade

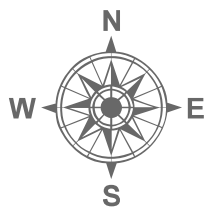
- I
- II
- II*
- None



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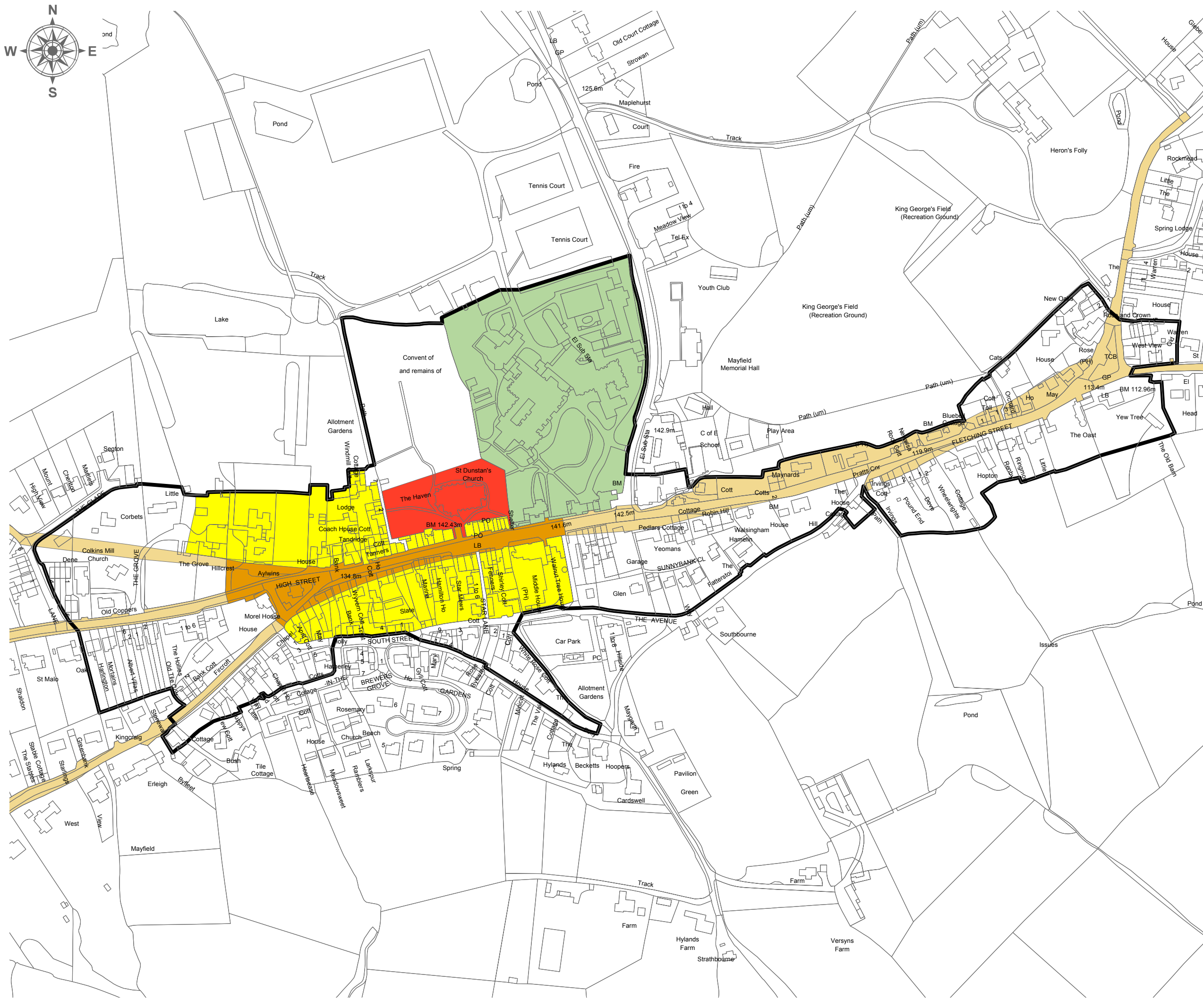
MAYFIELD MAP 5

Period 6 (1150-1349)

KEY

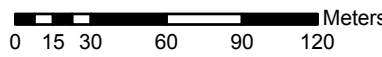
HCT

- Church/churchyard
- Great house
- Irregular historic plots
- Lane/road
- Market place

