

Rotherfield

Historic Character Assessment Report

June 2008



Sussex Extensive Urban Survey (EUS)

Roland B Harris

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in association with Wealden District Council



Sussex EUS – Rotherfield

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

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

All photographs and illustrations are by the author.

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Cover photo: The Manor House and the King's Arms, High Street: view from the east.

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1 INTRODUCTION

1.1 Background to the project

This report is an archaeological, historical, and historic urban character assessment of Rotherfield. 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 Rotherfield 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 1597 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 Rotherfield 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 or village, Rotherfield 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

There is no up-to-date, authoritative and scholarly published study of the historic town or village from its medieval origins onwards, and this is especially relevant to pre-Conquest period. Of local histories, that of 1928 by **Catharine Pullein** is particularly useful.³ **Mark Gardiner** has studied the origins of the town in the more general context of Wealden settlement.⁴

1.5.2 Archaeology

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

There has been no systematic study of the historic buildings of Rotherfield, although studies of individual buildings by David and Barbara Martin are important not only for their insight into

these buildings but also for confirming medieval fabric (as early as the mid-14th century) behind later façades. English Heritage’s statutory list of historic buildings is of use, although many of the descriptions date from the 1950s, were necessarily produced without internal inspection and, here, struggle with differentiating early and mid-19th-century buildings. 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 principally derives from 1:50,000 British Geological Survey digital data. Ordnance Survey Historic 25” maps for Epochs 1-4 (1872 onwards) have proved invaluable, especially as these have been used in digital form, allowing overlaying with each other and with other data.

The 1842 Tithe Map (*East Sussex Record Office*) captures Rotherfield at a large scale prior to the opening of the railway: earlier maps of the town date from 1809 and 1597. 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 Rotherfield covers the extent of the town c.1872.

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

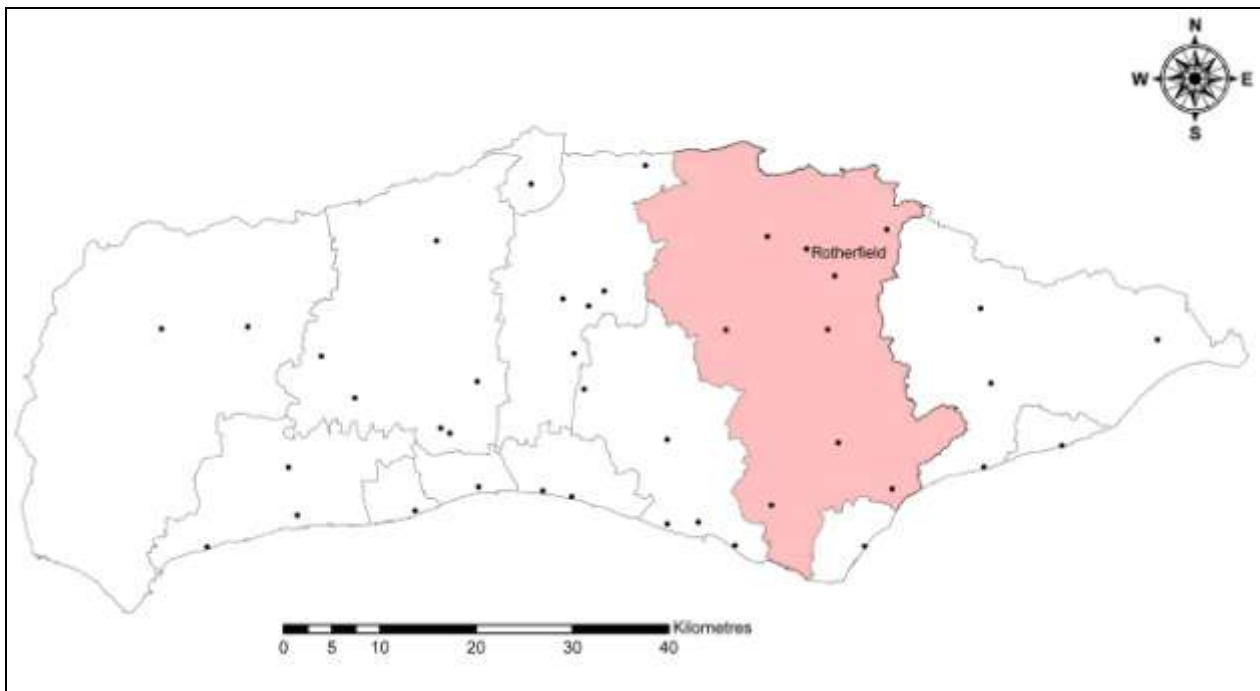


Fig. 1. Location of Rotherfield within Sussex. Wealden District is highlighted and points locate the 41 Sussex EUS towns.

2 THE SETTING



Fig. 2. View south-westwards towards Rotherfield from fields on the edge of Station Road.

2.1 Topography (Map 2)

Rotherfield is situated within the High Weald, on the east-west Forest Ridge. On the south-east and south-west sides of the town, the land slopes towards the upper reaches of the River Ouse, which flows to the sea at Newhaven, 39km to the south-south-west. On the north side of the town, the land slopes towards the upper reaches of the River Medway, which flows to the sea at Sheerness, 59km to the north-east.

The hill top location of Rotherfield means that the land slopes away in most directions from the churchyard, which is at 158m OD. The one exception is to the south where the land (and High Street-South Street-Mayfield Road) continues to rise to the 190m summit of the hill at Cottage Hill Farm, 800m south-south-west of the historic core of Rotherfield,

The principal streets of the town are Church Street and High Street (which continues southwards as South Street): the right-angled

junction of the streets is wider than the streets themselves and is known as The Square.

Suburbs extend from the c.1900 extent of the town to the south, east and north, but are limited in scale.

The town is on the east side of Rotherfield Civil Parish. A substantial part of the historic parish of Rotherfield was given up in 1905 to form Crowborough Civil Parish:⁵ Crowborough is a new town of the post-railway period and is the subject of its own Historic Character Assessment Report.

2.2 Geology (Map 2)

2.2.1 Solid geology

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

All of Rotherfield parish lies on a succession of sandstones, siltstones and mudstones (commonly clays) of the Hastings Beds (Lower Cretaceous). The EUS study area and the northern and eastern suburbs lie almost entirely on the interbedded sandstones and siltstones of the Ashdown Formation, while the southern suburb extends on to the mudstones of the Wadhurst Clay 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 concentrated on fault lines marking the edge of the Tunbridge Wells Sand Formation, the Ardingly Sandstone, and the Ashdown Sandstone Formation.

2.2.2 Drift Geology

There is no drift geology within the EUS study area for Rotherfield, although there is alluvium along the tributaries to the River Medway north of the town.

2.3 Communications

2.3.1 Water

None of the minor tributaries north or south of the Forest Ridge at Rotherfield are of sufficient scale to have been navigable. Tributaries of the River Rother rise within 600m of the town, but Bodiam (c.35km downstream) frequently marked the limit of even modest barges on this river, with trans-shipping occurring at Rye.⁶

2.3.2 Road

Rotherfield lies on the B2100 Wadhurst to Crowborough Road, which, in the centre of the town, is joined by the B2101 from Argos Hill (where it meets the A267 and continues to Mayfield). None of the roads into Rotherfield was turnpiked.

2.3.3 Railway

The London Brighton and South Coast Railway (LBSCR) extended the Lewes-Uckfield line (of 1858) to Groombridge (thence Tunbridge Wells and London) in 1868, building a station – initially to serve Rotherfield, 2km to the east – at Jarvis Brook (i.e. at modern day Crowborough, as the station is now styled). The track was doubled in 1894 and was electrified in 1938. It remains in use although the section of the line from Uckfield to Lewes was closed in 1969. Rotherfield gained a closer station 1km to the north-east with the opening of the LBSCR Hailsham-Eridge line in 1880. This second line was never electrified, ceased carrying passengers in 1965, and closed for goods in 1968.⁷

2.4 Evidence for pre-urban activity

2.4.1 Prehistoric

There have been no archaeological excavations or evaluations, but there has been a prehistoric find possibly in or near the EUS study area:

- Rotherfield (unspecific location) – Mesolithic (10000 BC to 4001 BC) retouched blade or flint flake was found ‘on sandy soil at Rotherfield’ [HER reference: TQ 52 NE41 – MES4780].

There are three known Iron Age (800 BC to 42 AD) ironworking sites within 5km of Rotherfield.⁸ A ridgeway, forming part of the Newenden-Hawkhurst-Ticehurst-Wadhurst route, runs through the EUS study area, approximately along the route of the B2100, and is of probable Prehistoric or Roman date [HER reference: LINEAR132 – MES4875]. It is likely that the north-south route (i.e. South Street, High Street and North Street) has similar origins.

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 14 known ironworking sites within 5km of Rotherfield.⁹

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 Rotherfield 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 Rotherfield.

3 HISTORY

3.1 Origins: 11th-15th centuries



Fig. 3. St Denys' church: view from south-east.

3.1.1 Place-name

The name *Rotherfield* is recorded from the 8th century and is likely to relate to the area and to predate any nucleated settlement. The Old English form – *hrȳðera-feld* – means ‘open country of the cattle’.¹⁰

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.¹¹ The topography, geology, vegetation and history of the Rotherfield area are completely consistent with this.

3.1.2 Priory

The abbey of St Denis at Paris claimed to have established a *monasterium*, or alien priory, at Rotherfield c.790. The lack of certainty derives from the fact that the grant of land by Berhtwald

to the abbey is known only through a later, probably late 11th-century, French forgery. Likewise, the supposed confirmations of the grant by Offa at this time and by Æthelwulf in 857 were also forged in France. That said, the charters may reflect a genuine transaction,¹² and the possibility of a pre-Conquest priory cannot be discounted: the early and unusual dedication of the parish church to St Denis certainly supports a connection with the French abbey (see below, section 3.1.3).¹³ The later history of the putative priory is obscure, although it is referred to in a charter of 960 recording the restoration of property at Rotherfield to St Denis by King Edgar. Again, this is a French forgery of the late 11th century, but may be a corrupt and altered copy of a genuine original.¹⁴ Neither the priory nor, more significantly, the holdings of St Denis are mentioned in Domesday Book (1086), although the manor of Rotherfield is recorded. In the absence of later documentary records, it can be assumed that the priory, or indeed any other connection with the French abbey, had ceased to exist before the Conquest. The probable late 11th-century date of the forged charters could suggest that the abbey of St Denis still entertained a claim to their former Rotherfield lands at this date.¹⁵

3.1.3 Church

There was evidently no alien cell, or priory, at Rotherfield when, in 1093-1107, the church dedicated to St Denis and the chapel at Frant that was attached to it were given by Gilbert of Clare to the cathedral priory at Rochester.¹⁶ A pre-c.1100 dating for the gift is suggested by its confirmation in charters of William II (died 1100) and Archbishop Anselm (Anselm's charter is purportedly of 1101), but the latter at least is one of the many Rochester forgeries.¹⁷ The record of the dedication to St Denis is of particular interest, suggesting that the church was built when Rotherfield was still a possession of the French abbey.¹⁸ The attached chapel at Frant is also noteworthy as it implies that Rotherfield was a mother-church with an extensive mother-parish, or *parochia*, consisting of the two parishes: significantly, Frant and Rotherfield together made up the hundred of Rotherfield (with the hundred meeting place at Rotherfield). Of course, it is not known whether the origins of the chapel at Frant are pre-Conquest, but the mother-parish of c.1100, correlating with the hundred of Rotherfield, may derive from the foundation of a pre-Conquest minster (in the sense of a complex ecclesiastical settlement, possibly providing pastoral care for the laity¹⁹), which would be consistent with, but not proof of,

origins as a late 8th-century alien cell. The royal estate at Rotherfield, recorded in the wills of Alfred (873-88) and Æthelstan Ætheling (1014), may be significant in this context, although if any putative *monasterium* was an attraction it was not with the same effect as, for example, at Steyning.²⁰ Contrary to the frequent and unsubstantiated assertion that parts of the church are Anglo-Saxon,²¹ the architectural evidence adds nothing to the discussion of possible pre-Conquest origins of Rotherfield church: the earliest visible and datable fabric is from the 13th century (see section 4.1.1). In short, the present parish church was clearly in existence by c.1100 and may be pre-Conquest, although origins as a minster church or *monasterium* – whether an 8th-century alien cell of St Denis or not – remains a possibility only.

The list of the rectors of Rotherfield is recorded from 1173,²² although two earlier priests are named in a charter of 1138-52: Herbert, apparently the priest during the life of the first Gilbert de Clare (died 1117), and his son Alured, granted the church in this charter.²³ In the mid-14th century the church appears to have been served by four clerics.²⁴ In 1419 two chaplains of chantries are recorded.²⁵

A rectory is recorded in 1259, belonging to Rotherfield manor. Evidently this is not the same as the later rectory, at Dewland manor, established by 1342.²⁶

3.1.4 Urbanization

The Domesday Book entry for the manor of Rotherfield (held by William I) includes 14 villagers and six smallholders, suggesting that any nucleated settlement was extremely modest.

