

Uckfield

Historic Character Assessment Report

July 2008



Sussex Extensive Urban Survey (EUS)

Roland B Harris

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in association with Wealden District Council



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

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

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Cover photo: 218-26, High Street, Uckfield.

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1 INTRODUCTION

1.1 Background to the project

This report is an archaeological, historical, and historic urban character assessment of Uckfield. 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 Uckfield 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 1784 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 Uckfield over time, this part of the report considers and defines the physical evidence of the past in today's townscape. It does this by means of a character-based approach, operating at three different scales: areas of common Historic Character Type; larger and topographically familiar Historic Urban Character Areas; and the whole town. Assessment is made of the Historic Environment Value of each of the Historic Urban Character Areas, taking account of the archaeological potential.

1.5 Principal sources

Given its medieval origins, the town of Uckfield has long been the subject of historical and architectural interest, although not, rather surprisingly, of subsurface archaeological interest. The principal sources drawn on during the writing of this report are listed below. Many other sources have been used too, and full references have been given by use of endnotes.

1.5.1 History

Early histories of the town include that by **Edward Turner**.³ More recent works on the town include that by **Sally Pearce** on the impact of the railway on Uckfield,⁴ and numerous publications by the **Uckfield and District Preservation Society**.⁵ There is, however, no authoritative and scholarly account of the history of the town from its medieval origins onwards.

1.5.2 Archaeology

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

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

1.5.3 Historic buildings

There have been useful surveys of four individual buildings, by Martin Bridge, Alan Dickinson, and David and Barbara Martin,⁶ which have demonstrated the value of such surveys in Uckfield, including – in the case of Peer House/Red Tiles – a demonstration that

contrary to external appearance, systematic internal analysis of Uckfield's buildings would be likely to find evidence for substantially earlier fabric. English Heritage's statutory list of historic buildings is of use, although many of the descriptions date from the 1950s and were necessarily produced without internal inspection. Very limited fieldwork only was possible during this assessment and focused on correcting dating derived from such sources, identifying hitherto ignored buildings of historic interest, and re-evaluating the dating and function of key buildings and monuments.

1.5.4 Geology and topography

The contextual discussion of the solid and drift geology has principally derived from 1:50,000 British Geological Survey digital data. Ordnance Survey Historic 25" maps for Epochs 1-4 (1874 onwards) have proved invaluable, especially as these have been used in digital form, allowing

overlying with each other and with other data. The 1841 Tithe Map (*East Sussex Record Office*) captures Uckfield at a large scale prior to the opening of the railway and the rebuilding of the palace. All these maps have been digitized and rectified to fit the National Grid to allow comparison with other maps and data. Vertical air photo coverage of 2000 provides a useful snapshot in time. All analysis and maps utilize the most recent large-scale Ordnance Survey mapping (digital MasterMap data).

1.6 Area covered by the report

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

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

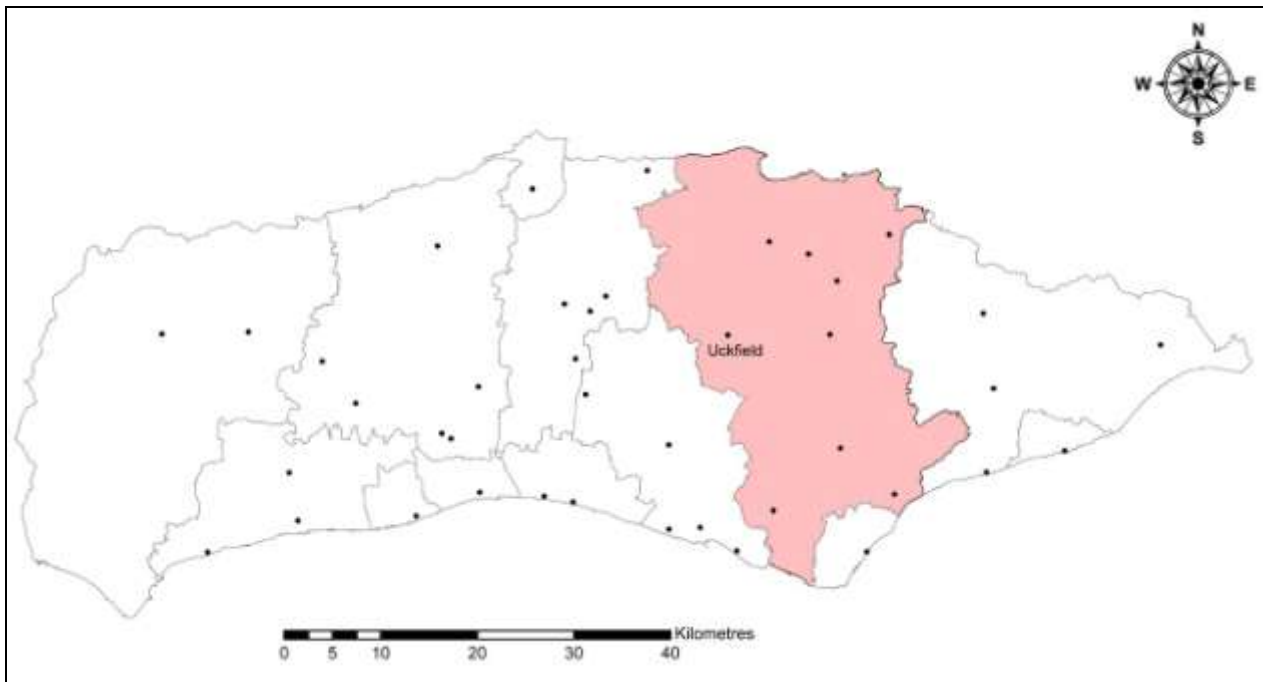


Fig. 1. Location of Uckfield within Sussex. Wealden District is highlighted and points locate the 41 Sussex EUS towns.

2 THE SETTING



Fig. 2. View southwards over the rooftops of Uckfield towards the South Downs.

2.1 Topography (Map 2)

Uckfield is located at the boundary of the Low Weald and the High Weald, at the bottom of the southern slope of the east-west Forest Ridge. The historic core of the town lies at the cross-roads formed by High Street, Church Street and Hempstead Road, at 38.5m OD. Within the centre of the town east-west Church Street and Hempstead Road are roughly level, while the High Street (and its northern continuation of London Road) is sloped: it descends from 61m OD at the junction with Brown's Lane to c.18m OD at the bridge. This is the lowest point in the town: to the south of this the road rises steadily to Ridgewood Hill (now the location of Highlands Avenue), just beyond the junction of Eastbourne Road and Lewes Road, where it is over 60m OD. The River Uck flows west from the bridge at Uckfield, then south-west joining the River Ouse at Isfield, and then generally southwards to join the sea at Newhaven 21km south of Uckfield.

The principal street of the town is the generally north-south High Street. Suburbs extend in all directions from the historic core of the town.

The town lies on the eastern side of the historic parish (now partly Fletching Civil Parish and Maresfield Civil Parish) and at the centre of the modern Uckfield Civil Parish (which has absorbed parts of the historic parishes of Buxted, Framfield and Little Horsted).

2.2 Geology (Map 2)

2.2.1 Solid geology

Along with the whole of Sussex, the rocks of the Uckfield area are sedimentary. Descending the higher land of the High Weald into the Low Weald and towards the South Downs, the rocks get more recent.

All of Uckfield parish lies on a succession of sandstones, siltstones and mudstones (commonly clays) of the Hastings Beds (Lower Cretaceous). The historic core of the town lies on the Lower Tunbridge Wells Sand Formation: from the river southwards into the suburb of New Town this gives way to successive narrow bands of Ardingly Sandstone, the Grinstead Clay Member and the Upper Tunbridge Wells Sand Formation. At the northern end of the EUS study area there is the same sequence, with an exposure of Ardingly Sandstone visible to the rear of 258-62 High Street (see Fig. 3).

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

2.2.2 Drift Geology

The drift geology of the Uckfield area comprises alluvium and undifferentiated head that marks the valley and flood plain of the River Uck. These deposits show that the current channel that is the river today was formerly considerably more extensive, and is reflected in a long history of flooding at Uckfield.

2.3 Communications

2.3.1 Water

The River Ouse, of which the River Uck is a tributary, is tidal till Barcombe, 7.5km south-west of Uckfield. Use of the River Uck as a navigation is unclear, but it is unlikely to have been

significant. Navigational improvements to the River Ouse (by the Upper Ouse Navigation Company), however, were significant for the town, in 1793 providing Uckfield with access to a wharf at Shortbridge (2km west of the town) on a branch of the newly canalized river.⁷

2.3.2 Road

Uckfield lies on the former Eastbourne to Tunbridge Wells and London road, but this route – in the form of the A22 – now bypasses the town itself, with the most direction made via the B2102. The north-south route through Uckfield (passing along the High Street) was turnpiked in 1752, followed in 1754 by the Eastbourne Road (from the southern end of the High Street), and in 1766 by the road to Tunbridge Wells (which joined the London road just north of Uckfield and Ringles Cross).⁸

2.3.3 Railway

The Lewes and Uckfield Railway Company built a railway from a junction on the earlier London-Lewes line, near Lewes, to Uckfield. This opened in 1858 and was operated by the London Brighton and South Coast Railway (LBSCR), who then extended the line from Uckfield to Groombridge (providing access to Tunbridge Wells and London) in 1868. The line was electrified in 1938 and then, in 1969, Uckfield reverted to being a terminus, due to closure of the line to Lewes. Since 1985 the route from Uckfield to London has been via Oxted only, no longer Tunbridge Wells.⁹

2.4 Evidence for pre-urban activity

2.4.1 Prehistoric

There are no finds or features recorded within the EUS study area itself, though there are a number of finds recorded nearby:

- The Rocks – Mesolithic (10,000 BC to 4001 BC) site from which over 10,000 artefacts, mostly microliths, were recovered during excavation in 1981, lying to the west of the EUS study area. An excavation in 1979 revealed the presence of Mesolithic material in the Lake Wood rock shelters themselves [HER reference: TQ 42 SE52 – MES4826].
- Downlands Farm – one Mesolithic unretouched blade or flake was found just to the west of the EUS area [HER ref: TQ 42 SE53 – MES4827].
- Ridgewood Hill – Mesolithic scraper and flakes were found from soil over a sandpit, now

developed, to the south of the EUS area [HER ref: TQ 41 NE4 – MES4821].

2.4.2 Romano-British

No Romano-British finds or features have been found through controlled excavation in the town, nor have there been any chance findspots in or near the EUS study area.

2.4.3 Anglo-Saxon

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

2.4.4 Implications of pre-urban archaeology

The paucity of known pre-urban archaeology at Uckfield 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 Uckfield.



Fig. 3. Ardingly Sandstone exposed to the rear of 258-62 High Street.

3 HISTORY

3.1 Origins: 11th-15th centuries



Fig. 4. Church of the Holy Cross, Church Street.

3.1.1 Place-name

The name *Uckfield* is recorded from 1220 and is likely to relate to the area and to predate any nucleated settlement. The first element appears to derive from a personal name, so that the place-name probably means *Ucca's field*.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 Uckfield area are completely consistent with this.

3.1.2 Church

Uckfield church originated as a chapel of ease to Buxted.¹² The earliest reference to this chapel is in the 1291 *Taxatio* of Pope Nicholas IV, which

refers to the *Ecclesia de Boxstede cum Cappell*: although the *Taxatio* entry is concerned with Buxted, it is evident that the chapel – which can be identified with that at Uckfield – existed at this date.¹³ The church was almost entirely rebuilt in the 19th century: the retained elements (the lower part of the tower and part of the chancel) lack clearly datable features. Pre-demolition views of the church,¹⁴ however, suggest that the building dated from the 13th and 14th centuries (see below, section 4.1.1). The dedication to Holy Cross appears early, if not original, as the medieval fair at Uckfield was on the 3rd May – the Feast of the Invention (or Finding) of the Cross (see below, section 3.1.3). Uckfield and Buxted were in the deanery of South Malling and, thus, under the jurisdiction of the archbishops of Canterbury.

3.1.3 Urbanization

The earliest evidence for anything approaching urban activity at Uckfield is the granting, in 1220, of a weekly Wednesday market.¹⁵ Other early 13th-century development of markets in the Weald includes the granting of a market at Crawley in 1202 and the establishment of boroughs at Horsham (by 1235, but probably from c.1200) and East Grinstead (by 1235).¹⁶ The market appears to have been established at Uckfield to create a town on the Lewes-Tonbridge road. By c.1285, however, the town had only achieved modest size, comprising 12 burgesses and 11 shops.¹⁷ The small scale of the settlement is confirmed by the 1296 lay subsidy roll for the *Villata de Uckfeud* which lists 26 taxpayers, suggesting a population of perhaps around 130: Uckfield is not identified in the rolls for 1327 and 1332. The 1296 roll records the presence of a merchant or trader and two millers or bakers.¹⁸ Cloth-working is evident from the presence of the two fulling mills in Uckfield in the late 13th century.¹⁹ One of the burgesses in c.1285 was a tanner.²⁰

An annual fair (3rd May) was granted in 1378 to Simon Sudbury, Archbishop of Canterbury.²¹

3.2 The town c.1500-1800

3.2.1 Economic history

Later evidence of cloth-working is found in the presence of a fulling mill at Uckfield in 1612.²² Uckfield was in the centre of a localized potting industry – which included Lindfield, Chailey, Newick and Buxted – from the mid-16th century into the 18th century.²³ A leatherdresser is recorded in the 1760s, operating from what appears to have been a tanyard on the High

Street.²⁴ Two brickworks were established on Ridgewood Common, just south of Uckfield itself, in or by the 1740s.²⁵

Wealden iron production had a significant impact on the economy of the area, 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 Uckfield, 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 23 ironworks of this period within 10km of Uckfield.²⁶ The impact on local employment is not well documented, but was doubtless considerable. John Fuller of Uckfield, whose memorial is in the parish church (d.1610), was a member of the later famous iron-founding family (i.e. that based at Brightling),²⁷ and may have been an iron founder too.²⁸

In the survey of inns and alehouses of 1686, Uckfield had modest provision of stabling and accommodation, consistent with the location of a minor settlement on a significant trans-Weald route. With over 20 stablings and fewer than 10 guest beds, the town was on a par with Wealden towns such as Wadhurst, Rotherfield, Cuckfield and Lindfield, but insignificant when compared to the major Wealden towns for travellers: Horsham provided 365 stablings and 83 beds, on the main road from London to Brighton, via Steyning; and East Grinstead provided 247 stablings and 103 beds.²⁹ There has been no study of the development of inns in Uckfield, but the Maiden's Head (variously known as the Red Lyon and the Maidenhead), High Street, was established as a coaching inn during the 17th century, if not earlier.³⁰ It has been suggested that the origins of the King's Head lie in the 16th century.³¹ The significance of Uckfield's location on the Lewes-Tunbridge Wells road is indicated by the fact that in the 17th century it was the assembly point for the Wealden militia of Pevensey rape.³²

Wealden roads had long been notoriously bad so were ripe for improvement by turnpike trusts. The main north-south road through the town (forming part of one of the two rival roads from Lewes to Wych Cross, thence East Grinstead and London) was turnpiked in 1752, followed in 1754 by the Eastbourne Road (from the southern end of the High Street), and in 1766 by the road to Tunbridge Wells (which joined the London road just north of Uckfield and Ringles Cross).³³



Fig. 5. The Maiden's Head Hotel, High Street.