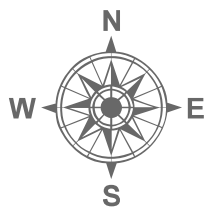


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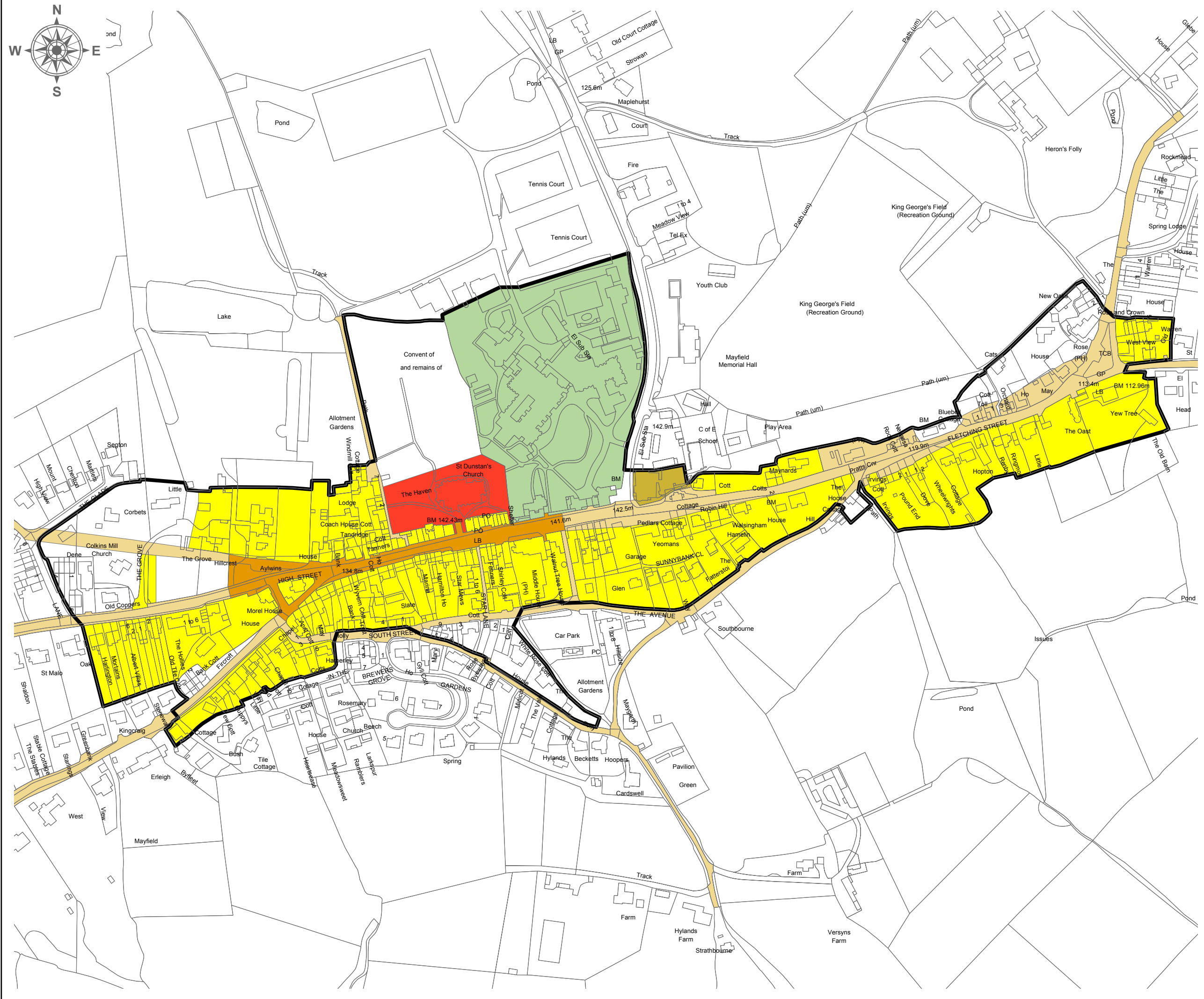


MAYFIELD MAP 6 Period 7 (1350-1499)

KEY

HCT

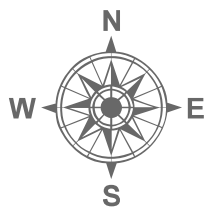
- Church/churchyard
- Farmstead/barn
- Great house
- Irregular historic plots
- Lane/road
- Market place