The earliest evidence for anything approaching urban activity at Rotherfield is the granting, in 1318, of a weekly Wednesday market. An annual fair held on the feast of St Denis (9th October) is recorded in 1376.²⁷ Given the fact that political expediency by Edward II had much to do with the flurry of market grants at this time, it is likely that the grant simply formalized customary usage.²⁸ As Mark Gardiner argues for Rotherfield and comparable Wealden 'substitute towns' such as nearby Mayfield, 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 on a site hemmed in by demesne land. Some of the settlement was cut out of the demesne land, but part may have been established on an extensive encroachment on the highway, made by 1274, which Gardiner suggests was an open focal or

market place represented by the funnel-shaped piece of land running westwards from the church (see section 4.1.3): if so, this suggests that the village was established in the second half of the 13th century.²⁹

The modest scale of Rotherfield parish in the late 13th century is evident from the 1296 lay subsidy roll which lists 41 taxpayers, suggesting a population of perhaps around 205, similar to the 42 taxpayers of neighbouring Wadhurst. In the roll for 1327 there are 49 taxpayers and in that for 1332 there are 39 taxpayers. This suggests a population for the parish comparable with that found for other large Wealden parishes with small towns.³⁰ The later medieval population is harder to establish as the 1524 subsidy is for the whole hundred (i.e. Rotherfield and Frant): this gives a total of around 800 for the hundred, compared to around 295 for the same area in 1327, evidently reflecting significant growth.³¹

In 1346-7 the tenements 'on the hill' – that is, in the village – comprised 34 plots with buildings. The fact that less than half the village tenants had landholdings elsewhere suggests that many may have been craftworkers or wage labourers.³² The subsidy rolls do not give many clues as to trades, although in 1296 they include a smith and a draper.³³ Peter Brandon suggests that hat-making was important to Rotherfield in the mid-14th century, but gives no source.³⁴ In 1262, and probably significantly earlier, the lord of the manor's chief messuage – the Court, which with its garden occupied four acres – was in the village itself.³⁵

3.2 The town c.1500-1800

3.2.1 Economic history

There are references to tanning, a currier, a saddler and glovemakers in the period c.1600-50.³⁶ In 1652 tanners from Rotherfield sold their goods at Lewes leather market.³⁷ Weaving is implied by the name Tenter Meads, known from 1587 (and marked now by a house of that name on Mayfield Road), and a weaver is recorded in 1662.³⁸ In typical Wealden fashion, the extensive craft-based employment at Rotherfield was drawn upon to provide temporary labour elsewhere. For example, in 1645 a Rotherfield girl's guardian was recorded as 'at harvest in the Downs'.³⁹

In the mid-17th century Rotherfield was one of a series of Wealden fairs used for livestock dealing.⁴⁰

In the survey of inns and alehouses of 1686, Rotherfield had modest provision of stabling and



Fig. 4. Rotherfield's earliest recorded inn: The George.

accommodation. With over 20 stabling and fewer than 20 guest beds, the town was on a par with other Wealden towns such as Mayfield, Wadhurst, Cuckfield and Lindfield, but insignificant when compared to the major Wealden towns for travellers: Horsham provided 365 stabling and 83 beds, on the main road from London to Brighton, via Steyning; and East Grinstead provided 247 stabling and 103 beds, on the main road from London to Lewes and (increasingly) Newhaven and Brighton.⁴¹

The main inns throughout this period were the George (recorded as an inn from 1593) and the Bull (recorded from 1685 until 1807, with its conversion to a shop possibly dating to 1809). The Three Guns (1 High Street) can be traced back to 1671; the Catts Inn, opposite the Bull, was in existence by 1769; and the King's Arms by 1724.⁴²

Wealden roads had long been notoriously bad so were ripe for improvement by turnpike trusts, but Rotherfield did not get its own turnpike. This may reflect the fact that by the 18th century at least it was not on an identified trans-Weald route.⁴³

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 10km from Rotherfield, 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 37 ironworks of this period within 10km of Rotherfield.⁴⁴ Local families were owners and operators of furnaces and forges from the 16th to 18th centuries. Hamsell furnace was owned by Alexander Fermor, of Walsh Manor, in 1574, and he had been casting guns there earlier. This furnace was leased in 1677 by John Baker, and the Baker family leased Birchden Forge by 1553 and then owned it from 1617 to 1737 (although essentially based in Mayfield, some members of the family evidently lived in Rotherfield⁴⁵). Richard Maynard (of Copyhold Farm, Hamsell, and part of an established landowning family particularly associated with Hamsell itself⁴⁶) was a tenant of Birchden forge in 1618, owned old mill furnace (in Mayfield parish), in 1618, and, in 1619, bequeathed half-shares in Hamsell furnace and Birchden forge. Anthony Fowle (resident of Rotherfield, and part of the established landowning family in the Rotherfield and Wadhurst area⁴⁷) probably operated Maynards Gate furnace in 1562. The lords Abergavenny owned Eridge forge and Eridge furnace, both recorded from 1574 (the latter probably operating much earlier), and Cowford furnace which was built in 1562.⁴⁸ The impact on local employment is less well documented, but was doubtless considerable. Hammermen are recorded in the burials in the parish registers in 1587, 1638 and 1646: two of these names suggest that they were French iron workers.⁴⁹

We have seen above (section 3.1.4) that the 1524 subsidy combines Rotherfield and Frant, with a total population of around 800. The 1676 religious census is still more problematic as a source for population statistics since it gives 3,000 adults for Rotherfield. Cooper notes the figure is suspiciously rounded, but makes no comment on the fact that remarkable number (itself suggesting a total population of c.3,930) would mean that Rotherfield's population was two and a half times that of Chichester: the transcriber of the manuscript, who through other errors was evidently not familiar with Sussex, must surely have made a mistake. The problem is exacerbated by the fact that the rector of Rotherfield was unable to identify the number of families in his parish in response to Bishop Bower's survey in 1724, and it is only with the first of the decennial censuses in 1801 that we get a reliable population figure for the parish: 1,963.⁵⁰

3.2.2 Church and religion

This period began with the drama of Henry VIII's Dissolution of the Monasteries. Whilst the parish church was institutionally robust, it felt the impact of Protestant Reformation and reaction: with the rector William Collyer a victim of Marian deprivation in 1556.⁵¹ More drastically, two local Protestants martyrs (Alexander Hosmer and Ann Ashdown) were burnt at Lewes, in 1557: Ann's husband, John, appears to have been martyred later.⁵² On a more prosaic note, in the 16th century pews began to be built, privately paid for and owned by members of the congregation, with the first examples recorded in 1532.⁵³ In addition to the rectory – at Dewland manor – in the 17th century there was a priest house, or vicarage, on the east side of the churchyard: this was probably only used as such from the late 16th century and on its demise was assimilated into the churchyard.⁵⁴

The common and wastes of Crowborough Hill in the west of the parish were dotted and fringed with scattered settlement and it was to serve this community that a chapel, subsidiary to the parish church, and a charity school were built in 1744, funded and endowed by Sir Henry Fermor (d.1734).⁵⁵

Bishop Compton's census of 1676 records two Roman Catholic recusants and six adult protestant nonconformists.⁵⁶ Bishop Bowers's survey of 1724 records the fact that there were no papists in the parish and that nonconformism was limited to one family of Presbyterians and one of Anabaptists.⁵⁷ This appears to underestimate the degree of nonconformism as what later became the Bethel (Particular) Baptist chapel was registered at Rotherfield 1710.⁵⁸

3.2.3 Urban institutions

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

A house and land for a workhouse was acquired by the parish in 1567-80. This was located outside the village, on the north-east side. By the 1740s this had been replaced by the building on the east side of the Court Meadow (now The White Cottage, Olinda House and the Old Almshouse),⁵⁹ and, possibly, buildings to the rear.⁶⁰

Pre-1800 educational provision in the parish mainly comprised the charity school established in 1744 on the edge of Crowborough common, a



Fig. 5. The former workhouse, now The White Cottage, Olinda House and the Old Almshouse, High Street.

substantial 3.5km from Rotherfield village itself (see above, section 3.2.2). This school provided for children in the parishes of Rotherfield and Buxted. Between 1792 and 1800, 73 boys and 11 girls were appointed, from the age of 7½ years upwards. The workhouse evidently provided some education too, for there are numerous references to a school room and, more explicitly, to the teaching of all the children in the workhouse between 1761 and 1779.⁶¹ It has been suggested that the school room occupied part of the sandstone building, now a garage, to the north-west of the workhouse (see above).⁶²

Early records of sport include the playing of cricket within the parish from 1749.⁶³

3.3 Expansion: c.1800-2008

3.3.1 Economic history

In 1848 the weekly Monday market was largely for corn and fairs were held for cattle.⁶⁴ In the same year, the June fair at Rotherfield was covered in the *Sussex Express*.⁶⁵ An indenture of 1918 records the site of Springfield Cottages as formerly being known as Fair Field.⁶⁶ At this date, however, the fairs spread right across Rotherfield, along Mayfield Road, South Street and Church Street.⁶⁷ The fairs were still going in 1938.⁶⁸



Fig. 6. Early 19th-century shop front at 5 High Street.

The London Brighton and South Coast Railway (LBSCR) brought a single-track railway to Rotherfield parish in 1868, when it extended the Lewes-Uckfield line (of 1858) to Groombridge (where it joined the line to Tunbridge Wells and London).⁶⁹ The station was – and remains – located 2km to the west at Jarvis Brook, and was initially called Rotherfield. However, with the opening of the LBSCR Hailsham-Eridge line in 1880,⁷⁰ Rotherfield gained a still closer station 1km to the north-east, and the name of the station at Jarvis Brook was changed to Crowborough.⁷¹ Plans for the new line were promoted by the Duke of Devonshire to improve rail service to growing Eastbourne, in which he had so much invested, although, in the event, it developed as a rural branch line.⁷² 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 1968.⁷³ The Crowborough line still exists, although no longer connected between Uckfield and Lewes.

The impact of the railway was initially modest. A slight drop in the population of Rotherfield parish between 1851 and 1861 was followed by growth of 22% to 4,149 in 1871: evidently much of this growth may pre-date the opening of the railway in 1868. The decade of 1871 to 1881 was certainly one of little growth in the parish, with

the overall figure rising to 4,334, but it must be suspected that rural depopulation in parts of the parish – typical of many east Sussex parishes at this time – masks slightly more growth in the emerging new town of Crowborough in the west of the parish. By 1891 Rotherfield parish population was 5,099 and, in 1901, the total of 6,462 included 3,639 in the future civil parish of Crowborough (created in 1905). Although detailed analysis of the census returns has yet to be undertaken, these figures are sufficient to establish that the growth in Rotherfield parish from c.1850 was concentrated in Crowborough and that growth there was accelerating in the 1880s and the 1890s. The population of the reduced parish was 2,870 in 1911, after which it fell slightly to 2,821 in both 1921 and 1931. The population in 1951 was lower still at 2,795: although 537 acres of Rotherfield parish were ceded to Withyham in 1949 the population of this area was zero in 1931.⁷⁴ Thereafter there has been a very slight rise in population, to 2,852 in 1961, 2,865 in 1971 and 3,078 in 2001. Across the parish this lack of significant population change since the late 19th century has been slightly offset by a reduction in the density of occupation, so that there has been new building. At the historic hilltop village this has concentrated on the south side of the village along South Street/Mayfield Road, and New Road (begun at the end of the 19th century), with a few Edwardian houses built near the school on North Street. This pattern was followed in the inter-war period and, more significantly, after 1945. Development included the Hornhurst Road council estate on the north side of the village in the 1950s and estates west of Mayfield Road.

3.3.2 Church and religion

The church of St Denys has remained intact as an institution throughout this period, although the parish that it served was reduced by the creation of the new ecclesiastical parish of Crowborough in 1880. The 18th-century chapel next to Crowborough common was adopted as the church of the new parish and the adjacent school building, by then redundant, became the vicarage.⁷⁵ The churchyard at Rotherfield was extended in 1883 with a new cemetery to the south-west.⁷⁶ This was further extended in 1910-31.⁷⁷

In 1914 the ancient rectory at Dewland Manor was sold, and a new rectory purchased nearer the village.⁷⁸ In turn this was sold and a new rectory built adjacent.



Fig. 7. The former Bethel (Particular) Baptist chapel, North Street: now the War Memorial Institute.

Nonconformism continued to flourish in the 19th century. The 18th-century Baptist congregation had developed sufficiently to build the Bethel (Particular) Baptist chapel in North Street in 1815 (closed in the 1870s). The Providence (Strict) Baptist chapel in South Street was founded through secession in 1858.⁷⁹ A Wesleyan Methodist chapel was built c.750m north-east of the town on Packham Hill (now Station Road) in 1879.⁸⁰ There was earlier provision for Wesleyan Methodists, recorded in 1848.⁸¹ Elleray suggests that both the Providence chapel and the Methodist chapel were preceded by chapels of c.1823,⁸² and Methodism in the parish seems to have begun with meetings in a private house from c.1800.⁸³ The Roman Catholic church of St Peter, in Mayfield Road, was built in 1963.⁸⁴

3.3.3 Urban institutions

During the 19th and 20th centuries Rotherfield 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.

The 18th-century charity school continued to serve the parish, with pupils in 1819 comprising thirty boys and girls from Rotherfield parish and ten from Buxted, apparently a long-agreed proportion.⁸⁵ The total of forty is also recorded in the Kelly's Directory for 1855, although this refers to provision for boys only.⁸⁶ At this date there was also a National School within the village.⁸⁷ Pulein locates this school on the site of

the garage south-east of the church and, thus, it appears to have evolved from the workhouse schoolroom (see above section 3.2.3).⁸⁸ A new purpose-built elementary school opened in North Street in 1876, which, by 1905, had provision for 300 children.⁸⁹ It is now Rotherfield County Primary School.

Following the 1834 Poor Law Amendment Act, Rotherfield became part of Uckfield Poor Law Union.⁹⁰ The opening of a new Union workhouse in Uckfield (built 1838-9⁹¹) meant that the parish workhouse at Rotherfield became redundant and shortly thereafter sold.⁹²

Increasing sporting and social activities in the late 19th century led to a need for dedicated recreational facilities. The Institute (presumably re-styled the War Memorial Institute after the First World War) was established in the former Bethel (Particular) Baptist chapel in North Street (see above, section 3.3.2) in 1905.⁹³ Although in part superseded by the new village hall built next to the recreation ground (opened in 1980 and extended in 1990⁹⁴), the Institute continued to be used as a public meeting place and now accommodates a pre-school.⁹⁵ The recreation ground was leased by the Trustees of the Memorial Institute in the early 20th century and in 1919 privately purchased by H. G. Bennet and given to the village as a recreation ground in 1921.⁹⁶ The recreation ground has been used for cricket from at least c.1905.⁹⁷ The bowling club was founded in 1920, with a pavilion added in 1941.⁹⁸



Fig. 8. The Providence (Particular) Baptist chapel, High Street (1858).