In 1793 Uckfield gained canal access, via a wharf at Shortbridge (2km west of the town) on a branch of the newly canalized river Ouse.³⁴ Work on the river between Lewes and Upper Ryelands Bridge (2.5km south-east of Balcombe), together with the branch to Uckfield, began in 1790, by the Upper Ouse Navigation Company. The river between Lewes and Newhaven was canalized rapidly after the formation of the Lower Ouse Navigation Company in 1791.³⁵ Goods brought to Uckfield included lime and chalk for improving the Wealden soils, and exported goods included Wealden oak.³⁶

Cattle fairs were established by the late 18th century on 14th May and 29th August.³⁷ Caleb Pearce replaced the mill in 1792 with a five-storey building.³⁸

Uckfield is not identified in the 1524-5 lay subsidy rolls, but by 1676 the population was around 292. In 1717 it was around 180, but this may reflect the vagaries of the sources rather than sudden depopulation. What is clear is that the post-medieval population of the parish (and before that probably the late medieval population too) was very small and that it increased significantly during the 18th century: in 1801 the total population was 811.³⁹



Fig. 6. The Old Grammar School (i.e. former charity school), 9 Church Street.

3.2.2 Church and religion

This period began with the drama of Henry VIII's Dissolution of the Monasteries, but there is no evidence that this or the Protestant Reformation and counter-Reformation had any significant effect on the church or the parish.⁴⁰

Bishop Compton's census of 1676 recorded no Roman Catholic recusants, but there were eight adult protestant nonconformists.⁴¹ The fact that Uckfield was a peculiar means that its denominational structure is not recorded in the Chichester diocesan surveys of 1686 and 1724, although four families of nonconformists are recorded in a survey of 1717 (one family of Presbyterians, the others Anabaptists).⁴² A Particular and Strict Baptist chapel was established at Rock Hall, London Road, in 1788 as a result of secession from that at Five Ash Down.⁴³

3.2.3 Urban institutions

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

A charity school was provided for by the will of Anthony Saunders in 1718. This funded the teaching of six poor boys of Uckfield and six poor boys of Buxted.⁴⁴ The terms of the will, however, suggest that Anthony Saunders was making provision for a school that was already established.⁴⁵ The school was located in Church Street. Also in 1718, by her will Mary Ellis made separate provision for an Uckfield woman to teach 10 poor children in the parish, and this was added to by the will of Dorothy Ellis, who died in 1731.⁴⁶

The old workhouse in Belmont Road is recorded in the 19th century⁴⁷ and was probably acquired by the parish in the 18th century.

3.3 Expansion: c.1800-2007

3.3.1 Economic history

In 1851 Church Street housed 74% of the craftsmen in Uckfield (including a cooper, a watchmaker, a wheelwright and a milliner) as well as some shops. Most shops, however, were clustered on the High Street in the vicinity of the junction with Church Street.⁴⁸

Both craftsmen and shops served an essentially agricultural community, and this was to change radically with the arrival of the railway in 1858, when a double-tracked branch line was built from Lewes to the town by the Lewes and Uckfield Railway Company (but operated from the outset by the London Brighton and South Coast Railway – the LBSCR). Initially the line joined the LBSCR line from Lewes to Keymer Junction (thence London), which had opened in 1847, 2km to the north-west of Lewes. In 1868, the southern end of the line was re-routed to have direct access to Lewes station and, more importantly, was extended northwards as a single-tracked line from Uckfield to Groombridge, providing access to Tunbridge Wells and thence London. The success of the extension saw the doubling of the track north of Uckfield in 1894. The section of the line from Uckfield to Lewes was closed in 1969, while the section north of Uckfield – which had been electrified in 1938 – still operates today, although since 1985 only to London via Oxted, not via Tunbridge Wells.⁴⁹ Changing the station from a terminus in 1868 required relocation of the original timber station building. This was replaced in 1901 by a brick-built station:⁵⁰ after closure of the Lewes-Uckfield section in 1969 this in turn (in 1991) was replaced by a station on the east side of the bridge. The original station buildings on the west side of the bridge were demolished in 2000.⁵¹



Fig. 7. The redundant signal box survives beyond the buffers at Uckfield station, now a terminus.

A new and distinctive industry developed in the Uckfield and Heathfield area in the 19th century, in the form of artificial fattening of poultry by force feeding, or cramming. Although new, cramming depended heavily on the inherited landscape and economy: medieval dispersed settlement and increased conversion of the remaining marginal uplands in the 18th century saw diverse land ownership; poor agricultural land; a craft-based economy that included leatherworking, spinning and weaving, brickmaking and coppicing, with craftsmen often being smallholders; and a growing population, with consequent unemployment and poverty (population rose from 811 in 1801 to 1,534 in 1841). Cramming began to establish itself in the area in the early 1830s and was substantial by the 1860s: although Heathfield was the principal focus, Uckfield's early connection by railway helped ensure that it too became part of the expanding industry in the second half of the 19th century, especially once the London line had been built. In 1892, 1,840 tons left Uckfield and Heathfield, ten times the output of 1864. The railway also increased the scope for supply to the cramming industry: for example, in the late 1890s Welsh fowls were arriving at Uckfield. The period after 1914 was marked by the demise of

the chicken cramming industry in the area. The lack of cheap imported feed during the First World War saw the industry go into decline. Revival after the war saw a more evenly distributed Wealden poultry industry with the centre shifting slightly east of Heathfield and Uckfield. Large-scale battery farming came into play and egg production represented diversification in poultry farming. The outbreak of war in 1939 saw poultry feed supplies decline, and the flocks were cut by two-thirds by 1943. The Weald lost its former dominance in the post-war revival of the industry: the original locational factors that favoured the area were irrelevant where chicken farming was unrelated to the local environment (natural or economic) and where road transport was predominant. By 1950 the industry was all but dead.⁵²

The railway had a major direct impact on other agricultural and non-agricultural industries. An immediate response to the opening of the Lewes line in 1858 was the expansion and reorganization of the corn and hop market, to be on alternate Fridays to coincide with the existing market. Benjamin Ware's large-scale brick and tile works established in 1858 at Ridgewood (800m south of the station) was dependent on the railway for importing coal and exporting bricks, tiles, finials, flower pots, garden ornaments and drainage pipes: the works expanded on to a more extensive site 600m to the south-east (now Ridgewood Industrial Park). Malt was imported from London to supply the brewing industry (with breweries comprising the Lion Brewery, Framfield Road, in existence in 1869 and closed by 1914; a larger brewery off the upper end of the High Street, near Norfolk Way, dating from 1795 and rebuilt in 1887;⁵³ and, more obscure, a probable brewery marked by the surviving buildings next to the parish church – Malt House and Malt Cottage⁵⁴). An auction of live and dead stock was established by, or in, 1870 adjacent to the station. The Kenwards' mill (a late 19th-century enlargement of the 1792 mill, with a new five-storey block housing a turbine powering steel rollers⁵⁵) was located near the station, enabling supply of corn and distribution of the mill's output to markets in Sussex and Kent.⁵⁶

The railway also eased travel for pleasure, not just from Uckfield, but also to the town: in the late 19th century Uckfield attracted a significant number of visitors, not least due to the proximity of Buxted Park and The Rocks.⁵⁷ More significantly, the train service to Brighton in 1870 suggests early establishment of a commuting population, and in 1875 the town was identified as an emerging 'suburb of Brighton'.⁵⁸ Certainly,



Fig. 8. Uckfield Mill.

the population rose quickly after the arrival of the railway: from a parish total of 1,590 in 1851 the population rose to 1,740 in 1861, 2,146 in 1881 and 3,344 in 1911. That this was concentrated in the town rather than the rural parts of the small (in Wealden terms) parish is evident from the house building: for example, 88 new houses were built between 1861 and 1871. Significantly, nearly two-thirds of these new houses were built in New Town, the newly named suburb dominated by villas extending southwards from the station.⁵⁹ New Town was more than a purely residential suburb, housing the town's first fire station in the late 1860s.⁶⁰

Although there was little change in population between 1911 and 1921, thereafter growth returned: the parish population rose slightly from 3,385 in 1921 to 3,555 in 1931 and to 3,823 in 1961, and, more significantly, to 4,412 in 1961, 5,967 in 1971 and 13,697 in 2001.

With the decline of businesses such as chicken cramming and brickmaking (after years of decline Benjamin Ware & Sons brickworks closed in 1970⁶¹), Uckfield has become a place predominantly of commuting, albeit with modest local employment and a significant retail centre. There are industrial estates on the west and south of the town (respectively the Bell Brook Industrial Estate and the Ridgewood Industrial

Park). Shops have continued to expand in the post-war period, with larger units – and most specifically supermarkets – a feature. Tyhurst, High Street, was demolished in 1961 for the building of the town's first supermarket (FineFare).⁶² More recently, a Tesco's superstore has been built to the rear of shops on the western side of the High Street.

Housing estates began before the war, such as Keld Close (1937⁶³), and have been a feature of the post-1945 history of the town. The 18 prefabricated 'homes for heroes' in Vernon Road (south of Framfield Road) in 1947⁶⁴ were followed by larger developments, such as Church Coombe council estate, built in 1950;⁶⁵ the Hunters Way estate, built in 1964;⁶⁶ Uckfield Manor Building Estate (i.e. that based on Nevill Road, off the London Road), built c.1967;⁶⁷ The Rydings (including Farriers Way, Forge Rose and Bridge Farm Road, built in 1985-6,⁶⁸ and Harlands Farm, built in the 1990s.

3.3.2 Church and religion

The medieval church was demolished and replaced in 1839-40, the tower and part of the chancel of the earlier church being retained. The connection between Uckfield and Buxted was formally severed in 1846.⁶⁹ The perpetual curate who served the newly independent parish church was created rector in 1865.⁷⁰ St Saviour's, Framfield Road, was built in corrugated iron in 1904 to serve the new suburb of New Town (closed 1971 and replaced in 1972 by flats).⁷¹ Although when built in 1876 the iron chapel of Christ Church, Lewes Road, Ridgewood, was outside the town, the site now falls within the suburbs: it closed in 1969 and is commemorated by the Christchurch Chapel added to the parish church in 1976.⁷² A new rectory was built in Belmont Road in 1883.⁷³

To cope with the rising population, a new cemetery opened in 1885 to the north of the town on Claremont Road (now Snatt's Road).⁷⁴ This was equipped with two chapels: one Church of England and one Nonconformist.

Nonconformism expanded in the 19th century. The large Congregational church, High Street, New Town, was built in 1865-6 (now styled United Reformed Church).⁷⁵ The Rock Hall chapel continued in use, was rebuilt in 1874, and became a general Baptist (or 'open paths') chapel by 1920:⁷⁶ it is now closed. A Methodist church was built in New Road, Ridgewood, in 1829, sold in 1868, and replaced by another chapel in New Road in 1869. A non-denominational mission hall was built in Uckfield itself, on Framfield Road, in 1897: this became a



Fig. 9. Congregational chapel (now United Reformed Church), High Street, New Town.

purely Wesleyan Methodist church in 1937 and then, with the selling off of the Ridgewood church in 1958, the Framfield Road church was rebuilt in 1959.⁷⁷

Roman Catholicism also developed in Uckfield in the 19th and 20th centuries. In 1885 a corrugated iron chapel was moved from Ringles Cross (north of the town) to Church Street to become the church of St Philip Neri, and then replaced by a brick church in 1914.⁷⁸ The church relocated to New Town in 1945,⁷⁹ with this church demolished in 1957 and replaced by the present church, consecrated in 1961.⁸⁰

3.3.3 Urban institutions

During the 19th and 20th centuries Uckfield 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.

Uckfield's 18th-century charity school for boys continued, but its charitable status was eroded in 1800 when it was joined by William Rose's private boarding school (until then in the parsonage at Little Horsted).⁸¹ In 1819 the schoolmaster taught private pupils only, and paid

the master of the adjacent National School to teach the 12 free pupils.⁸² The former charity school (known as Uckfield Grammar School) finally closed in 1930.⁸³ The 18th-century Ellis charity school was still functioning in 1819, using a small rented building and teaching younger children.⁸⁴ The National School moved to purpose-built premises south-west of the church, built in 1850-1. The school was extended in 1884,⁸⁵ and continued in use until 1963, when it was relocated to the new Holy Cross C of E Primary School, nearby in Belmont Road.⁸⁶ The 19th-century school building became the Holy Cross Church Centre.⁸⁷ A Roman Catholic school was established when the chapel moved to Church Street in 1885 (see above), but quickly failed and was succeeded in 1896 by an orphanage, established by the Sisters of Mercy. The orphanage has since become St Philip's Catholic Primary School and, like the church, relocated to High Street, New Town in 1945.⁸⁸ Uckfield County Secondary School, Downsvie Crescent, opened in 1951-2 with a capacity of 450,⁸⁹ later becoming a comprehensive school and now styled Uckfield Community Technology College. Additional primary schools have also been built; Manor Primary School, Downsvie Crescent (1968);⁹⁰ Rocks Park Primary School, Lashbrooks Road (1978);⁹¹ and Harlands Primary School, Mallard Drive (1996).⁹²



Fig. 10. The former National School.

East Sussex County Council opened an agricultural college in New Town in 1894. This used the buildings of the short-lived College and High School (1881-94),⁹³ and itself closed in



Fig. 11. The Public Hall, High Street.

1915.⁹⁴ The site is now partly used by St Philip's Catholic Primary School (since 1945: see above) and partly by St Michael's Nursery School (since 1966⁹⁵).