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SCALE 1:3,000
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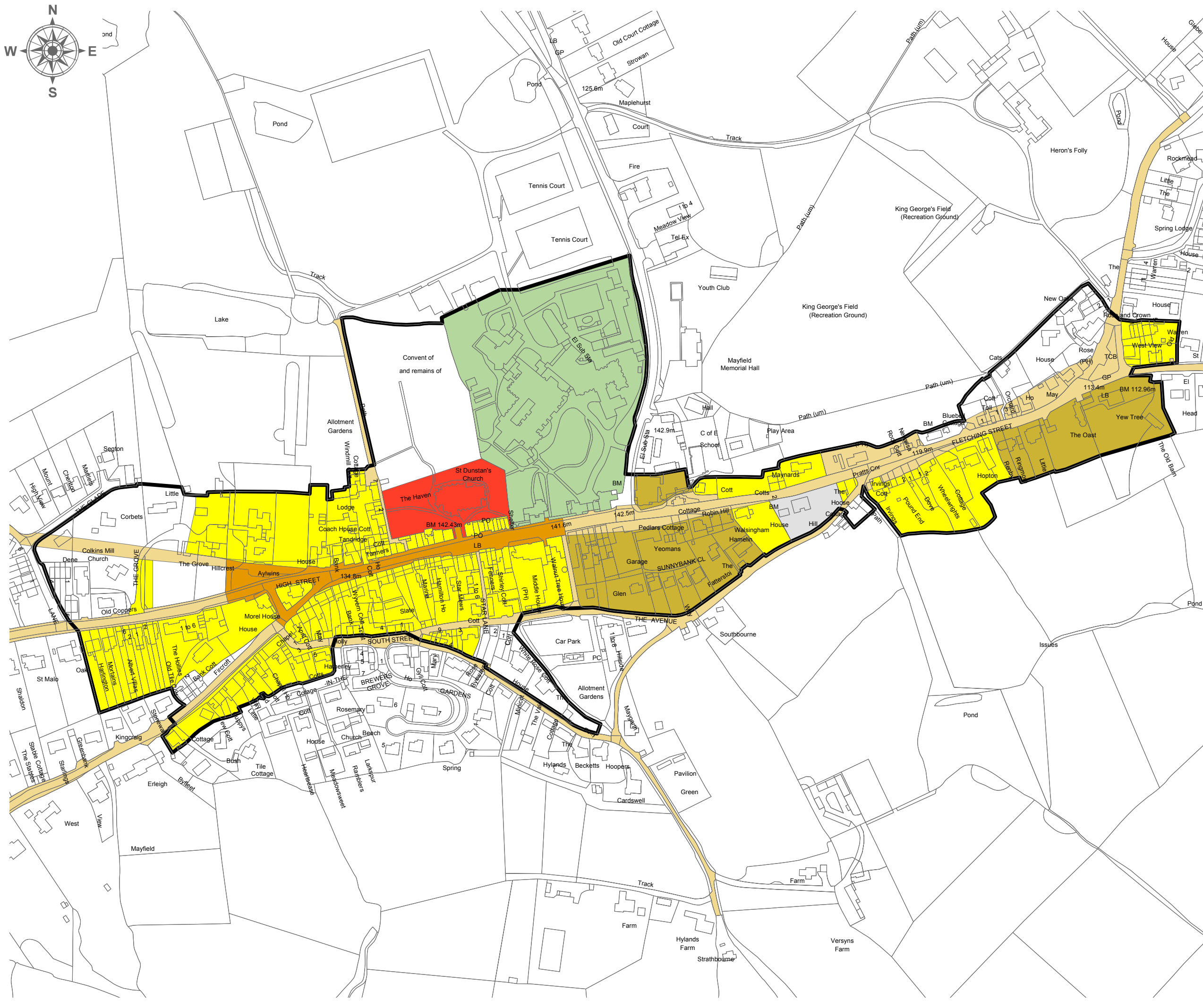
MAYFIELD MAP 7

Period 8 (1500-1599)

KEY

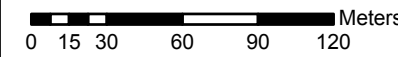
HCT

- Church/churchyard
- Farmstead/barn
- Great house
- Irregular historic plots
- Lane/road
- Market place
- Vacant