4 ARCHAEOLOGY

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



Fig. 9. The Weighing of Souls (by St Michael), east wall of nave, St Denys' church.

4.1.1 Buildings

The parish church of St Denys is the oldest building in Rotherfield. The earliest datable fabric is from the beginning of the 13th century and includes the aisled nave (the northern arcade being the earliest and of this date), the chancel arch, the chancel, and the northern chapel. The chancel is very clearly of two phases and was extended eastwards in the early 13th century (the extension datable by the sedilia and piscina, and by the lancet windows in the south wall). The earlier, western, part of the chancel has a single lancet that, whilst smaller and slightly different to those of the extension, can hardly be much earlier: similar lancets to this are found in the north wall of the north chapel, which has an arcade to the chancel similar to that on the north side of the nave and, again, of early 13th-century date. Blocked arches at the junction of the south

aisle and chancel are of the same period and have been variously interpreted as opening into a demolished south-east tower or chantry chapel. The various modifications in the chancel area, thus, do not imply a building before 1200, but it is possible that they, and other minor oddities, do derive from the process of modifying the pre-1200 church. Certainly, there is documentary evidence for a church by c.1100 (see section 3.1.3), but the earlier fabric cannot be reliably dated to this period or earlier: there is no visible evidence for the Anglo-Saxon origins often ascribed to parts of the church – most surprisingly the north, or Nevill, chapel. Later medieval modifications to the church include the widening and heightening of the nave aisles, with the introduction of larger, Perpendicular, windows, and the addition of the western tower. There are numerous remains of medieval wall paintings of c.1300 to 15th-century date, which include a Doom above the chancel arch (which appears to be of the late 14th century, with later – possibly 15th-century – overpainting) an adjacent depiction of the Weighing of Souls and, on the north aisle east wall, the Incredulity of Thomas: Tristram dated the latter to the second half of the 13th century, but a date in the 14th century now seems more probable.⁹⁹ The Nevill chapel has 13th-century fictive masonry joints and figurative paintings of the 14th century, which include part of what appears to be an Annunciation (in the east window splay).

There has been no systematic study of the buildings of Rotherfield and it is very likely that later façades hide medieval buildings. Certainly the two medieval houses now known within the village centre were hitherto considered to date from the 17th and 18th centuries.

Cellar Cottage, The Square, preserves the remains of a two-storey service cross-wing of the 14th century. This formed the northern end of a building with an open hall parallel to, and directly on, the street frontage (i.e. now occupied by the separate property of the Old Bakery): the hall range was rebuilt in the 16th century (see section 4.2.1). The 14th-century timber frame is fragmentary, with the jetty removed and the roof replaced in the 18th century. The infill of the timber framing appears to have been planks rather than wattle and daub.¹⁰⁰

Barbers Cottage and Rolands, South Street, contain the remains of an open hall and, at the northern end, a parlour with chamber over. The timber partition at the dais of the hall survives, together with a heavily moulded beam above. This work probably dates from the early 15th century: it has been suggested that the replacement of the service bay at the southern



Fig. 10. St Denis' church: interior view looking east from west end of nave.

end of the hall (in the 18th century) could indicate that the 15th-century house incorporated part of an earlier medieval house, but there is no architectural evidence for this.¹⁰¹

4.1.2 Excavations

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

4.1.3 Topographic analysis (Maps 5-6)

In the absence of archaeological excavation, the topography of Rotherfield 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. Gardiner proposes a similar development at Rotherfield: again there is the combination of a hilltop site, access (here with three routes meeting), and evidence of a triangular-shaped open space, or

former market place. At Rotherfield the postulated former focal place runs west from South Street, High Street and the Square, forming a funnel shape measuring a maximum of 560m x 150m. Unlike the former focal or market places at Ticehurst and Wadhurst, that at Rotherfield contains the church itself, again apparently a secondary development.¹⁰²

Gardiner suggests that the focal place west of the church was the location of the extensive encroachment on the highway, made by 1274, and an area where part of the early village was established.¹⁰³ If so, this encroachment was ultimately less successful than those at Ticehurst and Wadhurst, since a 1597 map clearly shows houses limited to the areas north, east and south-east of the church.¹⁰⁴ It is unclear how much building occurred west of the church in the late 13th and 14th centuries, whether its absence by 1597 reflects late medieval or early post-medieval settlement shift or contraction (as happened at nearby Mayfield, albeit in the context of the demise of the archbishop's palace), or the fact that it was never extensively developed. If not built upon significantly in the late 13th century, it may have retained something of its earlier function as a focal or market place: more plausibly, it may be that when the village



Fig. 11. 1-2 Chapel Cottages: 17th-century timber framing visible in the end wall.

emerged at this time, the market place shifted to The Square and the adjacent parts of South Street, High Street, and Church Street. That the focus of the settlement was, *ab initio*, the same as today is also consistent with the topographic evidence for small plots on the north-eastern perimeter of the churchyard (i.e. encroachments on the highway or the churchyard, which suggest that this area was at the centre of the village) and the evidence of the surviving medieval buildings. The lord of the manor's chief messuage, or the Court – which in 1262, and probably significantly earlier occupied four acres (see section 3.1.4) – was almost certainly located immediately south of the church at what was later known as Court Mead or meadow (as on the 1597 map).¹⁰⁵

4.2 The town c.1500-1800

4.2.1 Buildings

Rotherfield has 22 surviving buildings, or groups of buildings, that have been identified as dating from between 1500 and 1800: two from the 16th century, nine from the 17th century, and 11 from the 18th century.

Timber framing dominates this period, even being used into the 18th century, although the predominance of tile-hanging (much of which is 18th century and later) and underbuilding of

ground floors in brick means that little is visible. A good example of such re-fronting is evident at 1-2 Chapel Cottages, where the eastern end wall shows exposed timber framing, probably of 17th-century date. The timber framing of the adjacent 17th-century building (now divided into Built Cottage and Timbers) is also visible where it incorporates a tall wagon-way. Old Forge Cottage, The Square, was built in timber frame as a free-standing two-bay cottage in the mid to late 17th century.¹⁰⁶ The King's Arms has visible timber framing, but much of its 17th-century fabric has been heavily restored. The Manor House, High Street, has a timber-framed single-cell rear range with a basement dating from the early to mid-17th century. Around 1700 the main range was constructed, also in timber frame, but with tile-hanging from the outset.¹⁰⁷ The Old Butcher's Shop, The Square, is a mid-18th-century timber-framed outbuilding of The George, which incorporates a wagon-way.¹⁰⁸

Early brickwork includes the front garden wall at the Friary, Church Street (a house of 1927): this is a relic from an earlier house and preserves a section of indistinct diaper work, with vitrified headers: a 16th-century date has been suggested recently,¹⁰⁹ but this type of diaper work and brick size was also common in the first half of the 17th century. The 18th century saw brick become the main building material, in some instances used in conjunction with tile-hanging. The George itself has a 19th-century façade, but



Fig. 12. The Catt (now Catts) Inn, High Street.



Fig. 13. 1-5 High Street.

is largely an 18th-century brick building (Fig. 4). The 18th-century Catt (or Catts) Inn, High Street, is unusual for the pre-1800 buildings in Rotherfield in that it is entirely of brick. Although now largely tile-hung, nearby Garden House and Babbington House is a substantial house of the late 18th century, with two original canted bay windows. Brick is also combined with weatherboard as at 1-6a High Street (a row ostensibly of 18th-century date, but possibly of earlier origins) and 1 Church Street.

Although Rotherfield church lacks the number of cast iron graveslabs found at nearby churches such as Mayfield and, especially, Wadhurst, its single example is important as it is one of only two known pre-Reformation examples. The Rotherfield example has no attribution being decorated only with a double cross, which suggests that it marks the grave of an ecclesiastic, perhaps from a dissolved monastery, who died before 1547.¹¹⁰ Whilst of this period, the remarkable Jacobean pulpit in the church derives from the Archbishop of York's chapel at Bishopthorpe, from which it was removed in 1891.¹¹¹

4.2.2 Excavations

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

4.2.3 Topography (Maps 7-9)

The 1597 map shows that there was no substantial change in the plan of Rotherfield during this period, with the settlement clustered in the vicinity of the Square as it still was in the early 19th century. One possible change hinted at by the 1597 plan is that the eastern part of the funnel-shaped area south of Church Street was infilled during this period. On the map this is depicted as if it was part of the road, extending southwards to the rear of Courtmead (in current terms to the rear of the Baptist chapel in South Street). However, the church is not placed within this blank area on the map, as it should be, but is shown incorrectly on the north side of Church Street: in short, the 1597 map provides insufficient evidence for a more extensive open area – arguably a survival from the pre-settlement focal place – around the churchyard.

4.3 Expansion: c.1800-2008 (Maps 1, 3 and 10)

4.3.1 Buildings and topography

The majority of the buildings in Rotherfield date from this period, partly as a result of loss of



Fig. 14. Early 19th-century terraced housing at 1-4 Station Road.



Fig. 15. Rotherfield Stores, The Square.

earlier buildings, but also through expansion of the town in the 20th century, especially since 1945.

There was no significant expansion of the town in the early 19th century. Indeed, there were losses in this period, such as the house opposite the church, the plot of which – vacant in 1842 – is now occupied by The Friars, Evoline and Hilltop (for its 16th or early 17th-century garden wall see section 4.2.1). Some wholly new buildings were added to the edge of the town, however, as seen the small terrace at 1-4 Station Road and the former Bethel (Particular) Baptist chapel in North Street (now the War Memorial Hall), which was built in 1815.

The mid-19th century saw more building, again with brick dominating. Examples include the infill development of 2 Church Street; the replacement of the earlier house on the corner of Church Street and North Street (i.e. Rotherfield Stores); and Laurel Cottage and Little Cottage, South Street. The new Providence (Strict) Baptist chapel in South Street of 1858 was also brick built, albeit with ashlar quoins. These brick buildings combined red bricks and grey burnt headers and are largely indistinguishable for earlier 19th-century buildings in the village. The buildings of mid-19th-century date on the west side of the South Street represented modest expansion of the town. In the period between 1842 and 1872, small plots, or encroachments,

on the northern side of the churchyard were cleared.

Although there was no immediate flurry of building following the arrival of the railway in 1868, by the end of the century Rotherfield had seen other minor developments. New villas, mostly of semi-detached form, appeared on the south side of the town, both along existing Mayfield Road and on newly created New Road. On North Street, the new school was built (1876), and on Church Street the town expanded westwards with the building of Brecon Terrace (part of which is dated 1894). Within the historic core, rebuilding included construction of Freshfields and Rose Cottage, South Street, built (apparently as a police house) in 1889 in brick, but with elaborate terracotta decoration. Nearby, Providence Cottages are of similar date, but with more restrained decoration, and north of this, on the corner of the High Street adjoining the Manor House, a three-storey building (now the pharmacy) was constructed in 1884 as a purpose-built shop, with a jetty, oriel window, tile-hanging and exposed timber gable in a loose interpretation of vernacular revival style. Timbers in Church Street was remodelled at this time with more heavily timbered gables and first-floor jetties over ground-floor brick bay windows.

The Edwardian period saw a small scatter of new villas, again mostly semi-detached, on New Road, to the rear of Brecon Terrace, Church Street, and opposite the school in North Street. Similarly modest expansion marked the period



Fig. 16. Freshfields and Rose Cottage, South Street.

after the First World War, with ribbon development on Church Street (filling in the remaining open area towards the west of the pre-settlement funnel-shaped focal place) and south of the town on Mayfield Road. Post-1945 development, however, has been much more significant although largely outside the EUS study area. On the south side of the town, this has comprised infilling on Mayfield Road together with housing estates on new roads off it: Meadow View, St Peter's Mead (late 1980s¹¹²), Meadow Close and Court Meadow. On the east side of Mayfield, post-war housing (mostly detached) has continued its spread along New Road. On the north side of the village, the Hornshurst Road council estate of semi-detached houses (together with three blocks of flats) was built between North Street and Station Road.

Within the historic core of the medieval town, the survival of pre-1860 buildings has been remarkable and 20th-century redevelopment has been insignificant. The most substantial change has resulted from the Court Meadow development on the south side of the town extending northwards over Court Farm, just south of the churchyard and within the core of the village. This has filled the former open space with semi-detached housing and an adjacent surgery. Smaller scale infill on the eastern side of the historic core, to the rear of properties on High Street and North Street, includes cottages and detached houses on Station Road and a garage opposite the War Memorial Institute on North Street.



Fig. 17. Rotherfield tithe map, 1842 (rectified 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, Rotherfield 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 1868 may have stemmed the flow of rural depopulation typical in rural eastern Sussex, and then led to modest growth: most of the growth in the parish was located well away from Rotherfield itself, at the new town of Crowborough (which became a separate parish in 1905). Even in the 20th century expansion has been modest, although significant when compared to the very small scale of the ‘town’ in the 19th century. Redevelopment of the centre of Rotherfield during the 20th century was minimal. The lack of expansion and redevelopment has had the effect of preserving a high proportion of the pre-c.1840 buildings and topography of the town. Although survival has been reasonable, Rotherfield’s modest scale means that the numbers and range of buildings are smaller than, say, those found at East Grinstead, Lewes or Rye. The areas around the church and on High Street, the northern end of South Street, the eastern end of Church Street and in the Square are particularly notable for their mixture of medieval and post-medieval buildings (with widespread tile-hanging and weatherboarding probably hiding as yet unrecognized evidence of medieval timber framing). Less visible is the archaeological evidence of the medieval town, the origins of which lie in the pre-urban market place that attracted a church by the late 11th century and, in the late 13th and 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 29 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, three predate 1500, two are 16th century; nine are 17th century; nine are 18th century; four are from

1841-1880; one is from 1881-1913; and one is from 1914-45.¹¹³

There are an additional three important historic buildings recognized in this assessment that have not been listed, which comprise two 18th-century buildings and one of the early 19th century.