There were two groups of almshouses in Uckfield in the early 19th century, located on the east side London Road near the junction with Browns Lane. One group of cottages was sold by the parish in 1839 and the other by 1841.⁹⁶

Following the 1834 Poor Law Amendment Act, Uckfield became part of Uckfield Poor Law Union.⁹⁷ The building of a new Union workhouse c.1.2km south of Uckfield in 1838-9 meant that the old workhouse in Belmont Road became redundant.⁹⁸ In 1929-30 the union workhouse became a residential hospital for the elderly, in 1948 becoming an old people's home called High View House: it was demolished in 1977, although the separate Vagrants' Lodge (built 1898⁹⁹) survived until the 1980s.¹⁰⁰

Uckfield acquired its first police station in 1858 (although had a lock-up from 1841¹⁰¹), in Hempstead Road (the house on the south side now called Thornbury). It was replaced by the present police station in New Town in 1905.¹⁰²

A cottage hospital was built in 1881 at the north end of the town.¹⁰³ This was expanded by the acquisition of 137 High Street (1937), 131-3 High Street (1946) and 139 High Street (1951). In 1995 the cottage hospital was demolished,¹⁰⁴ having been replaced by the new Uckfield

Community Hospital, which opened in Framfield Road in 1994.¹⁰⁵

A public hall (from 1996 the library) was built in 1877, and this replaced the Maiden's Head as the location of the petty sessions.¹⁰⁶ The streetfront extension was added in 1907.¹⁰⁷ The Uckfield Institute opened in 1887 just north of the bridge, and included refreshment and reading rooms, and a bowling green.¹⁰⁸ A civic centre, to the west of the High Street, was built in 1990 and accommodates the town council.¹⁰⁹ The Luxford Centre (for people over 55) was located on the site of Tescos, and now uses the former library (c.1964-96), on Library Way.¹¹⁰ Uckfield had a library by 1867, at which point it held 14,000 volumes.¹¹¹

Forester's Hall, Harcourt Road, New Town was built in 1904 by the Court of Foresters friendly society and, amongst varied uses, provided the first cinema screenings in Uckfield:¹¹² it is now owned by the town council and provides space for a wide-range of community activities, including a Baptist chapel.¹¹³ The town's first purpose-built cinema was the Picture House, built in the High Street in 1916, but not licensed to show films until 1920: it is still in use as a cinema.¹¹⁴

Land for the Victoria Pleasure Ground was given to the town in 1897 and it opened in 1899.¹¹⁵ it is now used for cricket, football and tennis.



Fig. 12. The Picture House, High Street.

4 ARCHAEOLOGY

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

4.1.1 Buildings



Fig. 13. Bridge Cottage, High Street.

The parish church of the Holy Cross is the oldest building in Uckfield, but with the almost complete rebuilding of the parish church in 1839-40, little survives of the medieval church. The most substantial element is the west tower, which may date from the 13th century. The medieval east window of the chancel was re-used in 1839-40,¹¹⁶ and apparently retained when the chancel was extended in 1889.¹¹⁷ It is unclear if anything medieval survives since there has been considerable re-working, but the form of the window certainly perpetuates the recorded tracery prior to 1839,¹¹⁸ and with its ogee forms and raised transom probably dates from the second quarter of the 14th century.

Bridge Cottage, High Street, is a well-preserved Wealden house, with externally visible timber framing. The surviving fabric comprises a two-bay open hall (into which an upper floor was inserted, possibly as late as the 17th century) and the two-storey service bay: the northern two-storey parlour and chamber, and a rear aisle

have been lost.¹¹⁹ The building has been dated by dendrochronology to 1436, or very shortly thereafter, and is, thus, an early example of the use of close-studding.¹²⁰ More timber framing is visible at 122-6 High Street: that visible externally at the rear of 126 shows this to have been a jettied rear or cross-wing, possibly dating from the 15th century. The tile-hung northern range of Peerland House (formerly Red Tiles), High Street, conceals a timber-framed late medieval building (possibly late 15th century), which originally comprised a two-bay open hall with two-storey parlour and service bays.¹²¹

Demolished buildings of Uckfield include a noteworthy medieval undercroft on the southern corner of Church Street and High Street: since repeated widening of the eastern end of Church Street in the late 19th and 20th centuries (the old Bakery under which the undercroft was located was demolished in 1891¹²²), the site of this is now partly or wholly under the road, and it is possible that there are subsurface remains. The date of the undercroft is uncertain as the mid-19th-century written and graphical record is ambiguous,¹²³ but it was most probably of the late 13th or 14th centuries. The entrance was at the north (i.e. on Church Street) and there was a window in the south wall, showing that there was no building abutting immediately to the south. A corbel next to the window and the absence of any surviving vault are evidence of a timber ceiling. Almost certainly, the stone undercroft had a commercial function as part of a substantial townhouse.

4.1.2 Excavations

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

4.1.3 Topographic analysis (Maps 5-6)

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

A map of 1784 and the tithe map (1841) show a town clustered around the cross-roads formed by High Street, Church Street and Hempstead Road, with a scatter of lower density building along the High Street north and south of this. The lack of known medieval buildings in the town, or indeed a detailed tenement history of Uckfield, means that it is not immediately clear whether the pre-railway focus of the town represents that of the medieval period. The distribution of the surviving medieval houses stretches over a c.700m length of the High



Fig. 14. 126 High Street – rear elevation.

Street, from the river northwards, but does not provide evidence for a lengthy linear plan: none of the buildings are of specifically urban form (although Wealden houses, of which Bridge Cottage is an example, have been found in urban contexts¹²⁴); Bridge Cottage appears to have been a farmhouse since at least the 16th century;¹²⁵ 122-6 High Street has formed part of a farmstead from at least the 17th century,¹²⁶ and the medieval parish church is located away from the High Street.

The evidence of plot boundaries as recorded on the 1841 tithe map is more significant and appears to confirm that the medieval town was concentrated around the cross-roads. The boundaries outside this area do not suggest abandonment of High Street plots in the late or post-medieval period, as there is no evidence of small plots fronting the High Street consistent with vacated tenements. While lacking the regularity, consistent length and good definition of burgage plots in many towns, the plots near the cross-roads at Uckfield are evidently urban in form, defining narrow tenements at right-angles to the street frontage. Given the evidence for a northern doorway to the lost medieval undercroft in Church Street (see above, section 4.1.1), it is interesting to note that all the plots on the south side of Church Street (i.e. east of the church as

far as the corner with the High Street) do front that street and not what is now the High Street. This is consistent with the evidence of the church itself in suggesting that Church Street was not the subsidiary street that it is today. That said, the significance of the High Street in the medieval period is implied by the fact that this Church Street dominance is not evident on the north side of the street and the High Street has reasonably well-defined plots on the east side, to the north and south of the cross-roads, and on the west side to the north of the cross-roads.

Further evidence of the cross-roads being the commercial focus of the town in the medieval period is provided by encroachment: this is notable on the 19th-century maps (i.e. prior to road-widening) at the east end of Church Street and the west end of Hempstead Road, but is most evident on the High Street, especially on the east side to the south of the cross-roads. Of course, in the absence of medieval architectural or documentary evidence, it is not clear whether this encroachment occurred in the medieval period or later, although the evidence of the medieval undercroft at the east end of Church Street (which formed part of the property encroaching furthest into the street) suggests that it was an early (i.e. pre-1350) feature in the development of Uckfield.



Fig. 15. Peerland House, High Street.

4.2 The town c.1500-1800

4.2.1 Buildings



Fig. 16. Hop Barn, Olives Yard, off High Street.

Uckfield has 26 surviving buildings, or groups of buildings, that have been identified as dating from between 1500 and 1800: none from the 16th century, five from the 17th century, and 21 from the 18th century. Although more pre-1700 buildings may be discovered through systematic internal analysis of the buildings of Uckfield, the predominance of 18th-century buildings reflects the significant growth of the town at this time (see section 3.2.1).

The apparently 17th-century buildings are timber-framed, although the timber framing is not evident from the exterior: the Old Grammar School, Church Street, has a frontage of the early 19th-century (Fig. 6); Old Bakery Cottage, Church Street, is clad with tile-hanging, weatherboarding and stucco; 200-6 High Street has a plastered front; and the timber-framed rear wing of The Maiden's Head Hotel, High Street, is tile-hung and under-built in brick. The weatherboarded barn in Olives Yard, at the rear of 128 High Street, probably dates from the 17th century, and was part of Olives Farm.¹²⁷

The 18th-century architecture of Uckfield is more visible and more certainly datable, although it

may conceal earlier fabric. Brick became the main building material in this period, in some cases coupled with or replaced by mathematical tile. Examples of substantial townhouses of this period include Hooke Hall, High Street, (c.1710-60¹²⁸); The Manor House, High Street; and Church House, Church Street. Copping Hall, Church Street, is slightly smaller scale, but is a well-preserved early 18th-century house with casement windows rather than sashes. On a more modest scale still is the pair of semi-detached houses at 131-3 High Street, while smaller workers cottages are found at Chestnut Cottages and Brewery Cottage, Norfolk Way (originally a row of four cottages: weatherboarded); and 11-17 Church Street. An example of the process of rebuilding in this period is provided by 214-16 High Street, which is almost entirely of c.1740, but has a central chimney of the mid-17th century (which may have been an addition to a still earlier house).¹²⁹

Industrial architecture of this period is represented by Uckfield Mill, the slate-hung part of which dates from 1792 (see above section 3.2.1).

Although Uckfield church lacks the number of cast iron graveslabs found at nearby churches such as Mayfield and, especially, Wadhurst, it does have a single example commemorating Gabriel Egles, d.1707, which is one of only two examples with rope edge decoration.¹³⁰



Fig. 17. Hooke Hall, High Street.



Fig. 18. Copping Hall, Church Street.

4.2.2 Excavations

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

4.2.3 Topography (Maps 7-9)

The surviving historic buildings from this period and the evidence of maps of 1784 and 1841, are consistent in that they show the post-medieval town nucleated around the cross-roads, as has been argued for the medieval town (see section 4.1.3). Buildings to the south of this nucleus appear to have been medieval in origins and non-urban, but by the mid- to late 18th century Olives Farm (now represented by 122-6 High Street and Olives Yard) had taken on an industrial function, with a malthouse and tanyard.¹³¹ To the north of the cross-roads, on the higher land, the concentration of surviving 18th-century houses suggests an expansion of the earlier town along the turnpike road.

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

4.3.1 Buildings and topography

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

The early 19th-century architecture of Uckfield shows the urban influence of Regency Brighton and Lewes in its genteel buildings with mathematical tiles and canted and bow windows. These buildings date from c.1800, and it is unclear which are of the 1790s and the first decades of the 19th century. A two-storied bow-windowed frontage was added to the Old Grammar School, Church Street, but more substantial and essentially urban three-storied examples survive at the northern part of the new front range of the Maiden's Head Hotel (here in mathematical tile), and 220-2 High Street. Canted bay windows of c.1800 survive at 87-9 High Street, here using red mathematical tiles and wooden quoins. These examples form part of the continuously built-up street fronts in the town centre. Further away from the centre, the early to mid-19th century saw the building of substantial detached houses, or villas. Lewes House, High Street, was built in what later



Fig. 19. 87-9 High Street.



Fig. 20. 151 High Street: detail of front door.

became New Town, and has a strong Neo-Classical influence, with its Ionic columned-porch and rusticated ground floor. It is stuccoed and this is found at other examples of the period at 141 High Street, 151 High Street. More substantial still was brick-built Uckfield House of 1827, with extensive grounds on the north-eastern fringe of the expanding town: it was demolished in 1964.¹³² A second large-scale house with grounds was built by 1841 on the southern side of the town: known as Moseley Gore and, later The Grange, this lost its grounds to development in the 20th century and was demolished in 1990 (the site is now occupied by Moseley Court).¹³³

Although Uckfield has lost one of its most substantial early 19th-century terraces – the stone-built White Rails of c.1808, demolished 1894 (the site approximating to 51-61 High Street) – examples of this period survive, such as at 258-62 High Street and 2-10 Church Street.

The arrival of the railway in 1858 saw the construction of a station at the bottom end of the High Street, c.500m from the cross-roads and the focus of the historic town. With the town population growing rapidly both before and after the building of the line, it was almost inevitable that the location of the station should have an

immediate impact on the shape and focus of the town. Perhaps surprisingly, however, the most immediate change was the development of New Town to the south of the station. By 1874 this had seen building of detached and semi-detached villas, as at 22-40 High Street, as well as more modest workers houses, such as those in Alexandra Road (completed in 1870¹³⁴) and Meadow Place, and was provided with a large Congregational church, in 1865-6.¹³⁵ By contrast, the High Street between the station and the town centre had hardly changed between 1841 and 1874. By 1900, however, it had become more densely built-up, with new street front buildings even encroaching on the front of the large grounds of Moseley Gore. The new buildings were mostly commercial and this change of function of the lower High Street saw existing buildings replaced by continuously built-up shops, such as 98-114 High Street (which included the new post office), rebuilt in 1880-96.¹³⁶ This trend continued into the Edwardian period, so that by 1910 there was an almost unbroken line of shops and businesses along the east side of the High Street from the station to Hempstead Road. The west side of the lower High Street remained comparatively undeveloped, although even here it included the new public hall (1877) and the institute (1887).



Fig. 21. 98-116 High Street.

To the south of the station, New Town had continued to expand, largely as a residential suburb, so that by 1910 it had more houses than the town north of the station. Housing from 1875 to 1910 chiefly comprised modest terraces and semi-detached houses on Framfield Road and Harcourt Road, which back on to the brickworks.

The period from 1914-1961 saw development mainly within the pre-First World War extent of the town, not least as a result of the slow growth in population (see above, section 3.3.1). In the centre of the town, this period brought new building forms, which include the Picture House of 1916, and, more substantially, the extensive range of shops (which includes Woolworths as its centrepiece) of 21-47 High Street. This was followed by similarly large-scale retail development in the 1960s onwards, which has had a significant effect on the southern end of the High Street (for example involving the demolition of the Bell Inn in 1980¹³⁷) and, with the creation of the large Tescos supermarket, to the rear of the west side of the High Street. More significant post-1960 development, however, has been the expansion of the town in all directions. While the large-scale housing developments and industrial estates have been concentrated outside EUS study area, they have had a significant impact on the historic core, not least removing completely the interface between historic plots and open countryside that had survived earlier expansion.



Fig. 23. Uckfield tithe map, dated 1841 though annotated 'received' 1843 (rectified detail of copy in ESRO).



Fig. 22. Woolworths, 33 High Street.

5 STATEMENT OF HISTORIC URBAN CHARACTER

5.1 Town summary

5.1.1 Historic environment overview

The post-railway economic growth of Uckfield has had considerable impact on the historic fabric of the medieval and post-medieval town: the late 19th and, particularly, the 20th centuries have both added to and destroyed much of the earlier town, although the earliest nucleus (around the cross-roads formed by Church Street, High Street and Hempstead Road) has survived better than the areas of 18th and early 19th-century expansion. With the modest scale of Uckfield until after the arrival of the railway, this means that the number and range of surviving pre-c.1850 historic buildings is modest, and survival of historic plots is limited. Less visible is the archaeological evidence of the medieval town. The potential of this archaeology has yet to be realized through archaeological excavation: through extensive late 20th and early 21st-century development the subsurface archaeology is a diminishing resource.