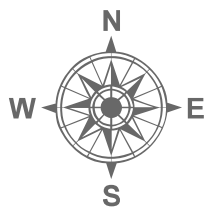


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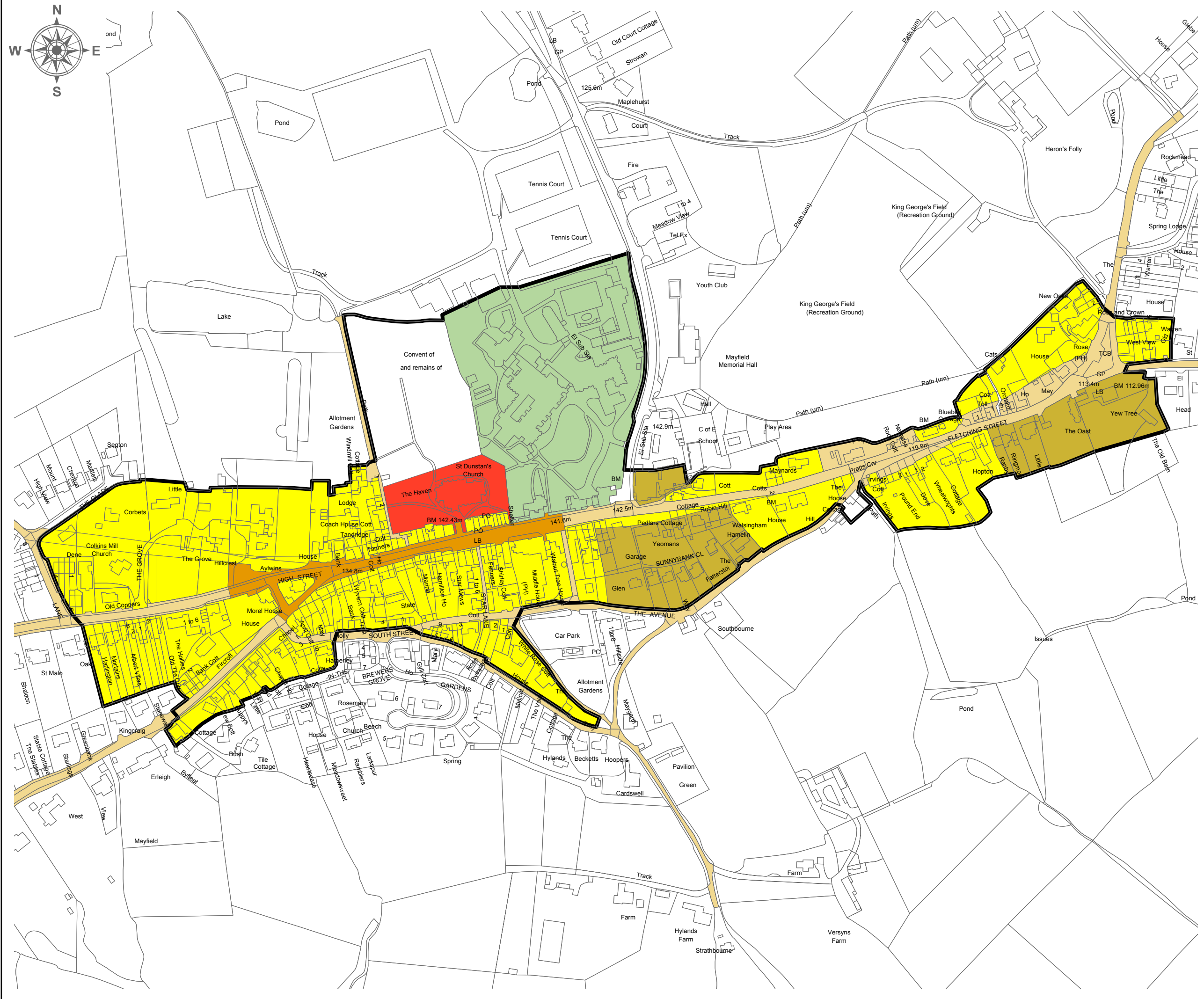
ENGLISH HERITAGE

MAYFIELD MAP 8 Period 9 (1600-1699)

KEY

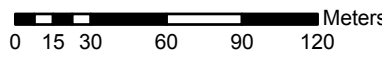
HCT

- Church/churchyard
- Farmstead/barn
- Great house
- Irregular historic plots
- Lane/road
- Market place

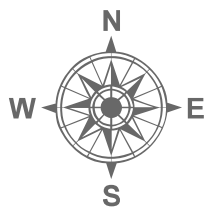


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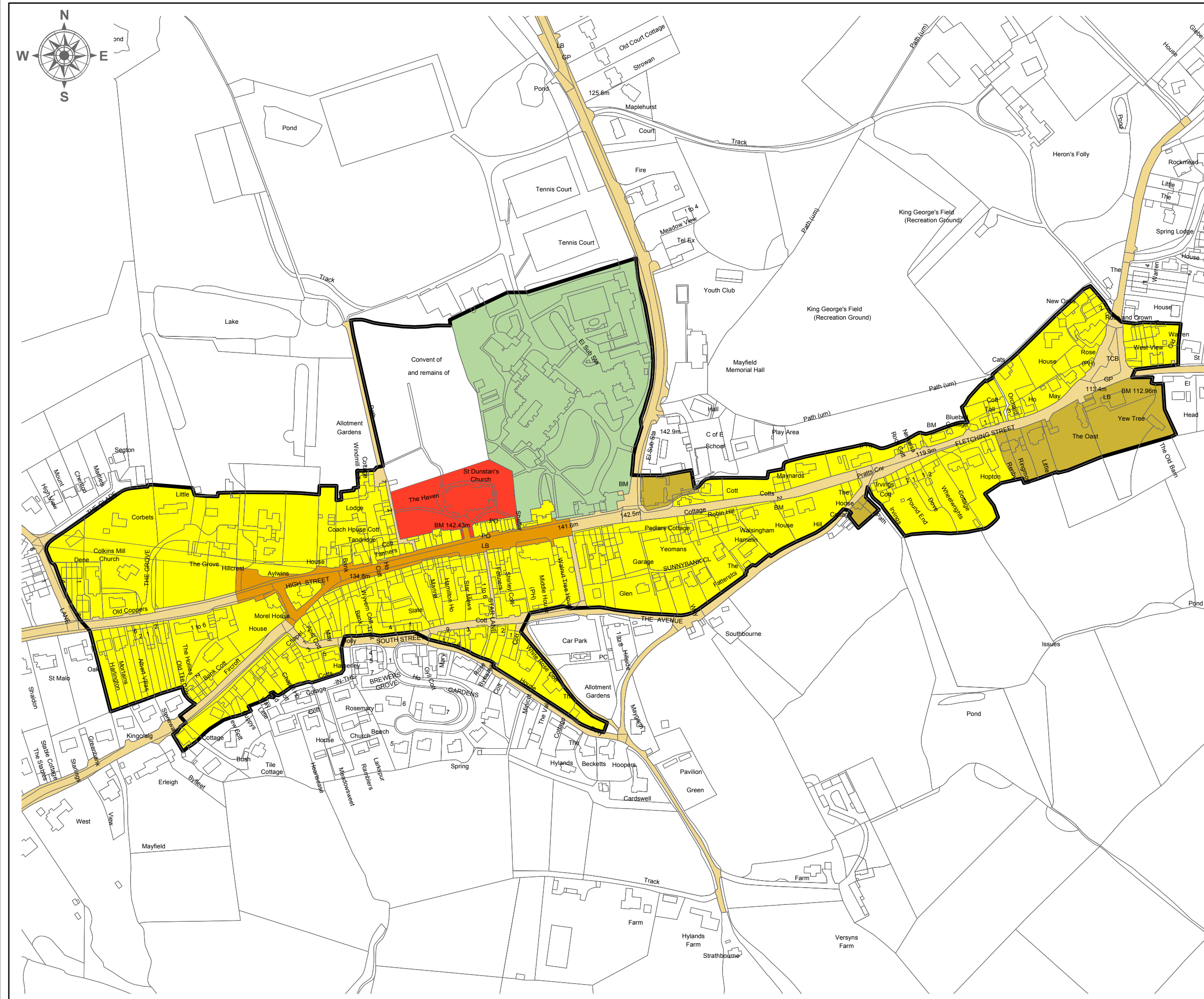
ENGLISH HERITAGE