Rotherfield 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, and in 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, and in some 18th-century buildings, although replacement of ground-floor walls in brick and the widespread use of tile-hanging and weatherboarding mean that most of the buildings of Rotherfield exhibit little in the way of externally visible timber framing. Brick building and re-building came to the fore in Rotherfield in the 18th century, although there are few substantial houses of this period (one example being the Catt Inn). Brick and tile-hanging, with some weatherboarding too, thereafter have remained the dominant building materials in Rotherfield, together with some Vernacular Revival exposed timber framing (such as the late 19th-century remodelling of Timbers, Church 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 Rotherfield (Map 10)

Although Historic Character Types represent county-wide types, modern Rotherfield 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 4 in Rotherfield combines three Historic Character Types that represent a *irregular historic plots* dating from Period 6 (1150-1349), a *church/churchyard* of Period 13 (1881-1913) and *suburbs* dating from Period 12 (1841-80) onwards. Combining this complexity into a single HUCA called *Church Street* reflects the largely coherent character of the area today as well as the origins of this part of Rotherfield. 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 formed part of an 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 Rotherfield 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 Rotherfield (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 Rotherfield's Historic Urban Character Areas (Maps 12 and 13)

The following assessments of the Historic Urban Character Areas (HUCAs) of Rotherfield 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 The Square (HEV 4)

HUCA 1 lies at the heart of the medieval and modern town. The western part of the area may also overlie the eastern edge of the putative pre-settlement (and pre-Conquest) focal or market place (which saw later encroachment). It is likely that the 14th-century market place was located around the meeting point of North Street, Church Street and High Street.

Today the area forms the modest commercial centre of the town, although where the rear of High Street/The Square plots form the frontage on Station Road this area is of a purely domestic character. Moreover, the continuously built-up street frontages that previously almost entirely comprised shops, pubs and other businesses, has seen change in the late 20th century, with several now given over to private residences.

There are 12 listed buildings, or groups of buildings, (all Grade II), of which one is Period 7 (1350-1499), one is Period 8 (16th century), four are Period 9 (17th century), five are Period 10 (18th century), and one is Period 12 (1841-80). The listed buildings include several noteworthy examples. Cellar Cottage, The Square, preserves the remains of a two-storey service cross-wing of the 14th century, with its open hall range rebuilt in the 16th century. Old Forge Cottage, The Square, was built in timber frame as a free-standing two-bay cottage in the mid to late 17th century. The Catt (or Catts) Inn, is unusual amongst 18th-century survivals in Rotherfield in that it is a substantial building entirely of brick. Nearby Garden House and Babbington House is a late 18th-century house, mostly tile-hung, with two original canted bay windows. Surprisingly neither The George Inn (now a private house) nor the adjacent Old Butcher's Shop are listed: The George is evidently 18th century or earlier and the Old Butcher's Shop was built as a timber-framed outbuilding to the inn in the mid-18th-century and incorporates a wagon-way.

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 irregular 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; the completeness of historic street-front; the visibility of the historic fabric; and the archaeological potential give this HUCA a high **Historic Environment Value (HEV)** of 4.

HUCA 1 has seen some change in the 20th century (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 are vulnerable to change of use, and external/internal refitting. The unlisted 18th century (or earlier) former George Inn and its former outbuilding (The Old Butcher's Shop) are especially vulnerable.

Research questions especially relevant to this HUCA relate to the market place (RQ4, RQ5), encroachment (RQ5), and medieval buildings (RQ10).

HUCA 2 Church (HEV 5)

HUCA 2 lies in the centre of the medieval and modern town. The area chiefly comprises the church and churchyard, together with the curtilages of the two houses on the east side of the churchyard. The church post-dates a focal/market place immediately to the south, but pre-dates permanent settlement (mid-13th century onwards).

There are four buildings in the HUCA, of which four are listed. The Grade I listed parish church of St Denys dates from the early 13th century: fabric of this period includes the aisled nave (the northern arcade being the earliest and of this date), the chancel arch, the chancel, and the northern chapel. Various anomalies, such as the extended chancel and a lost tower or chapel at east of the nave south aisle, point to modification in the early 13th century and it is possible that these derive from the process of rebuilding the pre-1200 church (there is documentary evidence for a church by c.1100). Later medieval features include the western tower and remains of medieval wall paintings (such as the Doom above the chancel arch and the adjacent Weighing of Souls). Annunciation (in the east window splay). The church is built of local sandstone. The exact extent of the pre-urban churchyard is not known. East of the church, there are two Grade II listed cottages: weatherboarded and brick-built 1 Church Street is 18th-century, and brick-built 2 Church Street is mid-19th century.

Although the functional requirements of a graveyard will have been destructive to some extent, the antiquity of the churchyard and the church itself (and any predecessor), coupled with the absence of any significant modern development mean that the **archaeological potential** of this HUCA is high.

The survival of historic boundaries and, more significantly, the medieval church itself, combine with the archaeological potential to give this HUCA the highest **Historic Environment Value (HEV)** of 5.

The dominance of this HUCA by the church and churchyard means that it is well protected and thus **vulnerability** is low. The principal threats to the HUCA are likely to come from any proposals for extension to the church (e.g. for parish rooms) – with consequent impact on the fabric of the church and subsurface archaeology – or to development adjacent to the HUCA (especially on the south).

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

HUCA 3 South Street (HEV 3)

HUCA 3 lies immediately south of the small centre of the medieval and modern town, but appears to fall at least partly within the extent of the medieval settlement. Plots on the east side of the street appear to form part of the early occupation of the town, whereas those on the west side overlie the eastern end of the putative pre-settlement focal place and the medieval manor, or court, house (later represented by Court Mead).

Today the area is largely residential, but shops – and the King's Arms pub – survive at the northern end (i.e. adjacent to the commercial centre of Rotherfield). There are eight listed buildings or groups of buildings (all Grade II), of which one is Period 7 (1350-1499), three are Period 9 (17th century), one is Period 10 (18th century), two are Period 12 (1841-80), and one is Period 13 (1881-1913). Barbers Cottage and Rolands, South Street, contain the remains of an early 15th-century open hall and, at the northern end, a parlour with chamber over. The timber partition at the dais of the hall survives, together with a heavily moulded beam above. The King's Arms has visible timber framing, but much of its 17th-century fabric has been heavily restored. The adjacent Manor House (only styled as such since 1881) is an impressive house that comprises a timber-framed single-cell rear range with a basement dating from the early to mid-17th

century, and a main, or front, range of c.1700. This was constructed in timber frame, but with tile-hanging from the outset. The 18th-century brick-built row of the White Cottage, Olinda House and the Old Almshouse represent the former workhouse, established here by the 1740s. Freshfields and Rose Cottage, South Street, were built in 1889 in brick, but with elaborate terracotta decoration. On the corner of the High Street adjoining the Manor House, a three-storey building (now the pharmacy) was constructed in 1884 as a purpose-built shop, with a jetty, oriel window, tile-hanging and exposed timber gable in a loose interpretation of vernacular revival style. The unlisted Providence (Strict) Baptist chapel in South Street is a plain brick building with ashlar quoins dating from 1858.

This HUCA has seen little redevelopment in the 20th century, although there has been some rear of plot infill to the rear of 5-8 South Street. The otherwise reasonable survival of irregular medieval plots on the east side of the street and the potential for 14th-century and earlier archaeology means that **archaeological potential** of nearly all this HUCA is moderate to high.

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

HUCA 3 has seen modest change in the 20th century, mostly in the form of infill and change of use (with some shops becoming residential properties). The continuing nature of such change, and the vulnerability of the non-listed buildings such as the chapel (itself vulnerable to change of use), coupled with the Historic Environment Value mean that **vulnerability** of the HUCA is medium. Perhaps the greatest threats are to further rear of plot infill and to any development (or suburbanization, including proliferation of sport/amenity facilities) in the field east of the HUCA: the rear of plots on the east side of South Street represents rare survival of the interface between the medieval town and open country.

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

HUCA 4 Church Street (HEV 2)

HUCA 4 is in on the west side of the medieval and modern town. It comprises most of the south side of Church Street lying west of the churchyard, and part of the north side of the

street. The southern part comprises much of the funnel-shaped putative pre-settlement focal place.

There are five listed buildings or groups of buildings (all Grade II), of which one is Period 8 (16th century), two are Period 9 (17th century) and two are Period 10 (18th century). Timber frame is the dominant building material in the case of these listed buildings, although it is not very evident externally due to later tile-hanging and underbuilding in brick: the east wall of Chapel Cottages and the adjacent wagon-way of Builth Cottage are rare examples of exposed (17th-century) timber framing in this HUCA. On the north side of the street the front garden wall at the Friary, Church Street (a house of 1927) is a relic from an earlier house and preserves a section of indistinct diaper work, with vitrified headers, of 16th or early 17th-century date. To the west and north of the cluster of historic buildings, the infill of the funnel-shaped area is of the late 19th century and 20th century, and includes houses and a churchyard extension (1883).

There has been significant late 19th and 20th-century development, which combined with the early post-medieval origins of many of the plots and buildings, suggests that the **archaeological potential** of this HUCA is moderate.

The survival of post-medieval buildings and some historic plots (most notably the boundary of the putative Anglo-Saxon focal place), and the archaeological potential combine to give this HUCA a **Historic Environment Value (HEV)** of 3.

HUCA 4 has seen considerable 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 Rotherfield-wide, research questions only apply to this area.

HUCA 5 Court Mead (HEV 1)

HUCA 5 lies on the south-western side of the medieval town. It occupies part of the putative pre-settlement funnel-shaped focal place. From 1262, and probably significantly earlier, the lord of the manor's chief messuage – the Court, which with its garden extended over four acres – occupied this area: in the post-medieval period this became known as Court Mead, with the farm buildings (of Court Farm) located in the south-west corner of the HUCA. This was all swept away in the late 20th century with the

development of the Court Mead housing estate (of semi-detached houses). A small part of the formerly open area survives adjacent to the churchyard, although this is partly occupied by a modern surgery.

Although the building of the modern housing estate is likely to have destroyed most archaeology (without any excavation) the preservation of open spaces to the north and the antiquity of the HUCA means that the **archaeological potential** is likely to be locally moderate to high.

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

The modest Historic Environment Value, is countered by the significant archaeological potential of the open spaces at the north of the HUCA meaning that **vulnerability** is medium: the principal threat is further development without archaeological evaluation and excavation.

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

5.3.7 Summary table of Historic Urban Character Areas (HUCAs) Rotherfield

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 Rotherfield				
<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 Suburb	1. High Street	High	4	High
Church/churchyard Irregular historic plots	2. Church	High	5	Low
Irregular historic plots Suburb	3. South Street	Moderate to high	3	Medium
Church/churchyard Irregular historic plots Suburb	4. Church Street	Moderate	2	Medium
Informal parkland Public Suburb	5. Court Mead	Limited (but locally moderate to high)	1	High

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

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 Rotherfield 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 focal or market place and the adjacent churchyard is a particular area for study).

6.2 Origins

RQ2: What is the evidence for the existence and location of a pre-Conquest priory at Rotherfield, and what is the connection with this putative alien cell and the surviving parish church?

RQ3: What were the location, form and construction detail of the Norman (or any earlier) church, and is there any physical evidence for the extent of the contemporary churchyard? In particular consider the nature of the boundary to the rear of High Street properties east of the church.

RQ4: What was the extent and development of the medieval focal or market place, did this represent a shift from the pre-settlement market place, and did this have a defined boundary or not?

RQ5: What evidence is there for the development of an urban centre next to a pre-existing church and market place? Is there evidence for early encroachment and small-scale peripheral plots consistent with permissive settlement?

RQ6: 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

RQ7: How have tenements developed in the later medieval period (considering in particular,

whether permanent settlement was substantially later than suggested here)?

RQ8: What evidence is there for encroachment on to the market place and principal streets being a later medieval development?

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

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

6.4 Post-medieval town

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

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

RQ13: Is there any evidence for early post-medieval decline prior to revival in the late 19th and 20th centuries?

RQ14: What was the socio-economic impact of coaching on the town?

7 Notes

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

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

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

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

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

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

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

³ Pullein, C., *Rotherfield – the story of some Wealden manors* (1928).

⁴ 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).

⁵ 1911 Census of England and Wales, Area, Families and Population Administrative Areas, Table 13; LGB0 47656.

⁶ For example, the Rother at Robertsbridge 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.

⁷ Griffiths, I. L., 'Road and rail in Sussex', in Geography Editorial Committee (eds.), *Sussex: Environment, Landscape and Society* (1983), 239-42; Pearce, S. A., 'The Impact of the Railway on Uckfield in the 19th century', SAC 122 (1984), 193-206, at 197.

⁸ Cleere, H., and Crossley, D., *The Iron Industry of the Weald* (2nd edn., 1995), 57-86.

⁹ Cleere, H., and Crossley, D., *The Iron Industry of the Weald* (2nd edn., 1995), 57-86.

¹⁰ Stevenson, W. H., 'The Old English Charters to St Denis', *The English Historical Review* vol. 6, no. 24 (1891), 736-42, at 738; Mawer, A., & Stenton, F.M., *The Place-names of Sussex* (1929-30; reprinted 2001), 376; Gelling, M. & Cole, A., *The Landscape of Place-names* (2000), 276.

¹¹ Gardiner, M. F., *Medieval Settlement and Society in the Eastern Sussex Weald* (unpubl. Ph.D. thesis, University of London, 1995), 80-3.

¹² Stevenson, W. H., 'The Old English Charters to St Denis', *The English Historical Review* vol. 6, no. 24 (1891), 736-42; Barker, E. E., 'Sussex Anglo-Saxon charters', SAC 87 (1948), 118-25, 132-4; Atsma, H., and Vezin, J., 'Le dossier suspect des possessions de Saint-Denis en Angleterre revisité (VIII^e-IX^e siècles)', *Fälschungen im Mittelalter*, Monumenta Germaniae Historica, Schriften 33, 4 (1988), 211-36, at 213-14 and 230-1.