5.2.1 Historic environment designations (Map 4)

There are 47 listed buildings, or groups of buildings, and monuments in the EUS study area, of which two are Grade II*, and 45 are Grade II. Of these, four predate 1500; four are 17th century; 21 are 18th century; 16 are early 19th century; and two are from 1841-1880.¹³⁸ Additionally there are two unlisted buildings of local significance: one of probable 17th-century date and one (previously listed) of c.1840.

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

5.1.3 Historic building materials

Local Hastings Beds sandstone is seen in the fragmentary remains of the medieval parish church and, more extensively in its 19th-century rebuild. Other large-scale usage – again in a 19th-century context – includes the National School (1850-1) and the Congregational Chapel (1865-6). In a domestic context, local sandstone is used for the plinth at Bridge Cottage (c.1436) and in the west wall of 16 Church Street (early 19th century), and there is doubtless more widespread but less visible use. Timber framing

is the main building material of the pre-1700 buildings in Uckfield. The 18th-century is marked by widespread use of brick although several examples of mathematical tiles suggest cladding of earlier timber framing or new construction in timber framing in this period. Tile-hanging and weatherboarding are also in evidence in the 18th century and the early 19th century, again possibly associated with underlying timber framing of this date (or earlier). Stucco is evident in the early 19th-century villas in the town, while the post-railway architecture brings a diversity of materials: the post-1900 construction that dominates the lower part of the High Street combines brick, mock-timber framing, tile-hanging, pebbledash and concrete.

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 Uckfield (Map 10)

Although Historic Character Types represent county-wide types, modern Uckfield 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 an 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 1 in Uckfield combines five Historic Character Types that represent a *church/churchyard* from Period 6 (1150-1349), *irregular historic plots* dating from Period 6 (1150-1349) to Period 10 (18th century), a *school/college* from Period 12 (1841-80), *suburbs* dating from Period 12 (1841-80) to Period 15 (1946-present), and a *sports field* dating from Period 15 (1946-present). 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 Uckfield. This coherence renders HUCAs suitable spatial units for describing the historic environment of the EUS towns, for assessing their **archaeological**

potential, Historic Environment Value and for linking to **research questions**.

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

5.3.2 Archaeological potential

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

When considering the archaeological potential of the towns, it is important to recognize that archaeology often survives 19th and 20th-century development and that it is misleading to assume complete destruction. Also, whilst pre-urban archaeology (such as the prehistoric, Romano-British, and Anglo-Saxon features and finds that are likely to be located in the Uckfield 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 Uckfield (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 Uckfield's Historic Urban Character Areas (Maps 12 and 13)

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

HUCA 1 Church Street (HEV 3)

HUCA 1 lies near the heart of the medieval and modern town, located along the east-west road (Church Street and, to the east of the HCA, Hempstead Lane) which crosses the north-south High Street at the historic centre of the town. The area includes the parish church – which originated as a chapel of ease to Buxted, probably in the 13th century. Today the area is still dominated by the church, and mixes commercial properties (mainly shops near the

cross-roads) and housing. There are 10 listed buildings or monuments (one Grade II*, and nine Grade II), of which one is Period 6 (1150-1349), two are probably Period 9 (17th century), five are Period 10 (18th century), one is Period 11 (1800-40) and one is Period 12 (1841-80). The parish church of Holy Cross (Grade II) is largely a replacement of 1839-40 by William Moseley, although the retained medieval parts, which comprise the lower element of the west tower and part of the chancel probably date from the 13th century and the second quarter of the 14th century respectively. The Old Grammar School (Grade II) has a bow-windowed front of the early 19th-century that conceals a timber-framed range of apparent 17th-century date: Old Bakery Cottage (Grade II) probably conceals a similarly dated timber frame, in this case clad with tile-hanging, weatherboarding and stucco. The most notable 18th-century buildings comprise the substantial Church House (Grade II) and Copping Hall (Grade II*), a smaller, but fine early 18th-century house with casement windows. In addition to the largely rebuilt church, the 19th-century is marked by the nearby substantial sandstone former National School (1850-1), now the Holy Cross Church Centre.

The functional requirements of a graveyard will have been destructive to some extent, and dense infill development on the north side of Church Street and to the south and south-west of the church will have removed some subsurface archaeology. However, the antiquity of the churchyard, the church, and the listed buildings and plots (especially those on the south side of Church Street, east of the church) in the HUCA, means that the **archaeological potential** of this HUCA is moderate.

The partial survival of the medieval church and other historic buildings, combine with the archaeological potential to give this HUCA an **Historic Environment Value (HEV)** of 3.

HUCA 1 has seen significant change in the 20th century, mostly in the form of infill and redevelopment at the rear of plots or, to the south-west of the church, on plots only first developed in the 19th century. The fact there is some scope for more such development, such as in the grounds of the former National School or in the unlisted former brewery/maltings, means that the **vulnerability** is medium.

Research questions especially relevant to this HUCA relate to the origins of the church and the town (RQ2, RQ3, RQ4, RQ5, RQ6, RQ7).

HUCA 2 High Street – upper (HEV 4)

HUCA 2 lies at the centre of the medieval, located along the upper part of the north-south High Street in the vicinity of the cross-roads formed with Church Street and Hempstead Road. Today the area lies north of the commercial centre of the town (which has shifted southwards towards the railway), but this HUCA still has a substantially commercial function, with shops, pubs and other businesses. There are 24 listed buildings or monuments (one Grade II*, and 23 Grade II), of which one is Period 7 (1350-1499), two are probably Period 9 (17th century), 12 are Period 10 (18th century), eight are Period 11 (1800-40), and one is Period 12 (1841-80). The tile-hung northern range of Peerland House (formerly Red Tiles) conceals a timber-framed late medieval building (possibly dating from the late 15th century), which originally comprised a two-bay open hall with two-storey parlour and service bays. The rear wing of The Maiden's Head Hotel is also timber-framed, and tile-hung and under-built in brick: it is probably of 17th-century (or earlier) date. Of 18th-century houses brick-built Hooke Hall (c.1710-60) is the most notable example, although the (more altered) Manor House is also substantial. A more modest example of 18th-century housing is provided by the pair of semi-detached houses at 131-3 High Street. At 214-16 High Street there is good evidence of 18th-century remodelling of earlier buildings: the house is almost entirely of c.1740, but has a central chimney of the mid-17th century (which may have been an addition to a still earlier house). The urban influence of Regency Brighton and is evident around c.1790-1820, with the bow-fronted façades of the northern part of the front range of the Maiden's Head Hotel (here in mathematical tile), and 220-2 High Street. Canted bay windows of c.1800 survive at 87-9 High Street, here using red mathematical tiles and wooden quoins.

This HUCA has seen significant redevelopment in the 20th century, through residential infill of previously spacious plots. However, the density of historic buildings, the part-survival of historic plot boundaries, and the location of the HUCA at the centre of the medieval town suggest that the, as yet untested, **archaeological potential** is moderate.

The survival of medieval and, especially, post-medieval buildings, some preservation of historic plots, and the archaeological potential combine to give this HUCA a high **Historic Environment Value (HEV)** of 4.

The degree of change within HUCA 2 during the 20th century, coupled with the Historic

Environment Value means that **vulnerability** is medium to high. The main risks are further infill, loss of non-listed buildings, and commercial re-fronting and re-fitting.

Research questions especially relevant to this HUCA relate to the origins of the town (RQ3, RQ4, RQ5, RQ6).

HUCA 3 High Street - lower (HEV 2)

HUCA 3 lies south of the centre of the medieval and post-medieval town, located along the lower part of the north-south High Street, south of the cross-roads formed with Church Street and Hempstead Road, and north of the river. In the medieval and early post-medieval periods the edge of town location is evident from the existence of two farms, but by the end of the 18th century this area had attracted building, albeit more scattered than in the earlier town centre. With the arrival of the railway much of this was rebuilt and gaps were infilled, with the area taking on a more commercial function so that today this HUCA is the retail centre of Uckfield. There are only two listed buildings (both Grade II), both of which are Period 7 (1350-1499) and which are two of the most interesting survivals in the town. Bridge Cottage, High Street, is a well-preserved Wealden house (dated by dendrochronology to 1436, or very shortly thereafter), with externally visible timber framing. The surviving fabric comprises a two-bay open hall (into which an upper floor was inserted, possibly as late as the 17th century) and the two-storey service bay: the northern two-storey parlour and chamber, and a rear aisle have been lost. At 122-6 High Street: timber framing is visible externally at the rear of 126: this shows the building to have been a jettied rear or cross-wing, possibly dating from the 15th century. Bridge Cottage appears to have been a farmhouse since at least the 16th century; and 122-6 High Street has formed part of a farmstead from at least the 17th century. Associated with the latter (i.e. Olives Farm) is an unlisted weatherboarded barn in Olives Yard, at the rear of 128 High Street, which may date from the 17th century. The late 19th- and, especially, the 20th-century redevelopment has not been without architectural interest, and includes the noteworthy Picture House of 1916.

The location of this HUCA largely outside the pre-1800 town (although encompassing two farmsteads with surviving medieval buildings) and the degree of development in the late 19th and 20th centuries suggests limited to moderate **archaeological potential**.

The survival of medieval and post-medieval buildings, limited preservation of historic plots, and the archaeological potential combine to give this HUCA a **Historic Environment Value (HEV)** of 2.

HUCA 3 has seen significant change in the 20th century, mostly in the form of infill and, especially, street front redevelopment. The continuing nature of such change is mitigated by the comparatively modest Historic Environment Value, meaning that **vulnerability** is medium. Perhaps the greatest threat is to the replacement of extensive internal refitting of early commercial buildings (unlisted) of the late Victorian and Edwardian periods.

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

HUCA 4 Rock Hall (HEV 2)

HUCA 4 is on the northern side of the medieval and modern town. It emerged by the end of the 18th century as a suburb of the expanding town. In 1827 it became the location of Uckfield House, which had extensive grounds: this was demolished in 1964. Today the HUCA retains a largely residential function, with the former grounds of Uckfield House now a housing estate. There are seven listed buildings or groups of buildings (all Grade II), of which two are Period 10 (18th century), and the remainder are Period 11 (1800-40). Brick is the dominant building material, although the early 19th-century buildings are mostly faced with stucco (e.g. at the Neo-Classical villas of 141 and 151 High Street). The (now closed) Baptist chapel, London Road, was established in 1788 and, although rebuilt in 1874, has retained its Georgian character.

The location of this HUCA outside the known extent of the pre-1700 town, and significant 19th and 20th-century development suggests that the urban **archaeological potential** is limited.

The survival of several 18th and early 19th-century buildings, limited preservation of historic plots, and the archaeological potential combine to give this HUCA a **Historic Environment Value (HEV)** of 2.

HUCA 4 has seen significant change in the 20th century, most notably in the form of housing development on the site of Uckfield House, as this small partly isolated late 18th- and early 19th-century suburb has been engulfed by the expanding town. There is limited scope for further infill, which, with the modest Historic Environment Value, suggests that that **vulnerability** is low. Perhaps the greatest threat

is to loss of, or significant change to, the unlisted 19th-century terraces at North Row and Rock Hall Cottages.

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

HUCA 5 Mill (HEV 2)

HUCA 5 lies to the south of the medieval and post-medieval town, although it has very probably been the location of a mill on the River Uck since the 13th century at least. The railway was built along the river and mill and, thereafter, this HUCA became marked the meeting of the expanded town on the north side of the river and the new suburb of New Town on the south side. Today the HUCA retains its combination of railway station (since 1991, and following the closure of the Lewes-Uckfield section of the line in 1969, on the east side of the bridge) and commercial use. There are two listed buildings (both Grade II): the mill building, of which the earliest part is the slate-hung five-storey mill of 1792; and adjacent brick-built Old Mill House, of the early 19th century. Although the railway station buildings on the west side of the bridge were demolished in 2000, a signal box (probably from c.1900) survives, now used as a taxi office.

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

The survival of the mill and related Old Mill House, limited preservation of historic plots, and the archaeological potential combine to give this HUCA a **Historic Environment Value (HEV)** of 2.

HUCA 2 has seen significant change in the 20th century, most notably in the form of closure of the station west of the bridge and building of a new station. Although the site of the former station may well be developed (flood risk notwithstanding) the modest Historic Environment Value suggests that that **vulnerability** is low.

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

HUCA 6 New Town (HEV 2)

HUCA 6 lies south of the pre-railway town. Although there was a scattering of occupation along the main north-south road (now High Street) by c.1800, the HUCA essentially comprises a new suburb that grew up adjacent

to the railway (opened 1858) and the brickfields south of Uckfield. By 1874 the suburb of New Town had seen building of detached and semi-detached villas, as well as more modest workers houses. Today the area retains its largely residential function, with some businesses, shops and public buildings (such as the police station). There is one listed building (Grade II): Woodbine and Columbine Cottages, High Street, are a pair of early 19th-century weatherboarded houses. More substantial villas opposite include de-listed Lewes House (of c.1840). Terraced housing includes those in Alexandra Road (completed in 1870) and Meadow Place. The large sandstone Congregational church, High Street, was built in 1865-6 (now styled United Reformed Church).

The location of this HUCA outside the known extent of the pre-1800 town, and significant 19th and 20th-century development suggests that the **archaeological potential** is limited.

The survival of numerous mid- to late 19th-century buildings, limited preservation of historic plots, and the archaeological potential combine to give this HUCA a **Historic Environment Value (HEV)** of 2.

HUCA 6 has seen limited change in the 20th century, most notably in the form of infill at the rear of plots towards the south of the HUCA which, combined with the modest Historic Environment Value, suggests that that **vulnerability** is low. Perhaps the greatest threat is extensions to or loss of the numerous unlisted 19th-century buildings.

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

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

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 Uckfield				
<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>
Church/churchyard Irregular historic plots School/college Suburb Sports field	1. Church Street	Moderate	3	Medium
Irregular historic plots Suburb	2. High Street - upper	Moderate	4	Medium to high
Irregular historic plots Farmstead/barn Retail and commercial Suburb	3. High Street - lower	Limited to moderate	2	Medium
Irregular historic plots Suburb	4. Rock Hall	Limited	2	Low
Mill Inland water Station, sidings and track Irregular historic plots	5. Mill	Limited	2	Low
Irregular historic plots Light industry Suburb	6. New Town	Limited	2	Low

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

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 Uckfield should address:

RQ1: What was the nature of the palaeo-environment (ancient environment), and the prehistoric, Roman, and Anglo-Saxon human activity in the area?

6.2 Origins

RQ2: What were the location, form and construction detail of the church(es) prior to that surviving (mainly from the 19th century), and is there any physical evidence for the extent of the contemporary churchyard?