MAYFIELD MAP 9 Period 10 (1700-1799)

KEY

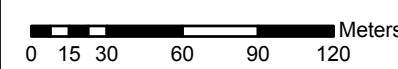
HCT

- Church/churchyard
- Farmstead/barn
- Great house
- Irregular historic plots
- Lane/road
- Market place

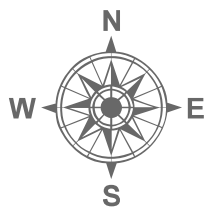


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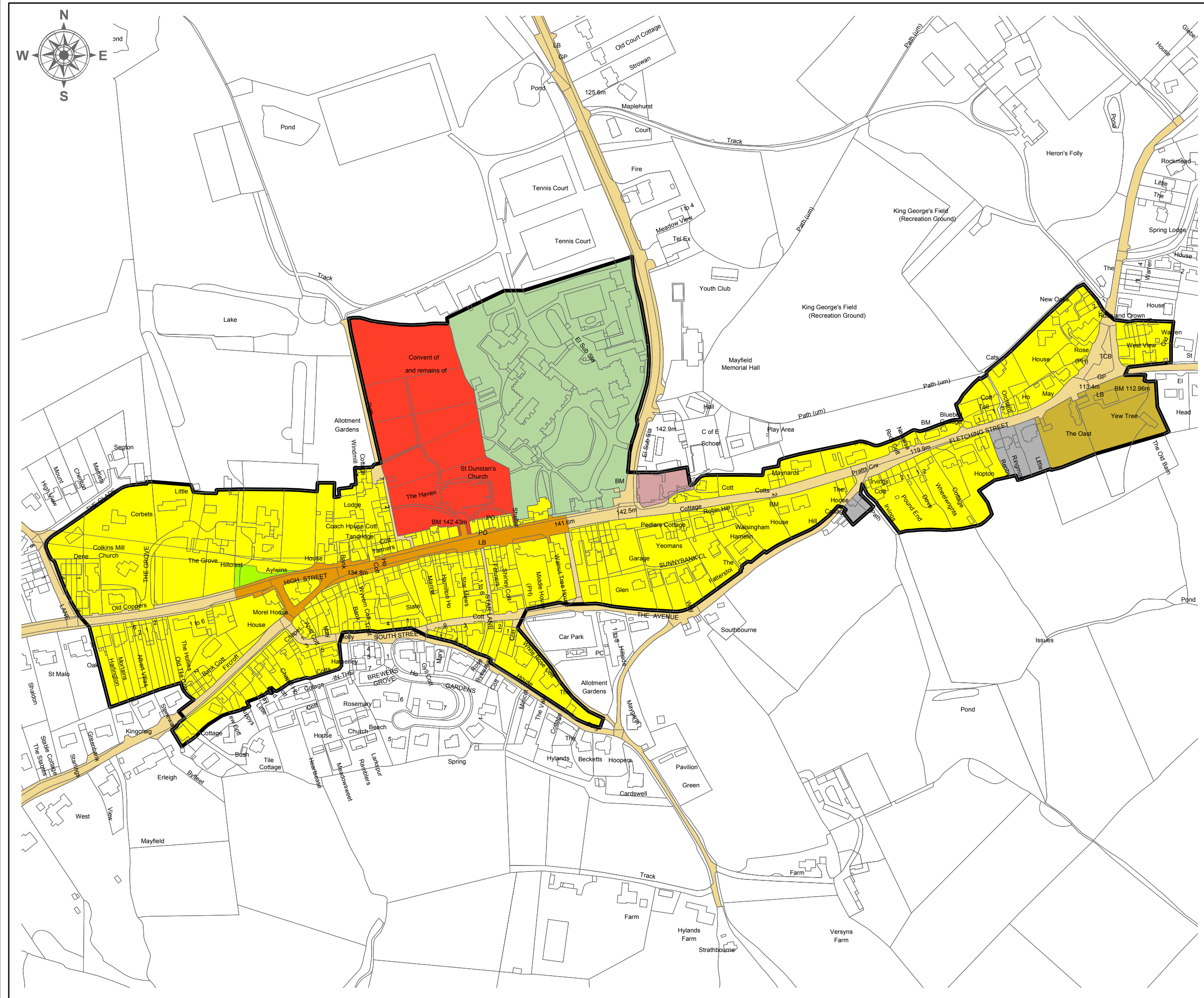