¹³ Dr Mark Taylor, for example, has accepted the existence of the alien priory at Rotherfield: Taylor, M., 'Ecclesiastical sites in Sussex', in Rudgig, D., (ed.), *The Archaeology of Sussex to AD 2000* (2003), 161-170.

¹⁴ Stevenson, W. H., 'The Old English Charters to St Denis', *The English Historical Review* vol. 6, no. 24 (1891), 736-42; Atsma, H., and Vezin, J., 'Le dossier suspect des possessions de Saint-Denis en Angleterre revisité (VIII^e-IX^e siècles)', *Fälschungen im Mittelalter*, Monumenta Germaniae Historica, Schriften 33, 4 (1988), 219, 226-7, 229.

¹⁵ Round, J. H., 'Note on the Early History of Rotherfield Church' SAC 41 (1898), 49-53, at 49.

¹⁶ Medway Archives Office DRC_T373 (accessed on-line); Brett, M. and Gribbin, J. A., (eds.), *English episcopal acta 28: Canterbury, 1070-1136* (English Episcopal Acta, 28; 2004), 33.

¹⁷ Brett, M. and Gribbin, J. A., (eds.), *English episcopal acta 28: Canterbury, 1070-1136* (English Episcopal Acta, 28; 2004), 33; Brett, M., J., 'Forgery at Rochester', *Fälschungen im Mittelalter*, Monumenta Germaniae Historica, Schriften 33, 4 (1988), 397-412, at 405.

¹⁸ Round, J. H., 'Note on the Early History of Rotherfield Church' SAC 41 (1898), 51-2.

¹⁹ See Blair, J., *The Church in Anglo-Saxon Society* (2005), 1-7.

²⁰ Blair, J., 'Saint Cuthman, Steyning and Bosham', SAC 135 (1997), 173-92.

²¹ E.g. Anon, *A Guide to St Deny's Church, Rotherfield, East Sussex* (2007), 5.

²² Round, J. H., 'Note on the Early History of Rotherfield Church' SAC 41 (1898), 52.

²³ Brett, M. and Gribbin, J. A., (eds.), *English episcopal acta 28: Canterbury, 1070-1136* (English Episcopal Acta, 28; 2004), 33; Round, J. H., 'Note on the Early History of Rotherfield Church' SAC 41 (1898), 52..

²⁴ Gardiner, M. F., *Medieval Settlement and Society in the Eastern Sussex Weald* (unpubl. Ph.D. thesis, University of London, 1995), 153.

²⁵ Pullein, C., *Rotherfield – the story of some Wealden manors* (1928), 215-16.

²⁶ Pullein, C., *Rotherfield – the story of some Wealden manors* (1928), 152-3.

²⁷ Letters, S., *Gazetteer of Markets and Fairs in England and Wales to 1516* (Centre for Metropolitan History, 1998-2007: on-line at <http://www.history.ac.uk/cmh/gaz/gazweb2.html>).

²⁸ Salzman, L. F., *Victoria County History* 9 (1937), 201; Bleach, J., and Gardiner, M., 'Medieval Markets and Ports', in Leslie, K. and Short, B. (eds.), *An Historical Atlas of Sussex* (1999), 42-3.

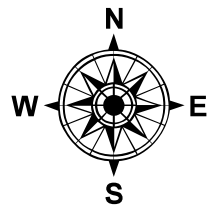
- ²⁹ Gardiner, M., 'Trade, Rural Industry and the Origins of Villages: some Evidence from South-East England', in de Boe, G., & Verhaeghe, F., (eds.), *Rural Settlements in Medieval Europe: Papers of the Medieval Europe Brugge 1997 Conference 6* (1997), 63-73; Gardiner, M. F., *Medieval Settlement and Society in the Eastern Sussex Weald* (unpubl. Ph.D. thesis, University of London, 1995), 153-4; Salzman, L. F., 'The Hundred Roll for Sussex: Part II', SAC 83 (194335-54, at 35.
- ³⁰ Hudson, W. H. (ed.), 'The three earliest subsidies for the County of Sussex in the years 1296, 1327, 1332', SRS 10 (1910), 31, 188-9, 300-1.
- ³¹ *Ibid.*, 300-1; Cornwall, J. (ed.), 'The Lay Subsidy Rolls for the County of Sussex 1524-25', SRS 56 (1956): 133-5.
- ³² 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), 666; Gardiner, M. F., *Medieval Settlement and Society in the Eastern Sussex Weald* (unpubl. Ph.D. thesis, University of London, 1995), 153.
- ³³ Hudson, W. H. (ed.), 'The three earliest subsidies for the County of Sussex in the years 1296, 1327, 1332', SRS 10 (1910), 31.
- ³⁴ Brandon, P. F., 'Medieval Clearances in the East Sussex Weald', *Transactions of the Institute of British Geographers* 38 (1969), 135-53, at 149.
- ³⁵ Pullein, C., *Rotherfield – the story of some Wealden manors* (1928), 47-8.
- ³⁶ Pullein, C., *Rotherfield – the story of some Wealden manors* (1928), 281.
- ³⁷ Brent, C. E., 'Urban Employment and Population in Sussex Between 1550 and 1660', SAC 113 (1975), 35-50, at 48.
- ³⁸ Pullein, C., *Rotherfield – the story of some Wealden manors* (1928), 282-3.
- ³⁹ Brent, C. E., 'Rural Employment and Population in Sussex Between 1550 and 1640: Part One', SAC 114 (1976), 27-48, at 32.
- ⁴⁰ Brent, C. E., 'Rural Employment and Population in Sussex Between 1550 and 1640', SAC 114 (1976), 47.
- ⁴¹ Pennington, J., 'Inns and Alehouses in 1686', in Leslie, K. and Short, B. (eds.), *An Historical Atlas of Sussex* (1999), 68-9.
- ⁴² Pullein, C., *Rotherfield – the story of some Wealden manors* (1928), 292, 300-5.
- ⁴³ E.g. Budgen's map of 1724.
- ⁴⁴ Cleere, H., and Crossley, D., *The iron Industry of the Weald* (revised edition, 1995).
- ⁴⁵ Pullein, C., *Rotherfield – the story of some Wealden manors* (1928), 280-1.
- ⁴⁶ *Ibid.*, 400-33.
- ⁴⁷ *Ibid.*, 374-99.
- ⁴⁸ Cleere, H., and Crossley, D., *The iron Industry of the Weald* (revised edition, 1995), 316, 325-6, 329-30, 333-4, 348, 383, 386.
- ⁴⁹ Pullein, C., *Rotherfield – the story of some Wealden manors* (1928), 280.
- ⁵⁰ Cornwall, J. (ed.), 'The Lay Subsidy Rolls for the County of Sussex 1524-25', SRS 56 (1956): 133-5; Cooper, J. H., 'A Religious Census of Sussex in 1676', SAC 45 (1902), 143, 145; Ford, W. K., (ed.), 'Chichester Diocesan Surveys 1686 and 1724', SRS 78 (1994), 179. The calculations for total populations are the author's and are necessarily indicative, with the following multipliers used: 131% for surveys of adults (1676) and 490% for taxpayers (1524).
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- ¹⁰⁴ Mark Gardiner has suggested that the 1597 map provides evidence for houses north, east and west of the church, but there are no houses depicted west of the church. The map, however, is not entirely reliable (for example, the church – shown in elevation – appears to be located on the north side of Church Street). 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), 66; Gardiner, M. F., *Medieval Settlement and Society in the Eastern Sussex Weald* (unpubl. Ph.D. thesis, University of London, 1995), 153.
- ¹⁰⁵ Pullein's identification of the Manor House (named so only as recently as 1881, and first recorded as a tenement called Maynards sold out of the demesne between 1597 and 1656) as the medieval Court is spurious and is largely based on a misunderstanding of the structural history of the house, which includes a misconception that it extended further westwards, perhaps fuelled by the fact that it was her residence (the Martins have demonstrated the erroneous nature of her architectural analysis). The recorded four acre extent of the curia of the Court and the various buildings thereon, and the letting of part of the land to John the Chaplain, are more consistent with the site south of the church known from the 16th century at least as Court Meadm rather than this confined tenement: Pullein, C., *Rotherfield – the story of some Wealden manors* (1928), 306-15; Martin, D., and Martin, B., *Rotherfield – The Manor House* (unpubl. Archaeology South-East report no. 1305, 1997).
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¹¹² Carr, E. and Lunt, A., *Rotherfield Recollections* (1993), 141.

¹¹³ 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.



Sussex EUS



ENGLISH HERITAGE

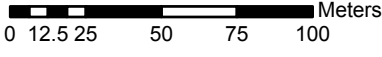
ROTHERFIELD MAP 1 Extent of Rotherfield EUS study area