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

RQ4: What was the nature of nucleated settlement at Uckfield in the 13th century and how and when did this evolve into the town evident by the later 13th century?

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

RQ6: What was the topography of the early town? NB This needs to be considered with particular reference to the development of plots akin to regular burgage plots on the south side of Church Street.

RQ7: What evidence is there for encroachment on to the High Street and Church Street being a development from before c.1350?

6.3 Later medieval town

RQ8: How have tenements developed in the later medieval period?

RQ9: What different zones (e.g. social differentiation, or types of activity: especially consider industry, including the farms and mill immediately south of the town), 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 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: What was the socio-economic impact of coaching and trans-Wealden road transport on the town?

7 Notes

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

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

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

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

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

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

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

³ Turner, E., 'Uckfield Past and Present', SAC 12 (1860), 1-22.

⁴ Pearce, S. A., 'The Impact of the Railway on Uckfield in the 19th century', SAC 122 (1984), 193-206.

⁵ E.g. Uckfield and District Preservation Society, *Around Uckfield* (2nd edn. 2006); Uckfield and District Preservation Society, *Uckfield Town Walk* (c.1986); and the various editions of *Hindsight*.

⁶ Bridge, M. C., *Dendrochronological investigation of samples from Bridge Cottage, Uckfield, East Sussex* (unpubl. report, 2001); Dickinson, A., *Archaeological Interpretative Survey of Peerland House, High Street, Uckfield, East Sussex* (unpubl. report 2004); Martin, D., and Martin, B., *Uckfield – Bridge Cottage* (unpubl. Archaeology South-East report no. 1274, revised 1997); Martin, D., and Martin, B., *Uckfield – 214/216 High Street* (unpubl. Archaeology South-East report no. 1482, 2002); Martin, D., and Martin, B., *Uckfield – Hooke Hall, High Street* (unpubl. Archaeology South-East report no. 1487, 2003).

⁷ Pearce, S. A., 'The Impact of the Railway on Uckfield in the 19th century', SAC 122 (1984), 195.

⁸ Johnston, G. D., *Abstract of Turnpike Acts relating to Sussex* (transcript at SAS, c.1948), 2, 4, 9.

⁹ 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), 197; Fuller, B., and Turner, B., *Bygone Uckfield* (1988), unpaginated.

¹⁰ Mawer, A. & Stenton, F.M., *The Place-names of Sussex* (1929-30; reprinted 2001), 396; Gelling, M. & Cole, A., *The Landscape of Place-names* (2000), 274.

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

¹² Turner, E., 'Uckfield Past and Present', SAC 12 (1860), 1-22, at 8.

¹³ Online edition of the 1291 Taxatio produced by University of Manchester, under the supervision of Professor Jeff Denton: <http://www.hrionline.ac.uk/taxatio/info.html>.

¹⁴ E.g., Turner, E., 'Uckfield Past and Present', SAC 12 (1860), facing page 8.

¹⁵ 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>).

¹⁶ *Ibid.*; Bleach, J., and Gardiner, M., 'Medieval Markets and Ports', in Leslie, K. and Short, B. (eds.), *An Historical Atlas of Sussex* (1999), 42-3; Hudson, T. P. (ed.) *Victoria County History* 6:2 (1986), 131; Harris, R. B., *Horsham: Historic Character Assessment Report* (2004), 14, 22-5; Harris, R. B., *East Grinstead: Historic Character Assessment Report* (2005), 13, 21-3.

¹⁷ Gardiner, M. F., *Medieval Settlement and Society in the Eastern Sussex Weald* (unpubl. Ph.D. thesis, University of London, 1995), 147; Redwood, B. C., and Wilson, A. E., (eds), *Customs of the Sussex Manors of the Archbishop of Canterbury*, SRS 57 (1958), 75-7.

¹⁸ Hudson, W. H. (ed.), 'The three earliest subsidies for the County of Sussex in the years 1296, 1327, 1332', SRS 10 (1910), 39.

¹⁹ Gardiner, M. F., *Medieval Settlement and Society in the Eastern Sussex Weald* (unpubl. Ph.D. thesis, University of London, 1995), 127.

²⁰ Redwood, B. C., and Wilson, A. E., (eds), *Customs of the Sussex Manors of the Archbishop of Canterbury*, SRS 57 (1958), 76.

²¹ 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>).

²² Brent, C. E., 'Rural Employment and Population in Sussex Between 1550 and 1640: Part Two', SAC 116 (1978), 41-55, at 41.

²³ Brent, C. E., 'Rural Employment and Population in Sussex Between 1550 and 1640: Part Two', SAC 116 (1978), 42.

²⁴ Harker, D., 'The Development of the Eastern side of Uckfield High Street from 1784 to the present day', *Hindsight* 12 (2006), 58-63, at 60.

²⁵ Beswick, M., *Brickmaking in Sussex: A History and Gazetteer* (2nd edn. 2001), 169.

²⁶ Cleere, H., and Crossley, D., *The iron Industry of the Weald* (revised edition, 1995).

²⁷ Turner, E., 'Uckfield Past and Present', SAC 12 (1860), 18; Burke, B., *A Genealogical and Heraldic Dictionary of the Landed Gentry of Great Britain and Ireland* pt. II (1863), 1008.

²⁸ Wright, S., *Village into Town. The Growth of Uckfield 1788-1988* (1988, souvenir brochure available at Lewes public library), 7.

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

³⁰ Uckfield and District Preservation Society, *Around Uckfield* (2nd edtn. 2006), 10.

³¹ Wright, S., and Harker, M., *Uckfield – In Transition. A Photographic Record 1968 – 1993* (1993), 18.

³² Brent, C. E., 'Rural Employment and Population in Sussex Between 1550 and 1640: Part Two', SAC 116 (1978), 54.

³³ Johnston, G. D., *Abstract of Turnpike Acts relating to Sussex* (transcript at SAS, c.1948), 2, 4, 9.

³⁴ Pearce, S. A., 'The Impact of the Railway on Uckfield in the 19th century', SAC 122 (1984), 195.

³⁵ Brent, C., *Georgian Lewes 1714-1830* (1993), 21-2.

³⁶ Pearce, S. A., 'The Impact of the Railway on Uckfield in the 19th century', SAC 122 (1984), 195.

³⁷ Uckfield and District Preservation Society, *Around Uckfield* (2nd edtn. 2006), 43.

³⁸ Uckfield and District Preservation Society, *Around Uckfield* (2nd edtn. 2006), 40.

³⁹ Cornwall, J. (ed.), 'The Lay Subsidy Rolls for the County of Sussex 1524-25', SRS 56 (1956); Cooper, J. H., 'A Religious Census of Sussex in 1676', SAC 45 (1902), 142-8, at 144; Ford, W. K., (ed.), 'Chichester Diocesan Surveys 1686 and 1724', SRS 78 (1994), 162. The calculations for total populations are the author's and are necessarily indicative, with the following multipliers used: 131% for surveys of adults (1676), 450% for families (1724), and 490% for taxpayers (1524).

⁴⁰ Wilkinson, P., 'The Struggle for a Protestant Reformation 1553-1564', in Leslie, K., and Short, B., (eds.) *An Historical Atlas of Sussex* (1999), 52-3.

⁴¹ Cooper, J. H., 'A Religious Census of Sussex in 1676', SAC 45 (1902), 143.

⁴² Ford, W. K., (ed.), 'Chichester Diocesan Surveys 1686 and 1724', SRS 78 (1994), 230.

⁴³ Homan, R., 'Mission and fission: the organization of Huntingonian and Calvinistic Baptist causes in Sussex in the 18th and 19th centuries', SAC 135 (1997), 265-82, at 271, 280; Elleray, D. R., *Sussex Places of Worship: A Gazetteer of Buildings erected between c1760 and c1960* (2004), 41. Homan dates the foundation to c.1785 and Elleray to 1789: the date stone on the building (as rebuilt in 1874) gives the date as 1788.

⁴⁴ Page, W. (ed.), *Victoria County History 2* (1907), 438.

⁴⁵ Caffyn, J., *Sussex Schools in the 18th Century. Schooling Provision, Schoolteachers and Scholars*, SRS 81 (1998), 252.

⁴⁶ *Ibid.*, 253.

⁴⁷ Uckfield and District Preservation Society, *Around Uckfield* (2nd edtn. 2006), 11.

⁴⁸ Pearce, S. A., 'The Impact of the Railway on Uckfield in the 19th century', SAC 122 (1984), 195.

⁴⁹ 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), 197; Fuller, B., and Turner, B., *Bygone Uckfield* (1988), unpaginated.

⁵⁰ Uckfield and District Preservation Society, *Around Uckfield* (2nd edtn. 2006), 34-5.

⁵¹ <http://www.subbrit.org.uk/sb-sites/stations/u/uckfield/index.shtml>

⁵² Short, B., "'The Art and Craft of Chicken Cramming'": Poultry in the Weald of Sussex 1850-1950', *The Agricultural History Review* 30 (1982), 17-30.

⁵³ Wright, S., *Village into Town. The Growth of Uckfield 1788-1988* (1988, souvenir brochure available at Lewes public library), 12.

⁵⁴ Uckfield and District Preservation Society, *Uckfield Town Walk* (c.1986), text associated with number 17.

⁵⁵ Uckfield and District Preservation Society, *Around Uckfield* (2nd edtn. 2006), 40.

⁵⁶ Pearce, S. A., 'The Impact of the Railway on Uckfield in the 19th century', SAC 122 (1984), 199-200; Uckfield and District Preservation Society, *Around Uckfield* (2nd edtn. 2006), 43-4; Beswick, M., *Brickmaking in Sussex: A History and Gazetteer* (2nd edtn. 2001), 170.

⁵⁷ Pearce, S. A., 'The Impact of the Railway on Uckfield in the 19th century', SAC 122 (1984), 204.

⁵⁸ Pearce, S. A., 'The Impact of the Railway on Uckfield in the 19th century', SAC 122 (1984), 197.

⁵⁹ Pearce, S. A., 'The Impact of the Railway on Uckfield in the 19th century', SAC 122 (1984), 202.

⁶⁰ Uckfield and District Preservation Society, *Around Uckfield* (2nd edtn. 2006), 57.

⁶¹ Uckfield and District Preservation Society, *Around Uckfield* (2nd edtn. 2006), 45; Beswick, M., *Brickmaking in Sussex: A History and Gazetteer* (2nd edtn. 2001), 170.

⁶² Wright, S., and Harker, M., *Uckfield – In Transition. A Photographic Record 1968 – 1993* (1993), 25.

⁶³ Fuller, B., and Turner, B., *Bygone Uckfield* (1988), unpaginated: caption to fig. 143.

⁶⁴ Harker, M., 'Homes for Heroes – the Vernon Road Prefabs', *Hindsight* 12 (2006), 43-48.

⁶⁵ Fuller, B., and Turner, B., *Bygone Uckfield* (1988), unpaginated: caption to fig. 32.

⁶⁶ Wright, S., and Harker, M., *Uckfield – In Transition. A Photographic Record 1968 – 1993* (1993), 6.

⁶⁷ Holden, E. W., 'Earthwork at Buxted', SAC 110 (1972), 127.

⁶⁸ Fuller, B., and Turner, B., *Bygone Uckfield* (1988), unpaginated: caption to fig. 146.

⁶⁹ Turner, E., 'Uckfield Past and Present', SAC 12 (1860), 8.

⁷⁰ Fuller, B., and Turner, B., *Bygone Uckfield* (1988), unpaginated: caption to fig. 99.

⁷¹ Elleray, D. R., *Sussex Places of Worship: A Gazetteer of Buildings erected between c1760 and c1960* (2004), 53; Wright, S., and Harker, M., *Uckfield – In Transition. A Photographic Record 1968 – 1993* (1993), 39.

⁷² Elleray, D. R., *Sussex Places of Worship: A Gazetteer of Buildings erected between c1760 and c1960* (2004), 52; Anon., *The Church of the Holy Cross, Uckfield* (undated church guide), 3.

⁷³ Uckfield and District Preservation Society, *Around Uckfield* (2nd edtn. 2006), 62.

⁷⁴ Uckfield and District Preservation Society, *Around Uckfield* (2nd edtn. 2006), 63.

⁷⁵ Elleray, D. R., *Sussex Places of Worship: A Gazetteer of Buildings erected between c1760 and c1960* (2004), 53.

⁷⁶ Homan, R., 'Mission and fission: the organization of Huntingtonian and Calvinistic Baptist causes in Sussex in the 18th and 19th centuries', *SAC* 135 (1997), 280; Elleray, D. R., *Sussex Places of Worship: A Gazetteer of Buildings erected between c1760 and c1960* (2004), 53.

⁷⁷ McDonnell, D., 'Uckfield Methodist Church 1897-1997', *Hindsight* 4 (1998), 44-8.

⁷⁸ Uckfield and District Preservation Society, *Around Uckfield* (2nd edtn. 2006), 66.

⁷⁹ Fox, M., 'Church Street, Uckfield', *Hindsight* 10 (2004), 49-53 at 50 and 51.

⁸⁰ Elleray, D. R., *Sussex Places of Worship: A Gazetteer of Buildings erected between c1760 and c1960* (2004), 52-3.

⁸¹ Uckfield and District Preservation Society, *Around Uckfield* (2nd edtn. 2006), 28.

⁸² Page, W. (ed.), *Victoria County History* 2 (1907), 438.

⁸³ Uckfield and District Preservation Society, *Around Uckfield* (2nd edtn. 2006), 117.

⁸⁴ Caffyn, J., *Sussex Schools in the 18th Century. Schooling Provision, Schoolteachers and Scholars*, *SRS* 81 (1998), 253.

⁸⁵ Uckfield and District Preservation Society, *Around Uckfield* (2nd edtn. 2006), 28-9.

⁸⁶ Wright, S., and Harker, M., *Uckfield – In Transition. A Photographic Record 1968 – 1993* (1993), 8.

⁸⁷ Wright, S., and Harker, M., *Uckfield – In Transition. A Photographic Record 1968 – 1993* (1993), 9 and Uckfield and District Preservation Society, *Uckfield Town Walk* (c.1986), text associated with number 19.

⁸⁸ Fox, M., 'Church Street, Uckfield', *Hindsight* 10 (2004), 49-53 at 50 and 51.

⁸⁹ ESRO ref: E/SC/225, viewed on Access to Archives (<http://www.a2a.org.uk/>) at 'Administrative History'.

⁹⁰ Toni Fletcher, Manor Primary School, pers. comm.

⁹¹ <http://www.rockspark.e-sussex.sch.uk/home.htm>

⁹² http://www.harlands.e-sussex.sch.uk/homedir/full_letter.htm

⁹³ Pearce, S. A., 'The Impact of the Railway on Uckfield in the 19th century', *SAC* 122 (1984), 205; Uckfield and District Preservation Society, *Around Uckfield* (2nd edtn. 2006), 69.