MAYFIELD MAP 10 Historic Character Types (2007)

KEY

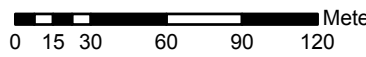
HCT

- Church/churchyard
- Farmstead/barn
- Great house
- Informal parkland
- Irregular historic plots
- Lane/road
- Market place
- School/college
- Suburb

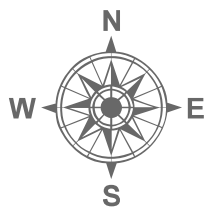


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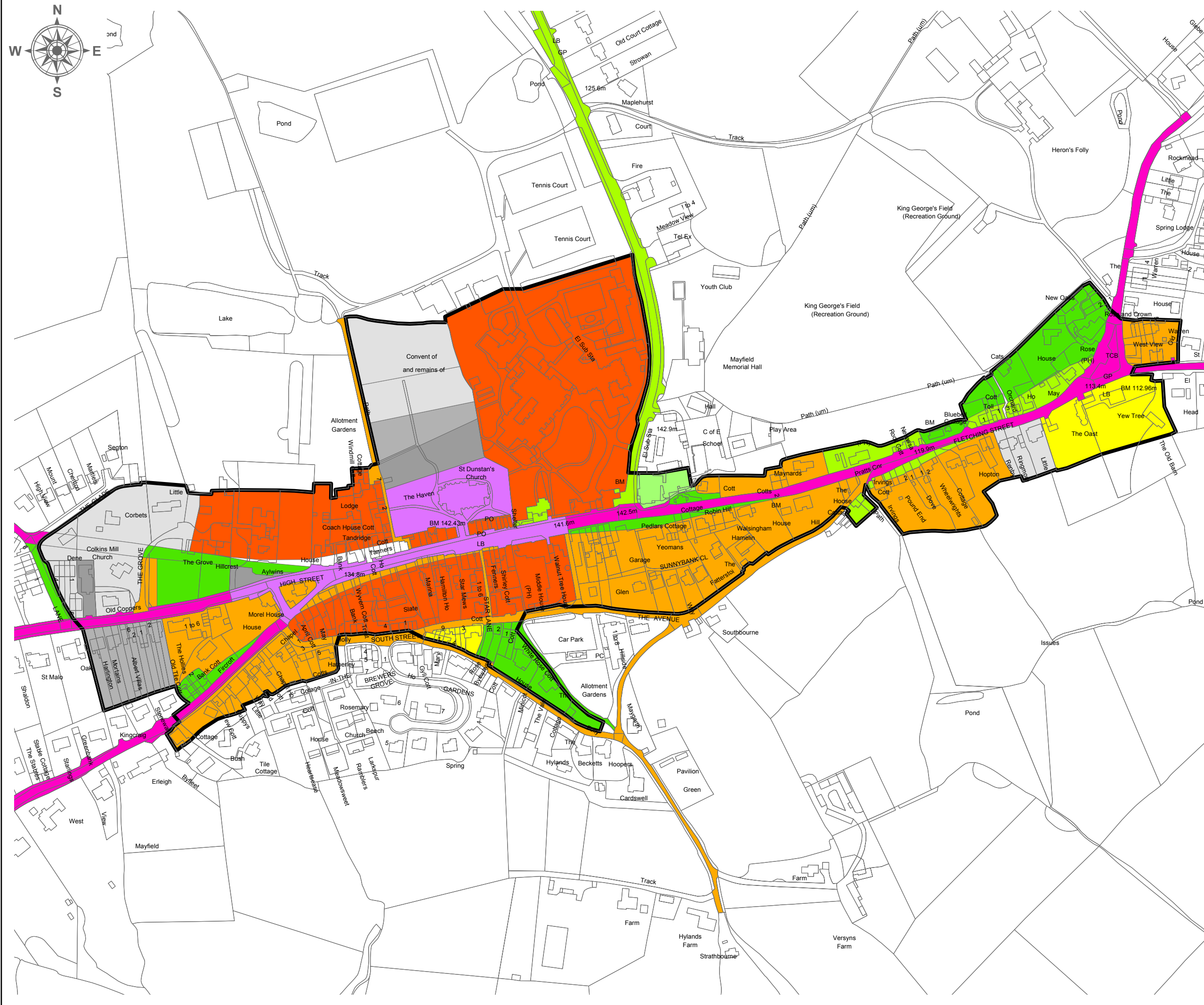