KEY

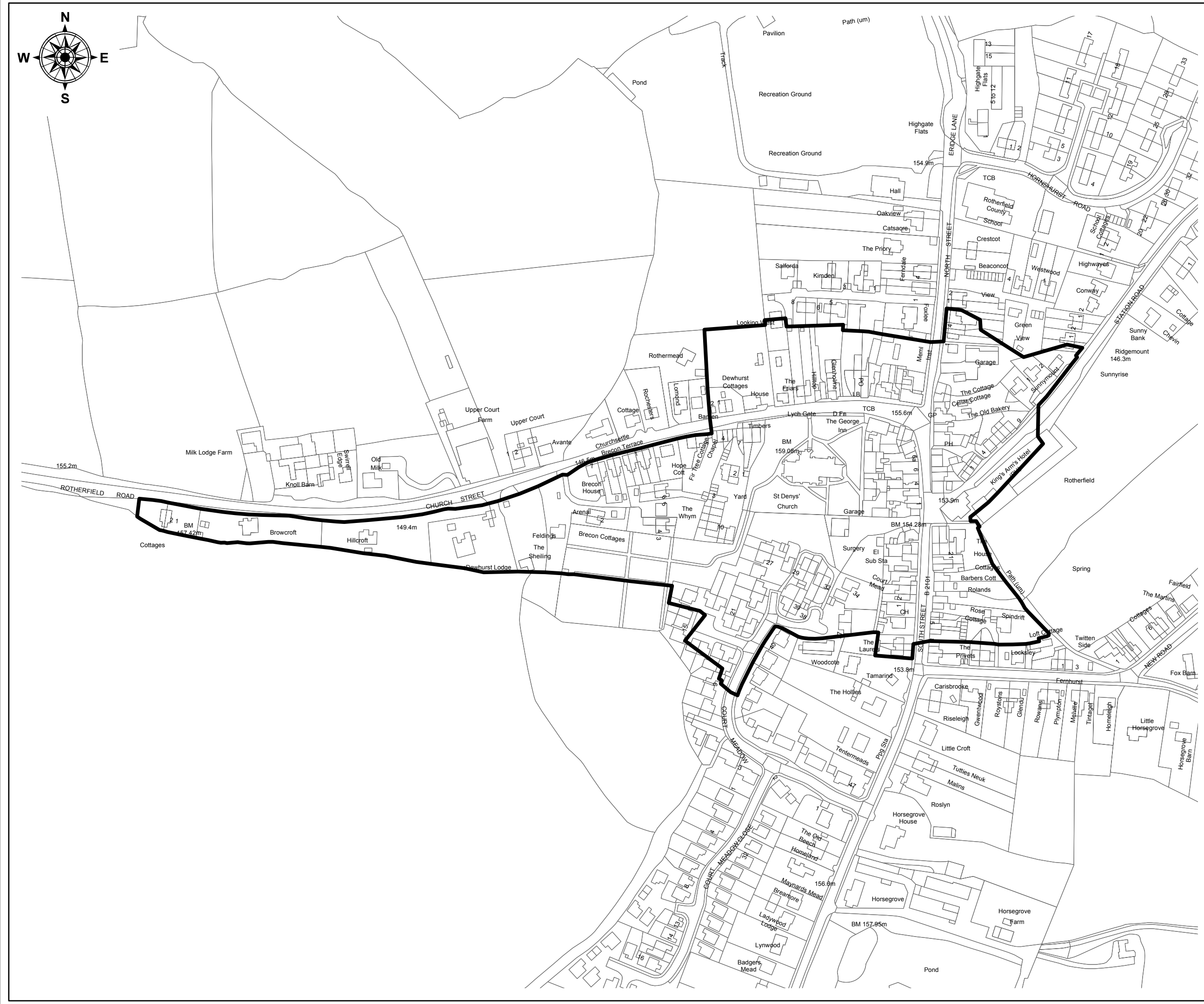
 EUS boundary

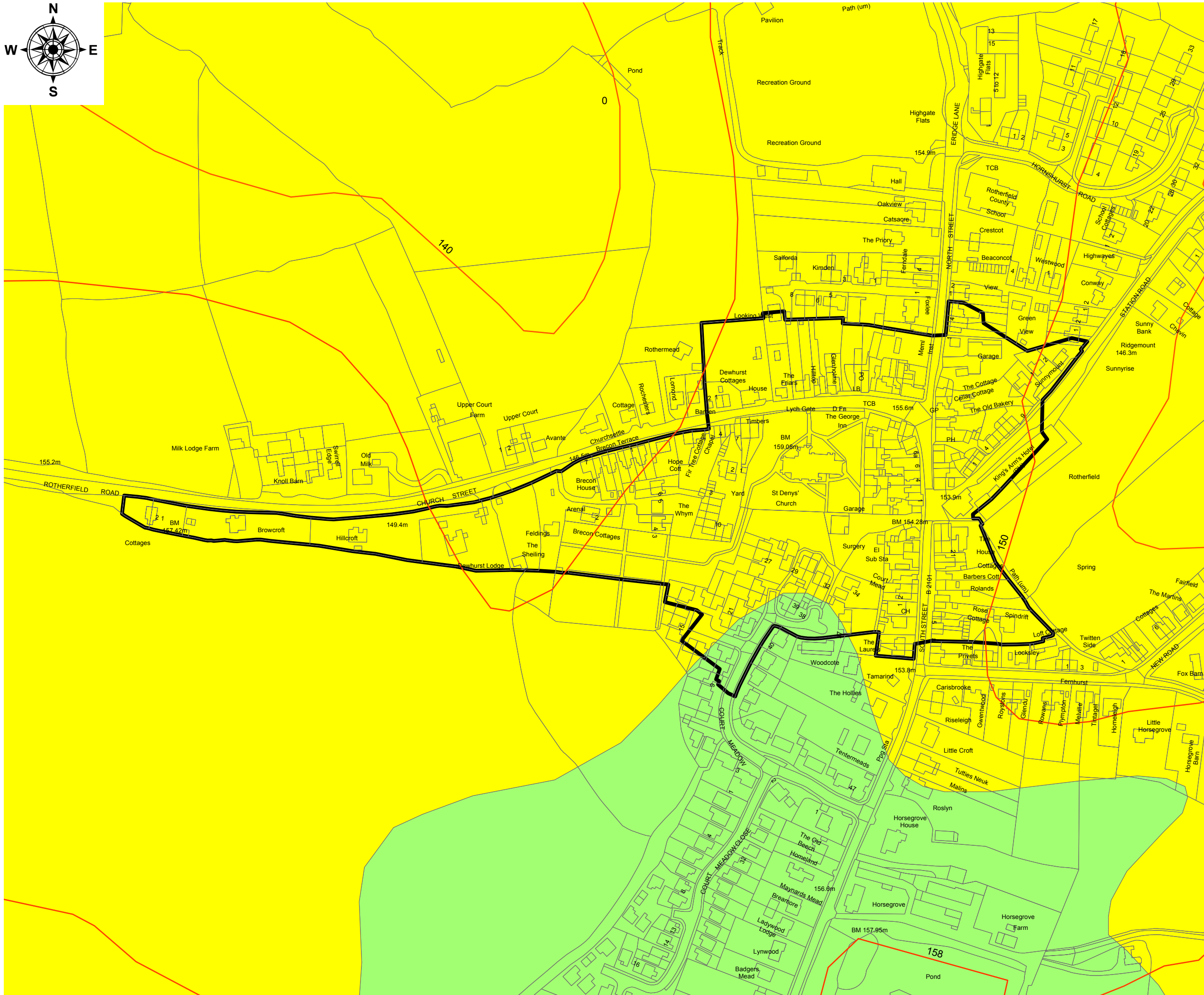
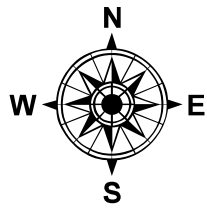
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June 2008

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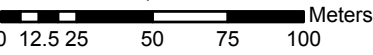
ROTHERFIELD MAP 2 Solid geology with 10m contours

KEY

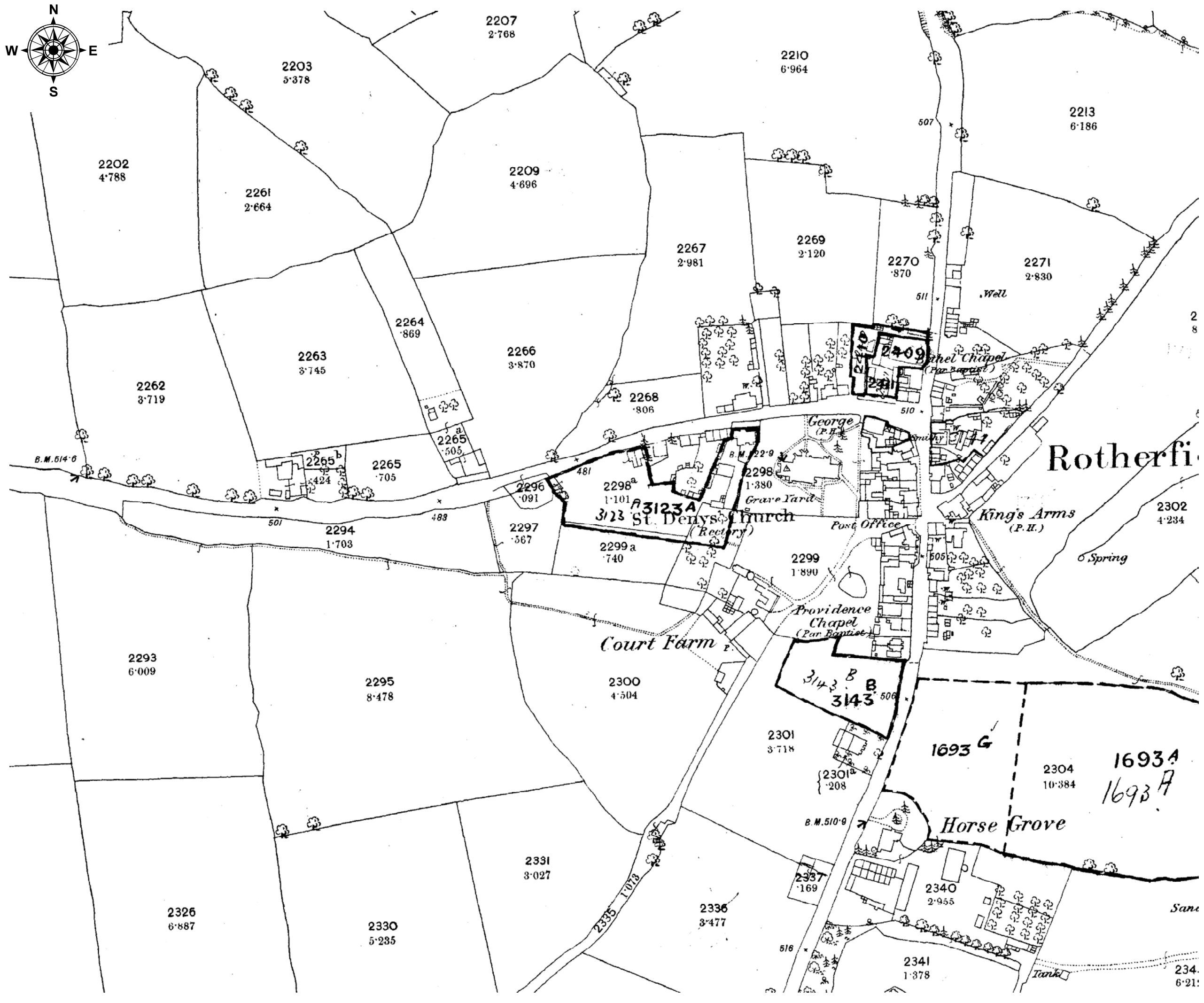
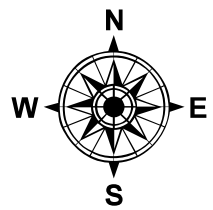
- ASHDOWN FORMATION
- WADHURST CLAY FORMATION

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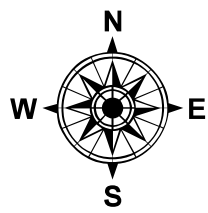
ENGLISH HERITAGE

**ROTHERFIELD
MAP 3
OS 1st series 25" (1872)**

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SCALE 1:2,500
0 10 20 40 60 80 Meters

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ROTHERFIELD MAP 4

Historic buildings

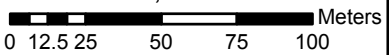
KEY

Rotherfield buildings Listing grade

- I
- II
- None

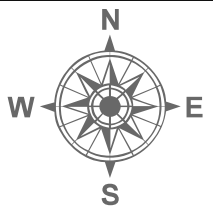
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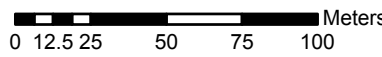
ROTHERFIELD MAP 5 Period 6 (1150-1349)

KEY

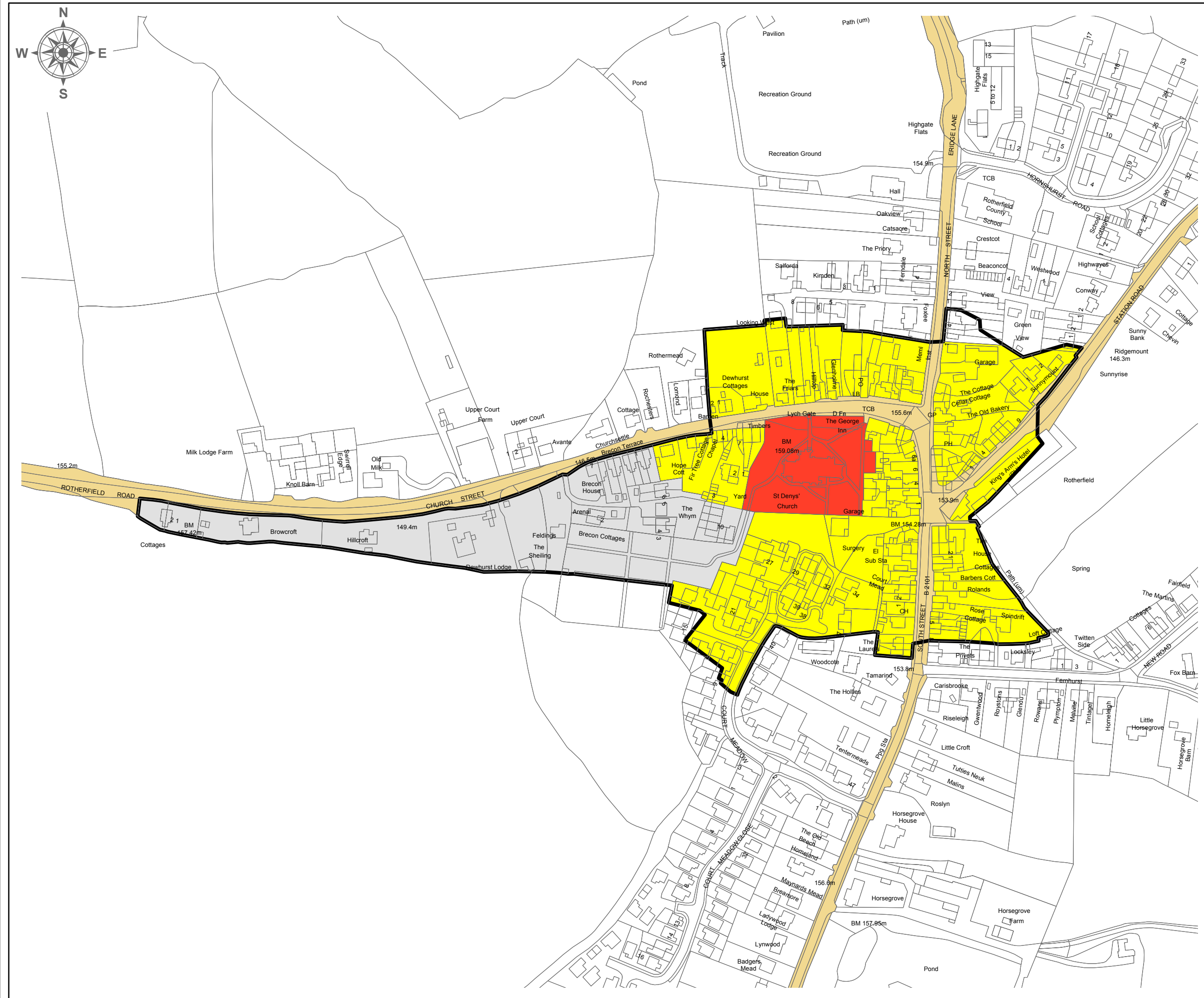
- HCT**
- Church/churchyard
 - Irregular historic plots
 - Lane/road
 - Vacant

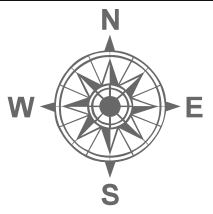
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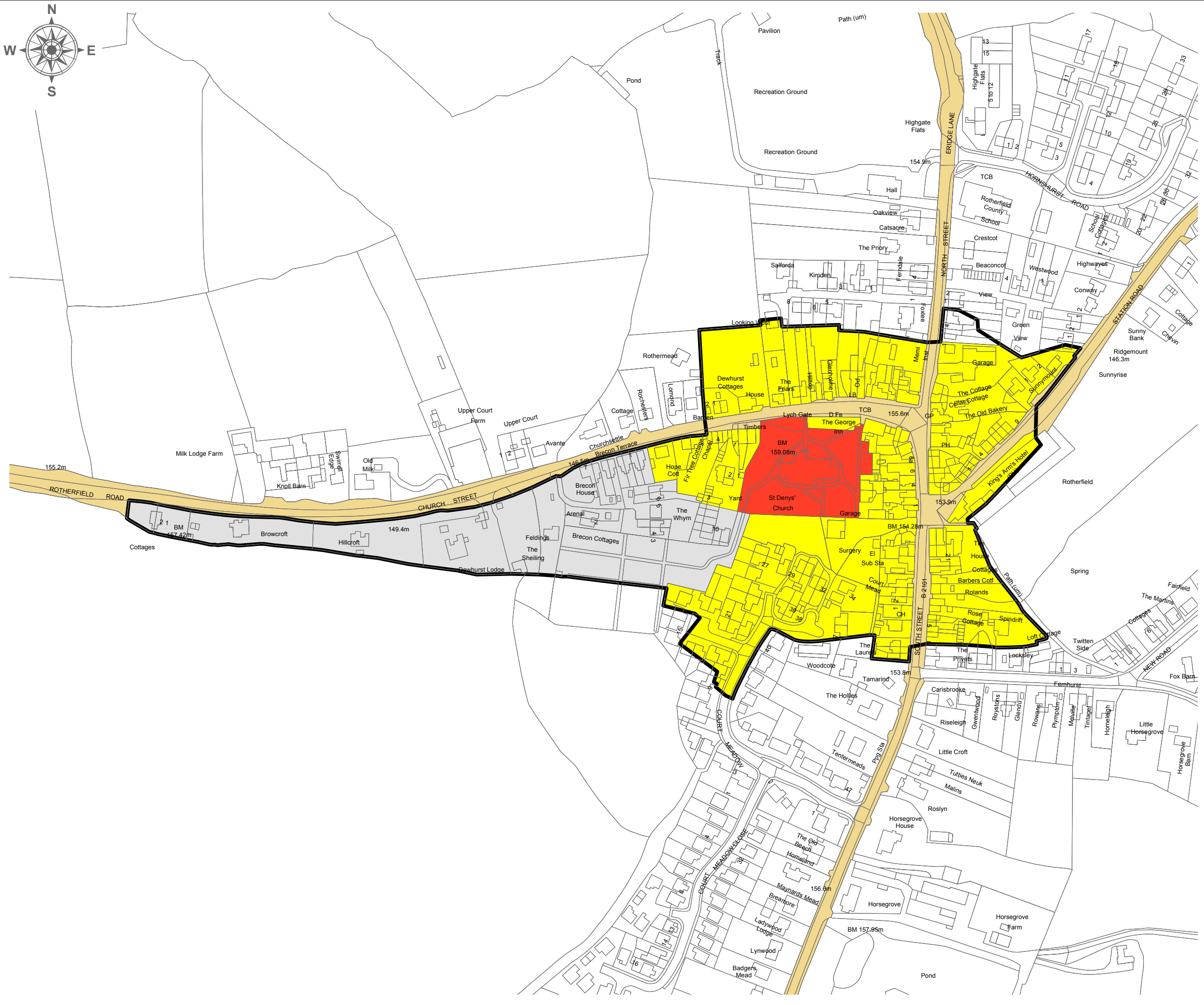