⁹⁴ ESRO ref: PAC, viewed on Access to Archives (<http://www.a2a.org.uk/>) at 'Administrative History'.

⁹⁵ http://www.uckfield.co.uk/ofsted/st_michaels_nursery_school.htm#Sect1

⁹⁶ Edwards, N., 'The Uckfield Almshouses', *Hindsight* 1 (1995), 30-31.

⁹⁷ Wells, R., 'The Poor Law 1700-1900', in Leslie, K. and Short, B. (eds.), *An Historical Atlas of Sussex* (1999), 70-1.

⁹⁸ Morrison, K., *The Workhouse: A Study of Poor-Law Buildings in England* (1999), 211.

⁹⁹ Harker, D., 'Uckfield Union Workhouse and The Poor Law', *Hindsight* 10 (2004), 33-42 at 36.

¹⁰⁰ Harker, D., 'Uckfield Union Workhouse and The Poor Law', *Hindsight* 10 (2004), 33-42 at 42; Wright, S., *Village into*

Town. The Growth of Uckfield 1788-1988 (1988, souvenir brochure available at Lewes public library), 5.

¹⁰¹ Wright, S., and Harker, M., *Uckfield – In Transition. A Photographic Record 1968 – 1993* (1993), 41.

¹⁰² Uckfield and District Preservation Society, *Around Uckfield* (2nd edtn. 2006), 102.

¹⁰³ Pearce, S. A., 'The Impact of the Railway on Uckfield in the 19th century', *SAC* 122 (1984), 205.

¹⁰⁴ Pearce, S., 'The Growth of Uckfield Cottage Hospital, 1881-1954', *Hindsight* 6 (2000), 19-24.

¹⁰⁵

<http://www.hesmagazine.com/story.asp?storyCode=2037924> at 'Radiology: transformational technology'.

¹⁰⁶ Pearce, S. A., 'The Impact of the Railway on Uckfield in the 19th century', *SAC* 122 (1984), 205.

¹⁰⁷ Uckfield and District Preservation Society, *Around Uckfield* (2nd edtn. 2006), 79.

¹⁰⁸ Uckfield and District Preservation Society, *Around Uckfield* (2nd edtn. 2006), 74.

¹⁰⁹ <http://www.uckfieldtc.co.uk/civiccentre.html>

¹¹⁰ Dora Nunn, pers comm., founding member of the Luxford Centre.

¹¹¹ Haines, S. R., 'A Good Read: the East Sussex Bookhawking Association, 1855-88', *SAC* 124 (1986), 227-41, at 230.

¹¹² Uckfield and District Preservation Society, *Around Uckfield* (2nd edtn. 2006), 120.

¹¹³ <http://www.uckfieldtc.co.uk/forestershall.html>

¹¹⁴ Uckfield and District Preservation Society, *Around Uckfield* (2nd edtn. 2006), 120.

¹¹⁵ Uckfield and District Preservation Society, *Around Uckfield* (2nd edtn. 2006), 67.

¹¹⁶ Turner, E., 'Uckfield Past and Present', *SAC* 12 (1860), 8.

¹¹⁷ Wright, S., *Village into Town. The Growth of Uckfield 1788-1988* (1988, souvenir brochure available at Lewes public library), 7.

¹¹⁸ E.g. see illustration of the pre-rebuilding church in Turner, E., 'Uckfield Past and Present', *SAC* 12 (1860), facing p.8.

¹¹⁹ Martin, D., and Martin, B., *Uckfield – Bridge Cottage* (unpubl. Archaeology South-East report no. 1274, revised 1997).

¹²⁰ Bridge, M. C., *Dendrochronological investigation of samples from Bridge Cottage, Uckfield, East Sussex* (unpubl. report, 2001).

¹²¹ Dickinson, A., *Archaeological Interpretative Survey of Peerland House, High Street, Uckfield, East Sussex* (unpubl. report 2004).

¹²² Uckfield and District Preservation Society, *Around Uckfield* (2nd edtn. 2006), 79.

¹²³ Turner, E., 'Uckfield Past and Present', *SAC* 12 (1860), 9-12.

¹²⁴ Such as 35 High Street, Winchester, in the Pentice near the Buttercross at the centre of the city: Harris, R. B., *The Origins and Development of English Medieval Townhouses Operating Commercially on Two Storeys* (University of Oxford D.Phil thesis, 1994), 192-5.

¹²⁵ Fuller, B., and Turner, B., *Bygone Uckfield* (1988), unpaginated: caption to fig. 28.

¹²⁶ Harker, D., 'The Development of the Eastern side of Uckfield High Street from 1784 to the present day', *Hindsight* 12 (2006), 58-63.

¹²⁷ Harker, D., 'The Development of the Eastern side of Uckfield High Street from 1784 to the present day', *Hindsight* 12 (2006), 58-63 at 59 and 60.

¹²⁸ Martin, D., and Martin, B., *Uckfield – Hooke Hall, High Street* (unpubl. Archaeology South-East report no. 1487, 2003).

¹²⁹ Martin, D., and Martin, B., *Uckfield – 214/216 High Street* (unpubl. Archaeology South-East report no. 1482, 2002).

¹³⁰ Willatts, R. M., 'Iron graveslabs: a sideline of the early iron industry', SAC 125 (1987), 99-113 and microfiche appendix, 56-77, at 103-4.

¹³¹ Harker, D., 'The Development of the Eastern side of Uckfield High Street from 1784 to the present day', *Hindsight* 12 (2006), 58-63 at 59 and 60.

¹³² Uckfield and District Preservation Society, *Around Uckfield* (2nd edtn. 2006), 22; Fuller, B., and Turner, B., *Bygone Uckfield* (1988), unpaginated: caption to fig. 139.

¹³³ Harker, D., 'The Development of the Eastern side of Uckfield High Street from 1784 to the present day', *Hindsight* 12 (2006), 59.

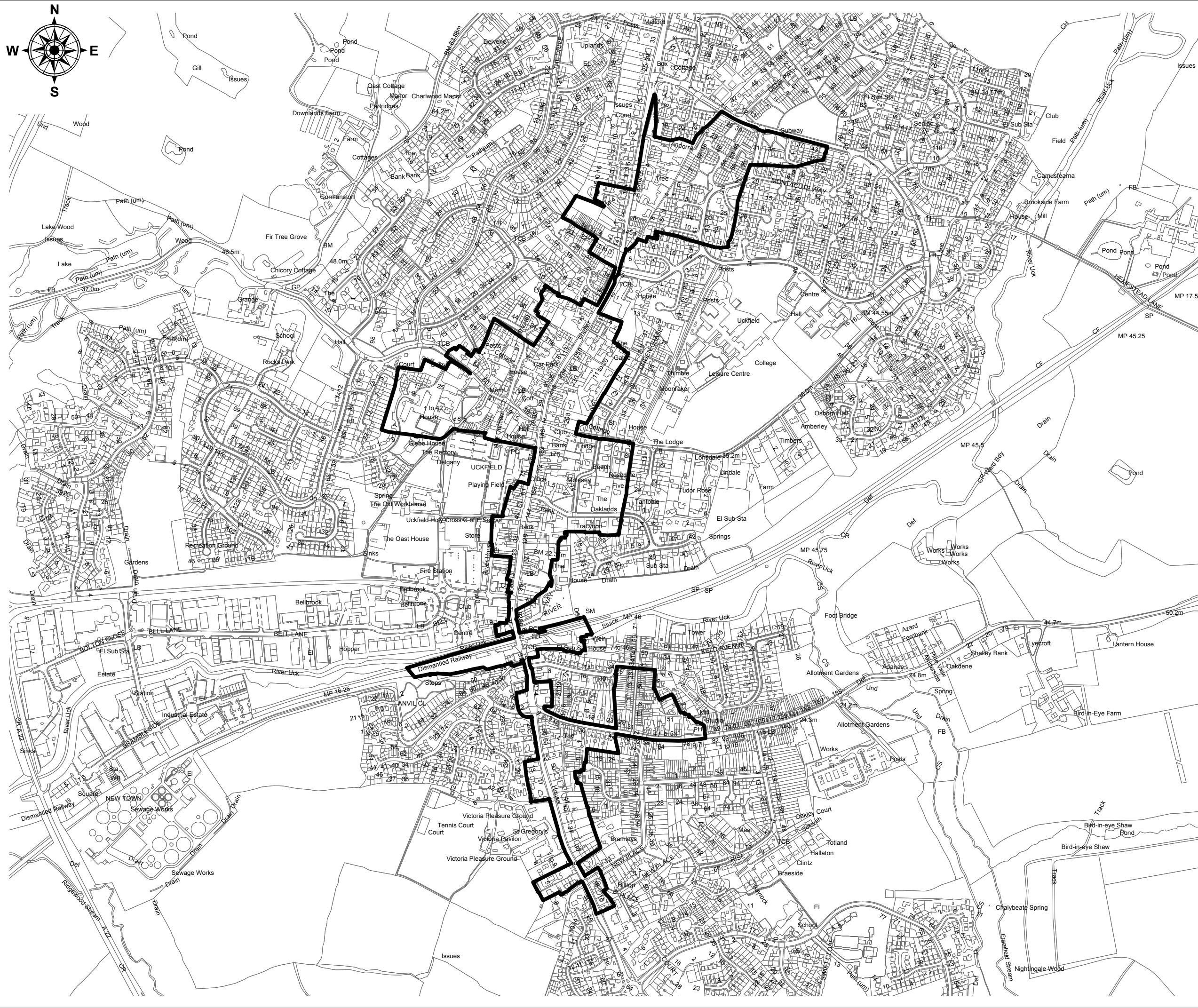
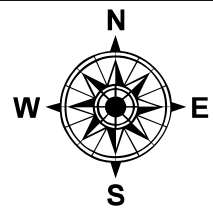
¹³⁴ Hart, B., and Nunn, D., *Uckfield. Portrait of a Wealden Town* (1988), 43.

¹³⁵ Elleray, D. R., *Sussex Places of Worship: A Gazetteer of Buildings erected between c1760 and c1960* (2004), 53.

¹³⁶ Uckfield and District Preservation Society, *Around Uckfield* (2nd edtn. 2006), 75.

¹³⁷ Fuller, B., and Turner, B., *Bygone Uckfield* (1988), unpaginated: caption to fig. 29.

¹³⁸ 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



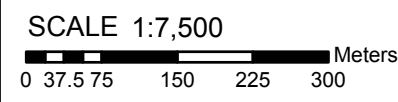
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UCKFIELD MAP 1

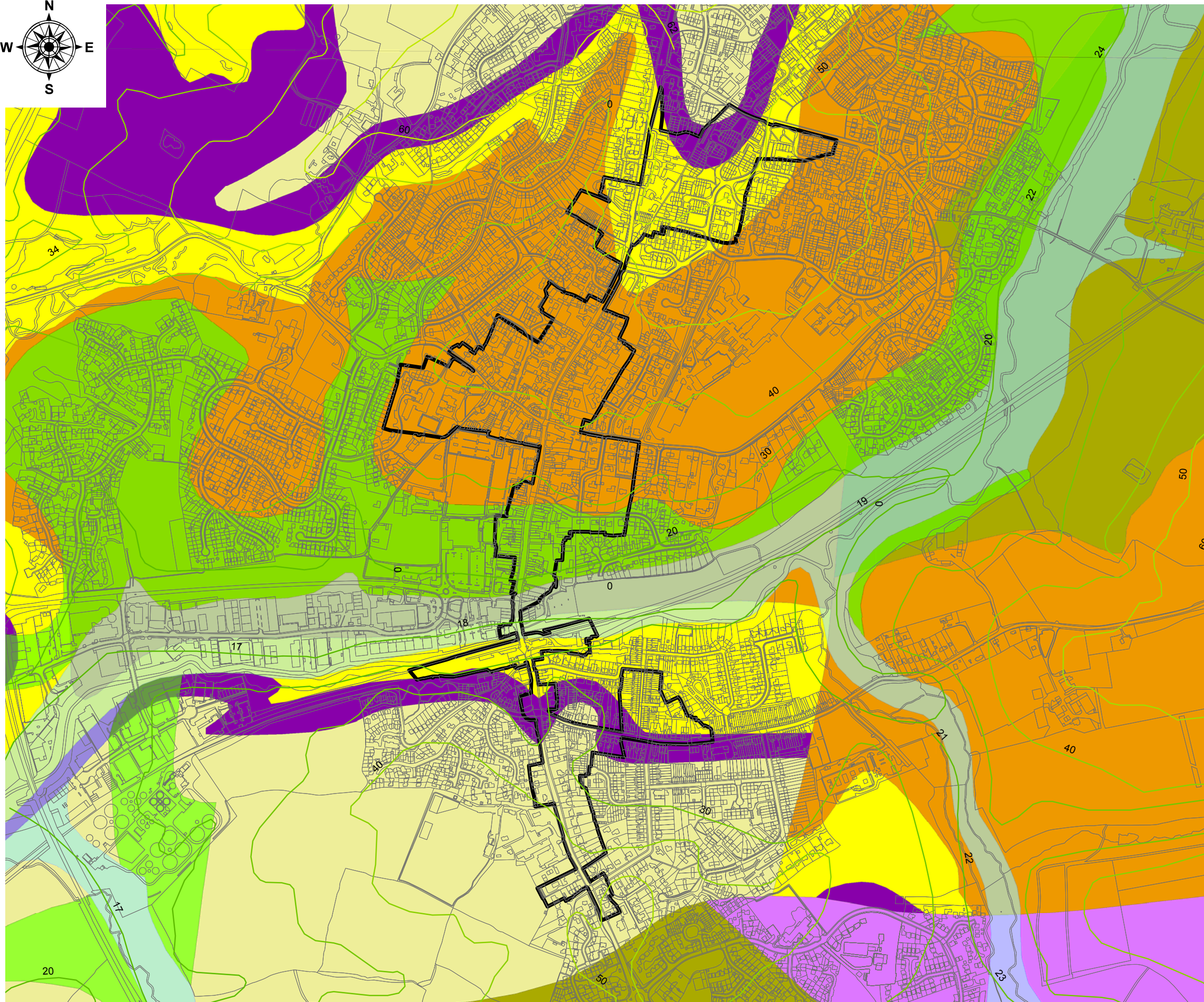
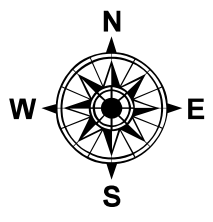
Extent of Uckfield EUS study area

KEY
█ EUS boundary

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



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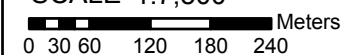
UCKFIELD MAP 2