MAYFIELD MAP 11

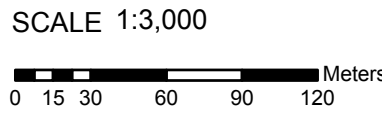
Historic Character Type areas showing principal period from which present character is derived

KEY PERIOD

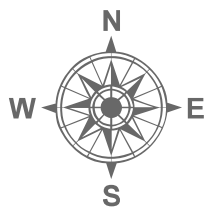
3
4
6
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8
9
10
11
12
13
15



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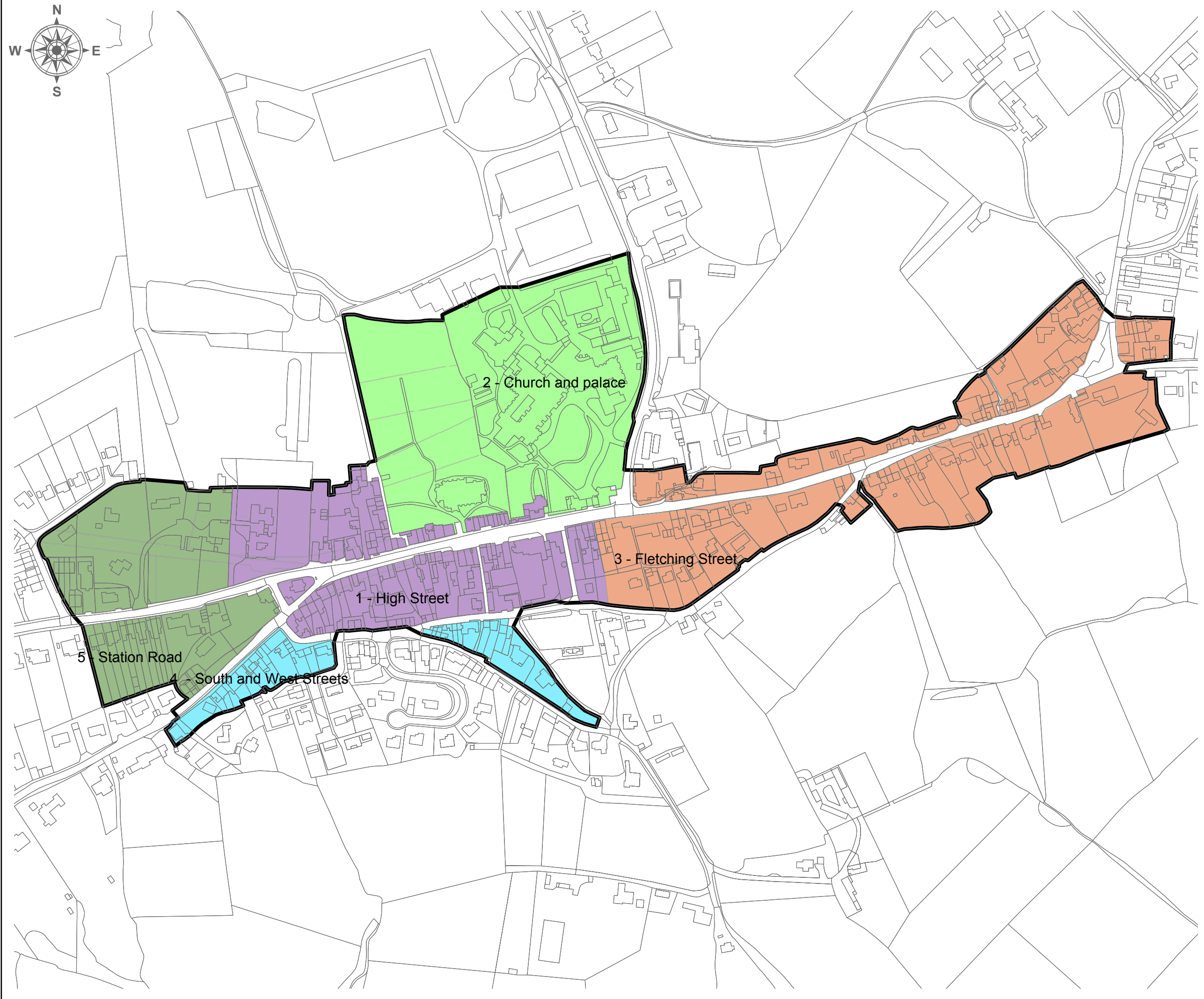
MAYFIELD MAP 12