ROTHERFIELD MAP 6 Period 7 (1350-1499)

KEY

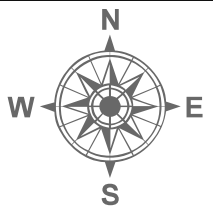
- HCT**
- Church/churchyard
 - Irregular historic plots
 - Lane/road
 - Vacant



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SCALE 1:2,500
0 12.5 25 50 75 100 Meters

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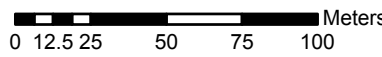
ROTHERFIELD MAP 7 Period 8 (1500-1599)

KEY

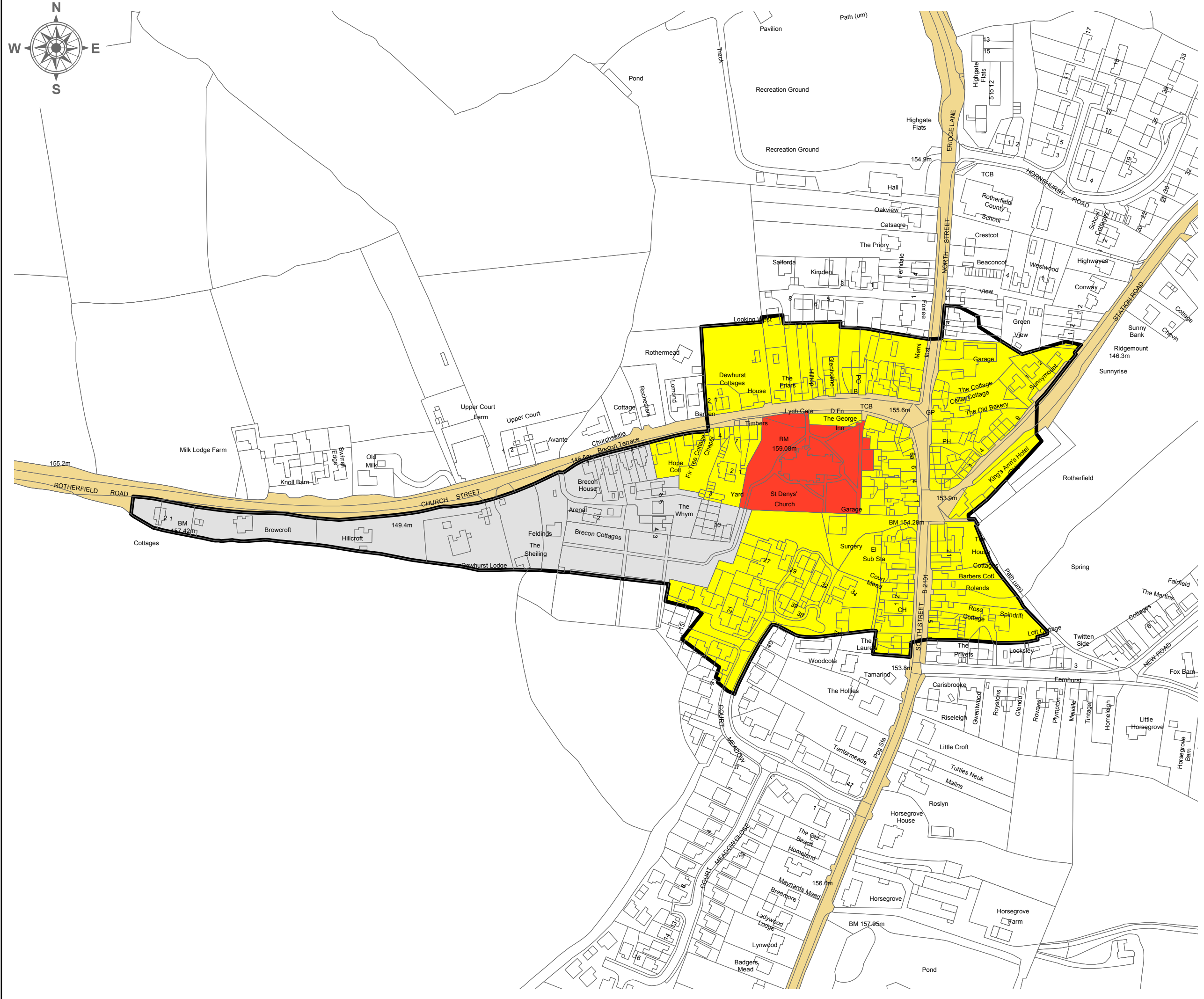
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- Church/churchyard
 - Irregular historic plots
 - Lane/road
 - Vacant

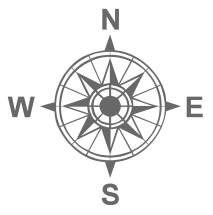
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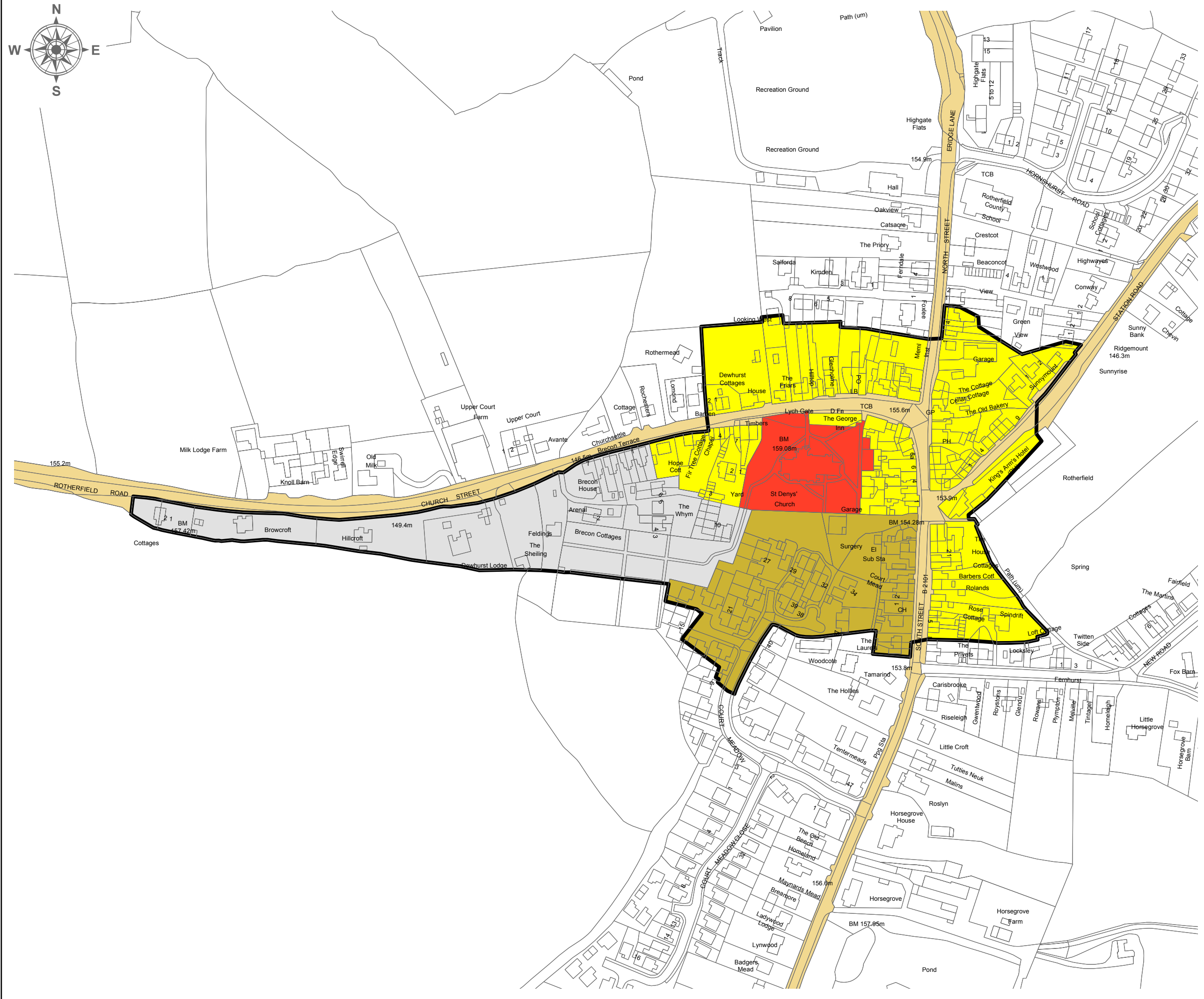




ROTHERFIELD MAP 8 Period 9 (1600-1699)

KEY

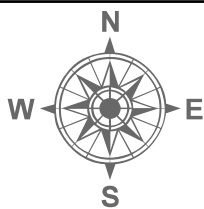
- HCT**
- Church/churchyard
 - Farmstead/barn
 - Irregular historic plots
 - Lane/road
 - Vacant



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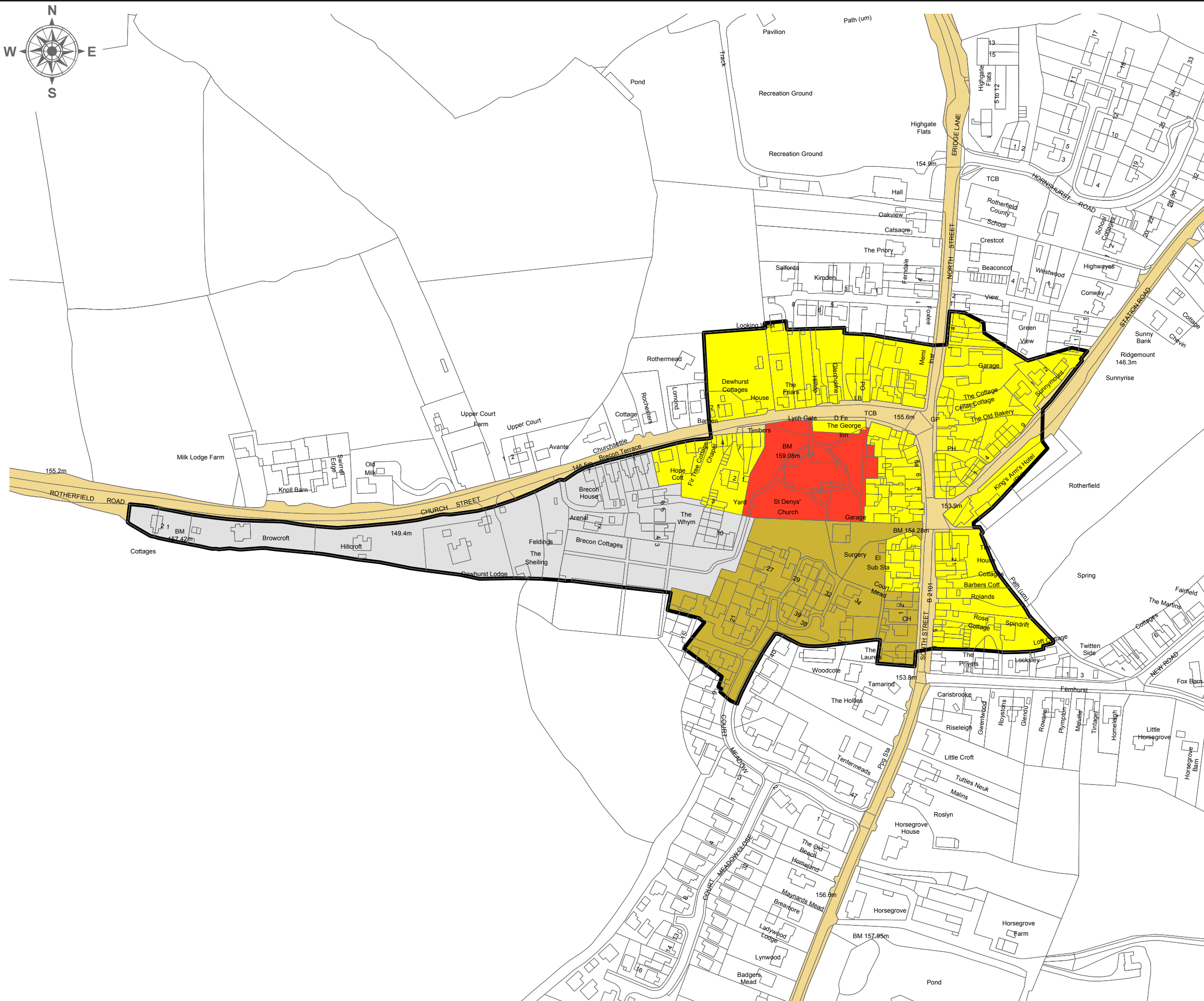