Solid and drift geology
with 10m contours

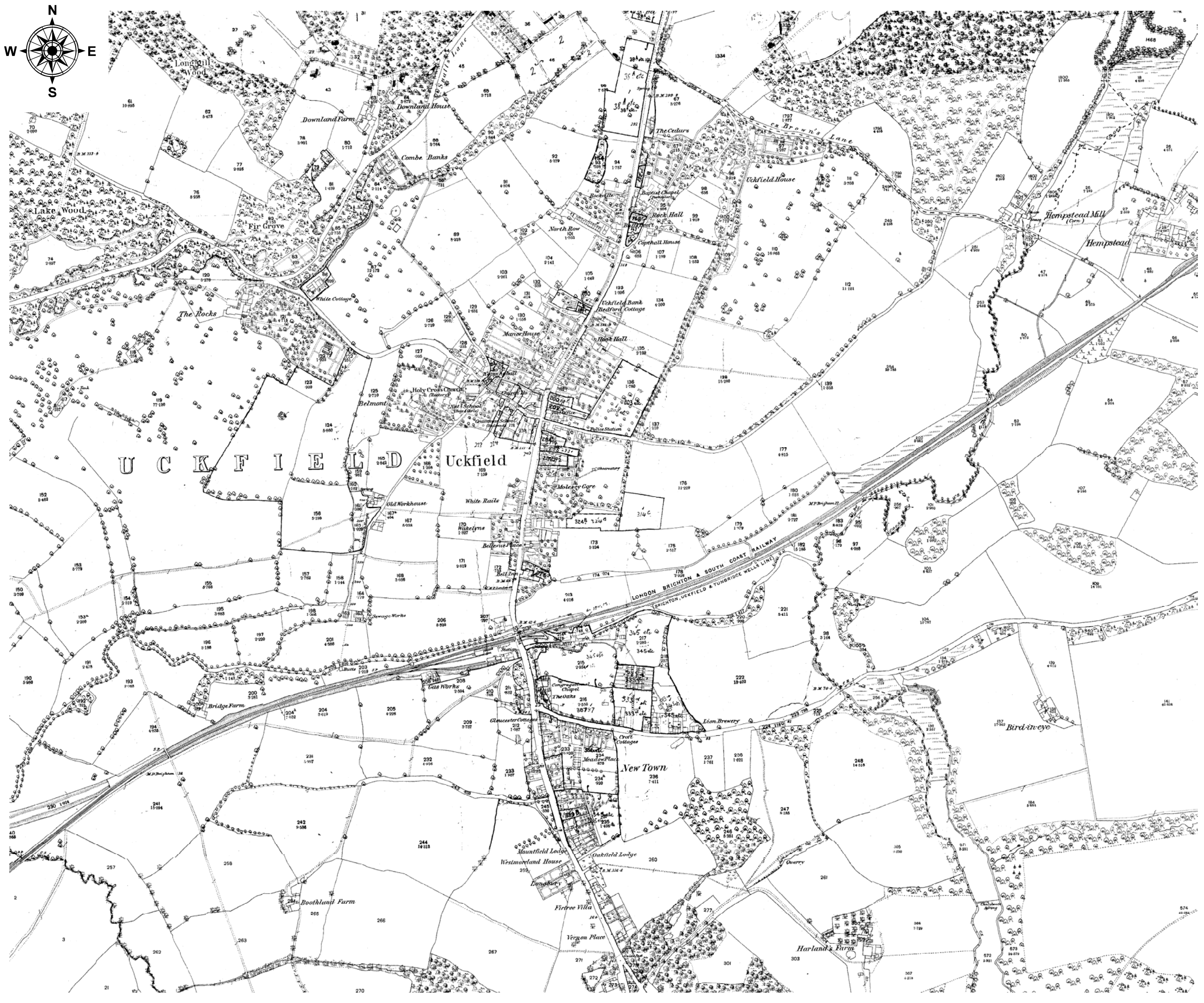
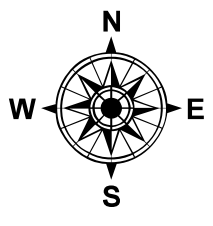
KEY	
	ARDINGLY SANDSTONE
	ASHDOWN FORMATION
	GRINSTEAD CLAY MEMBER
	LOWER TUNBRIDGE WELLS SAND FORMATION
	UPPER TUNBRIDGE WELLS SAND FORMATION
	WADHURST CLAY FORMATION
	HEAD (UNDIFFERENTIATED)
	ALLUVIUM

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SCALE 1:7,500



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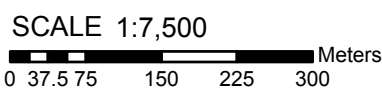


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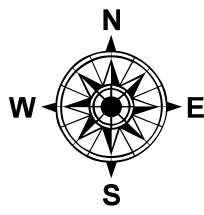
UCKFIELD MAP 3

OS 1st series 25" (1874)

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UCKFIELD MAP 4

Historic buildings

KEY

Uckfield buildings

Listing grade

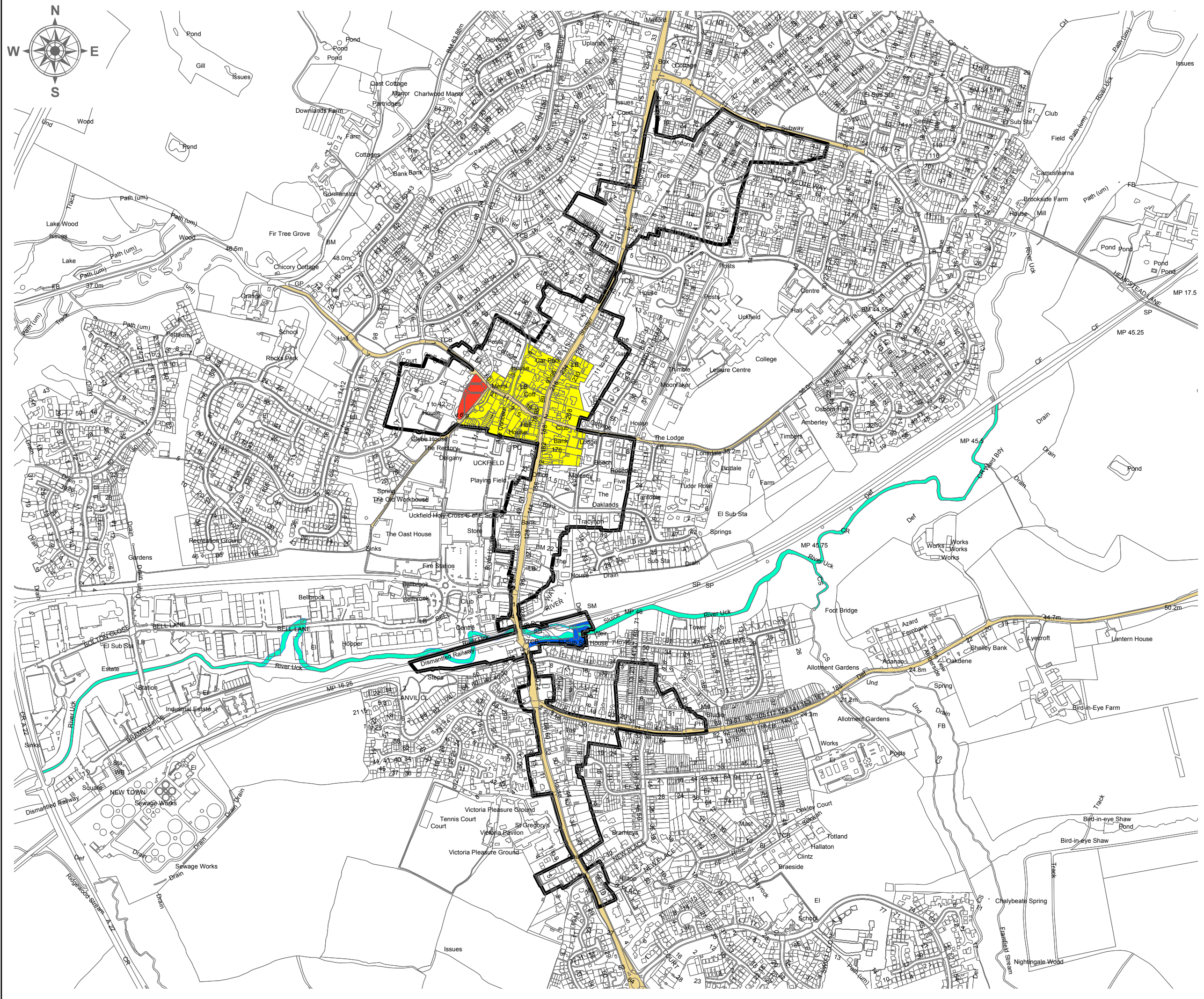
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- II
- II*
- None

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0 1530 60 90 120 Meters

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UCKFIELD MAP 5
Period 6 (1150-1349)

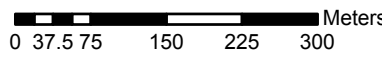
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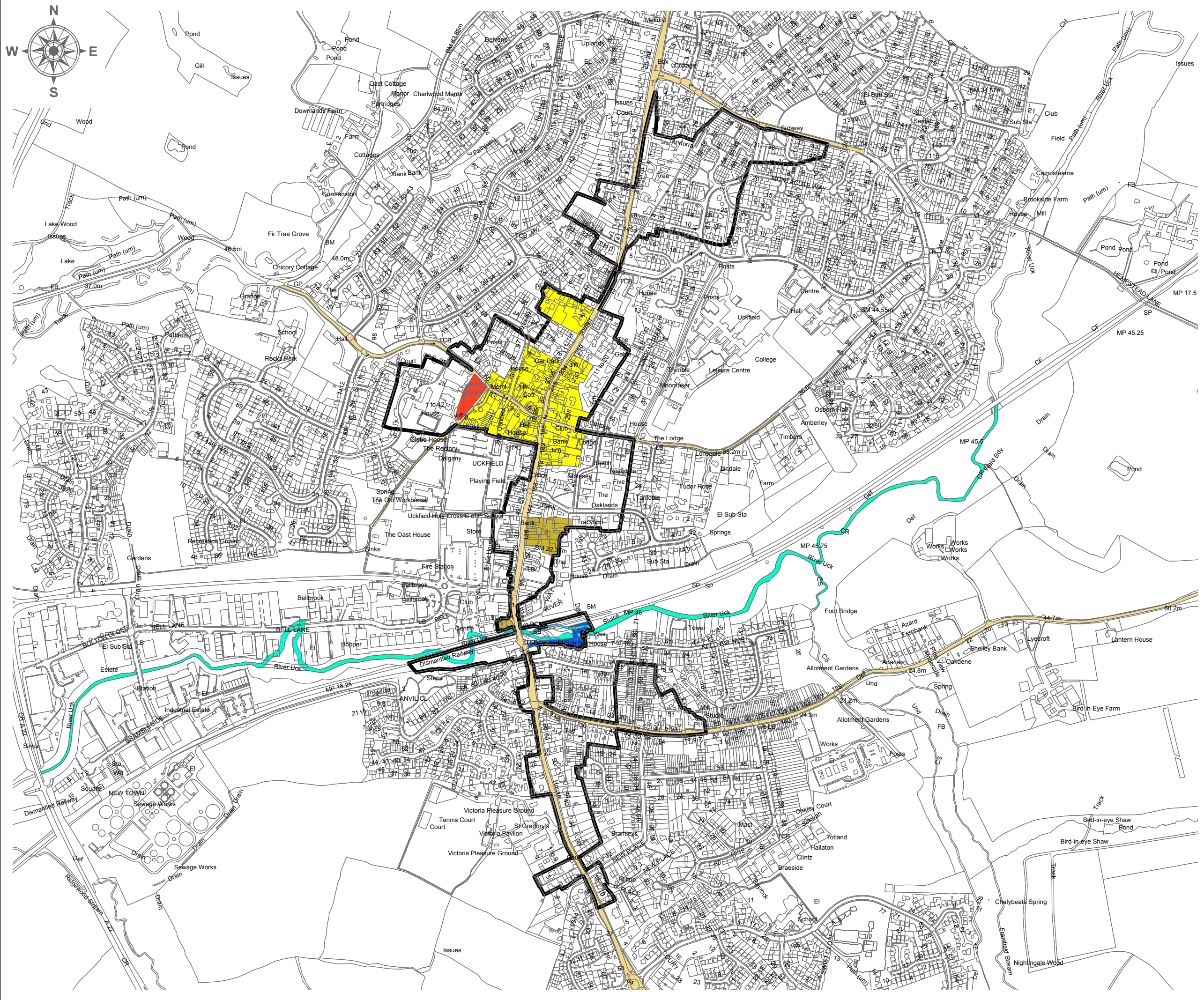
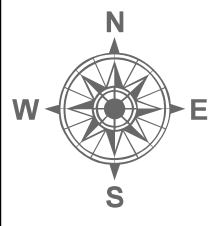
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- Inland water
- Irregular historic plots
- Lane/road
- Mill