Historic Urban Character Areas (HUCAs)

KEY

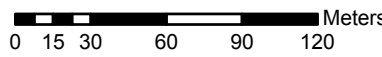
HUCA

- 1 - High Street
- 2 - Church and palace
- 3 - Fletching Street
- 4 - South and West Streets
- 5 - Station Road

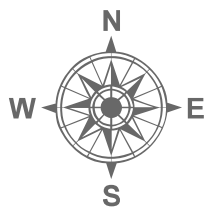


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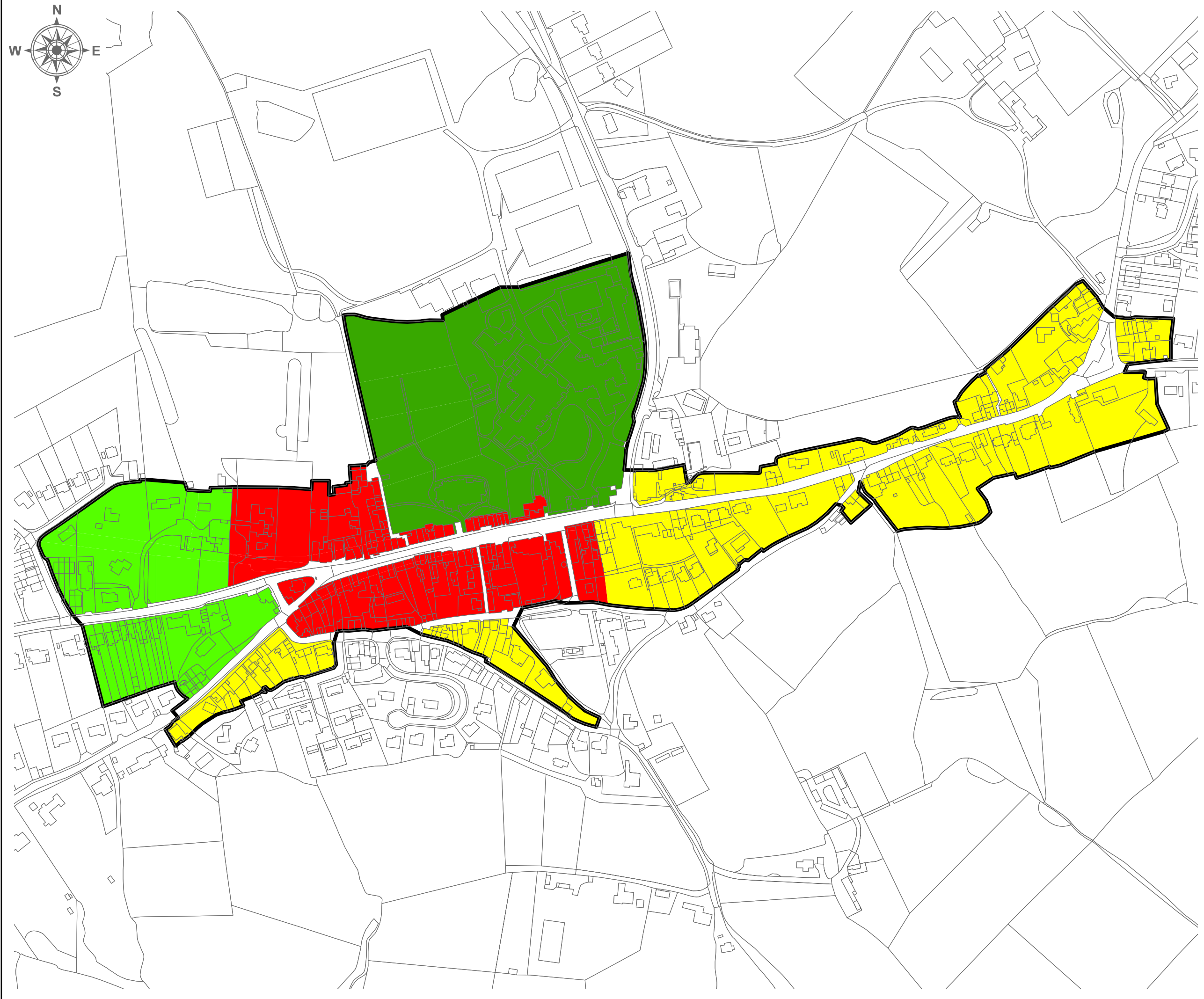
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ENGLISH HERITAGE

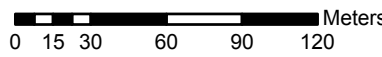
MAYFIELD MAP 13 Historic Environment Value (HEV)

KEY	
HUCA HEV	
	1
	2
	3
	5



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