ROTHERFIELD MAP 9 Period 10 (1700-1799)

KEY

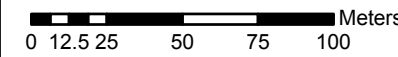
HCT

- Church/churchyard
- Farmstead/barn
- Irregular historic plots
- Lane/road
- Vacant

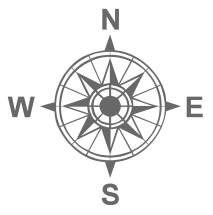


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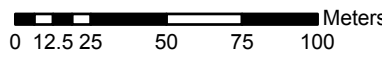
ROTHERFIELD MAP 10 Historic Character Types (2008)

KEY

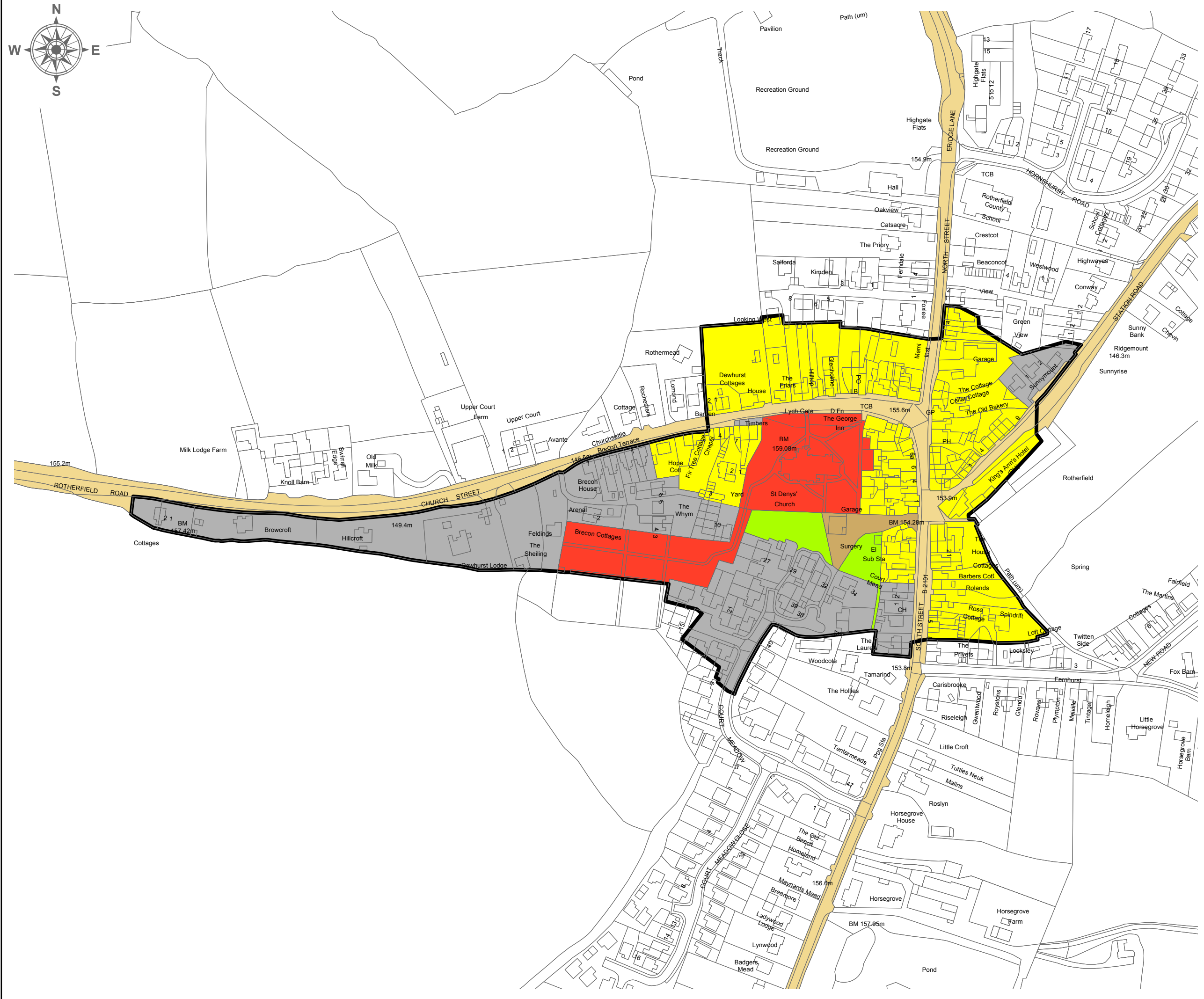
- HCT**
- Church/churchyard
 - Informal parkland
 - Irregular historic plots
 - Lane/road
 - Public
 - Suburb

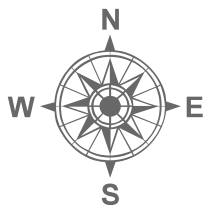
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ROTHERFIELD MAP 11 Historic Character Type areas showing principal period from which present character is derived

KEY

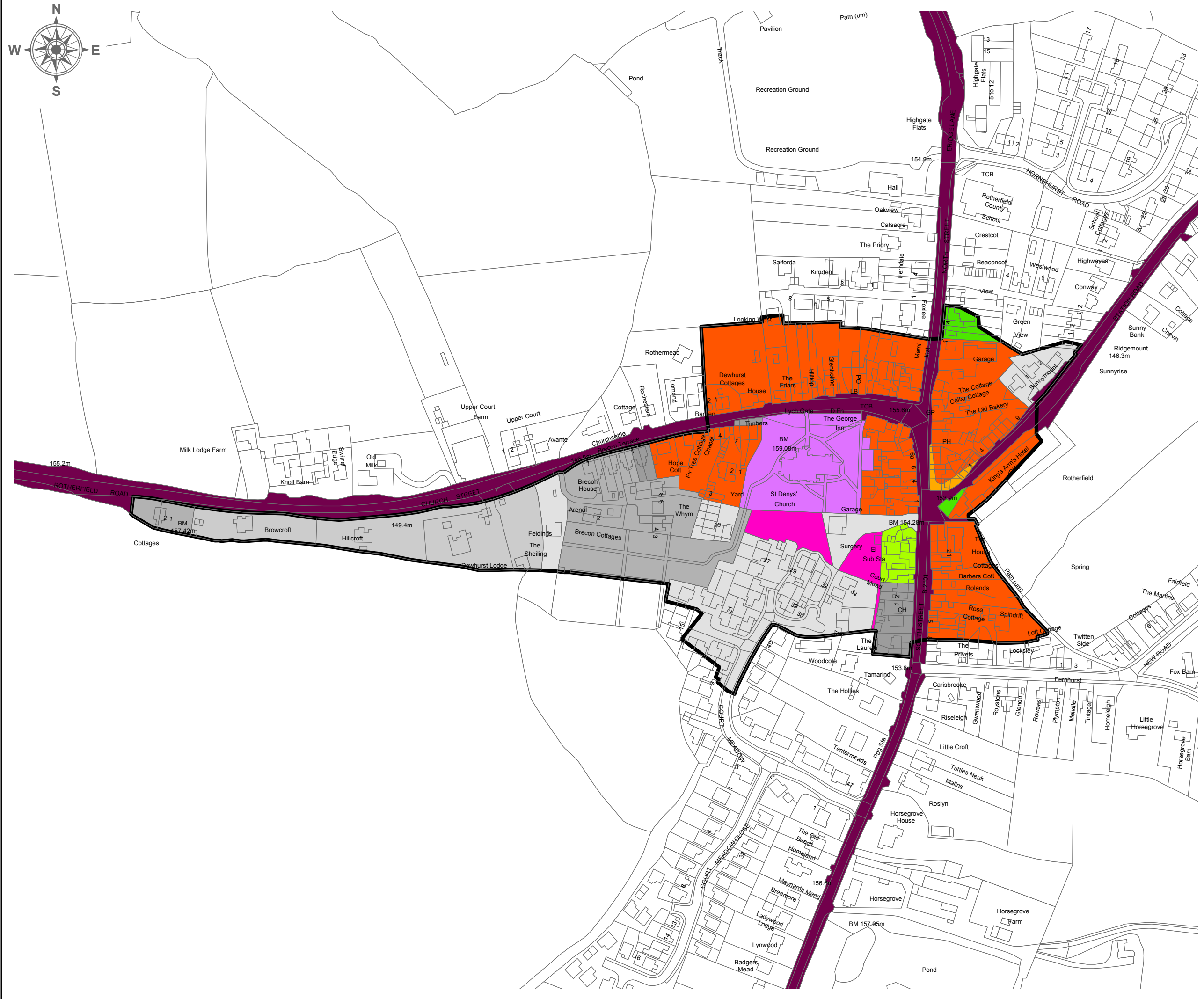
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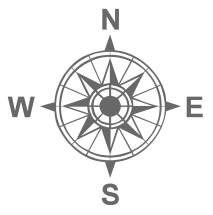
1
3
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ROTHERFIELD MAP 12 Historic Urban Character Areas (HUCAs)

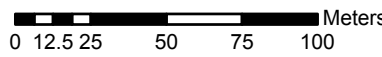
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HUCA

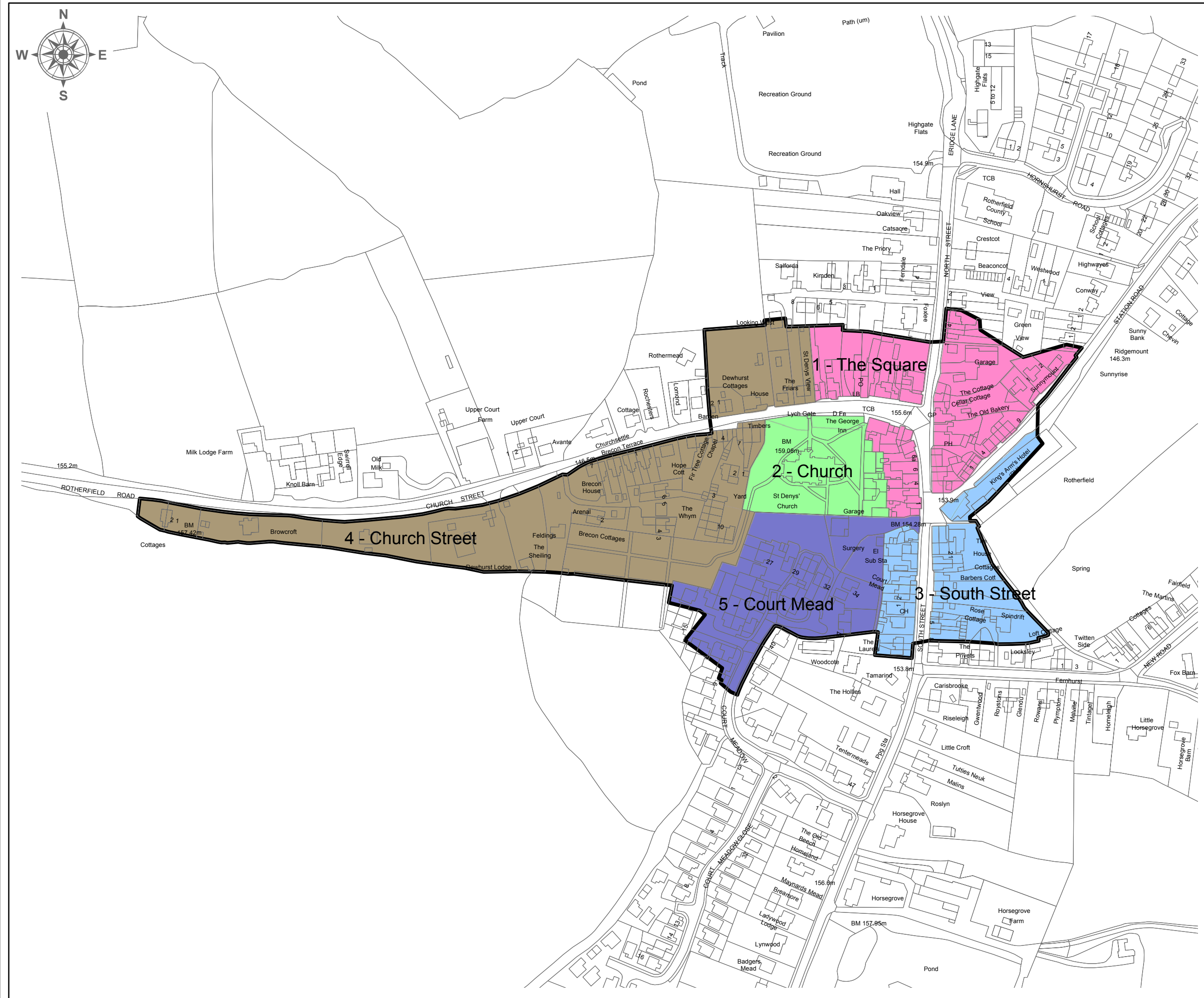
- 1 - The Square
- 2 - Church
- 3 - South Street
- 4 - Church Street
- 5 - Court Mead

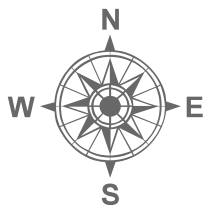
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ROTHERFIELD MAP 13 Historic Environment Value (HEV)

KEY

HUCA HEV

- 1 (Dark Green)
- 2 (Light Green)
- 3 (Yellow)
- 4 (Orange)
- 5 (Red)

EUS research and mapping:
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June 2008

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