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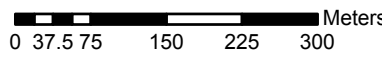
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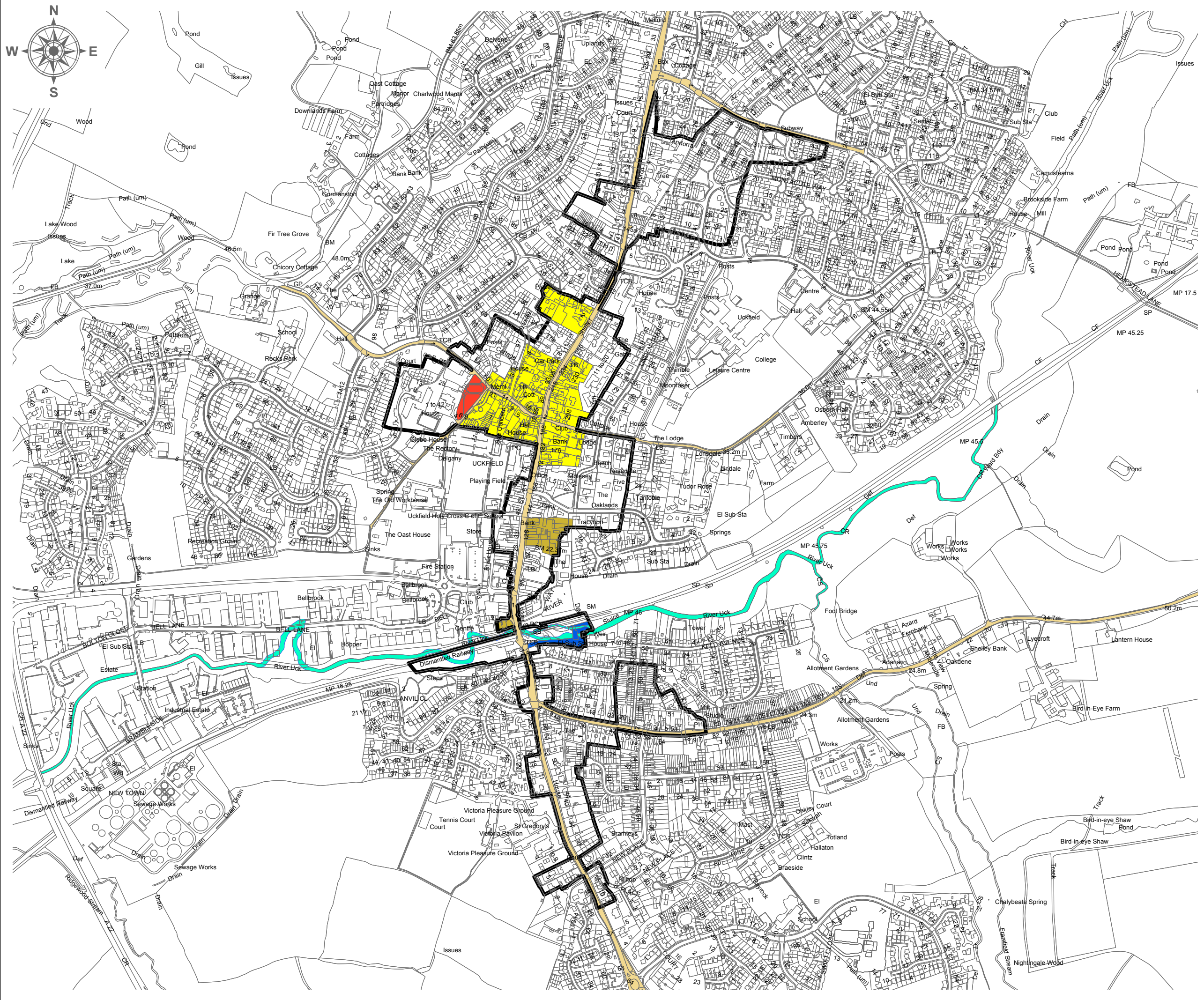
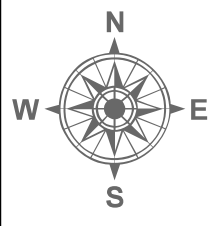
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- Inland water
- Irregular historic plots
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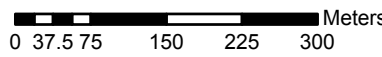
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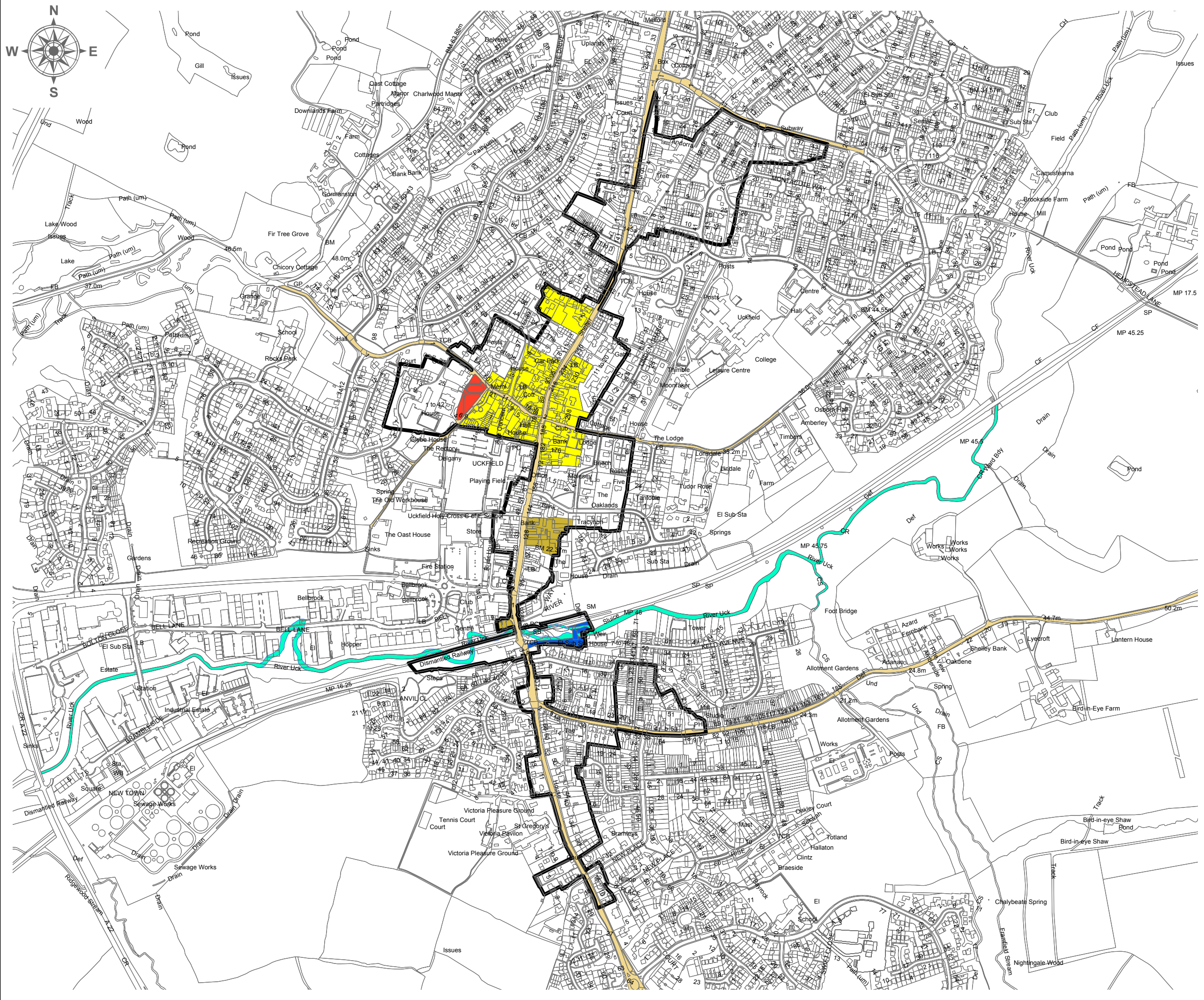
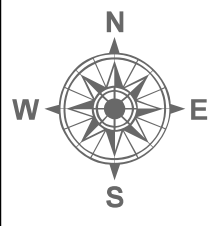
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- Mill

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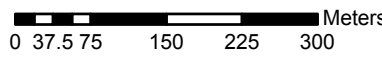
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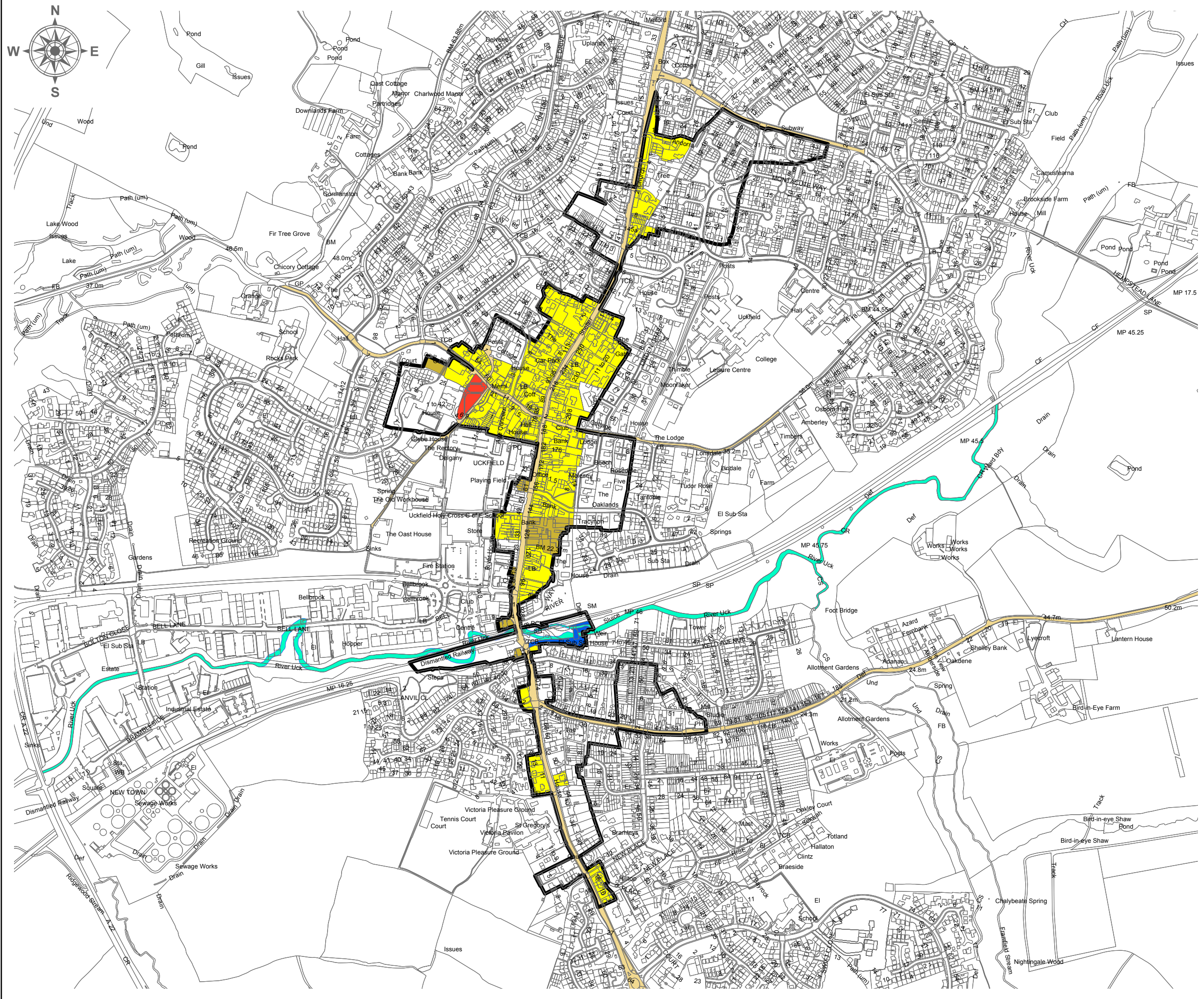
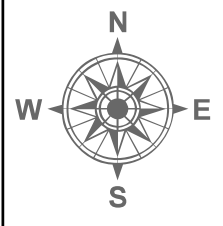
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- Inland water
- Irregular historic plots
- Lane/road
- Mill

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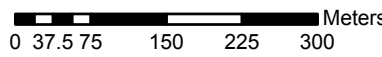
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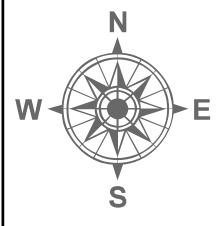
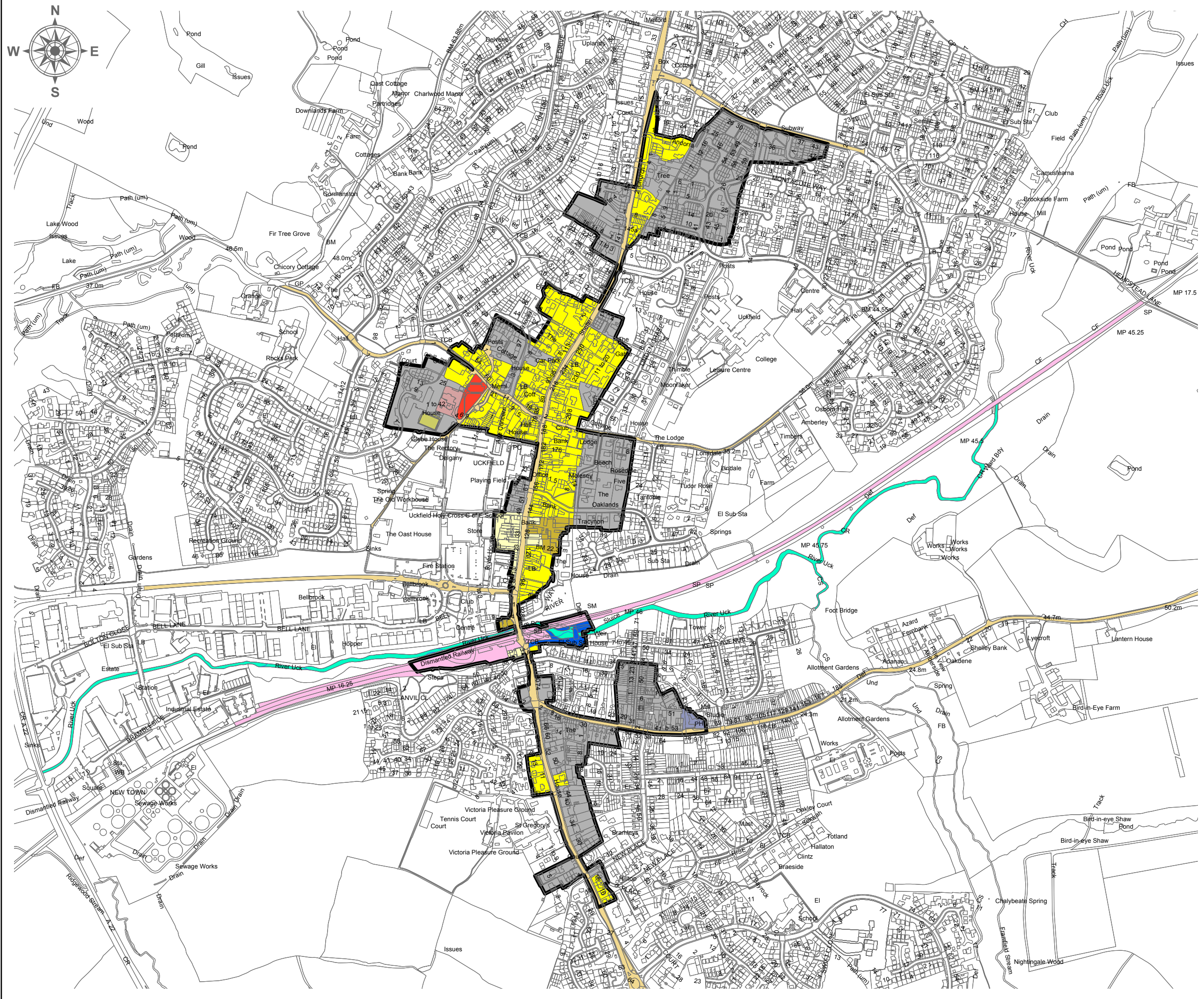
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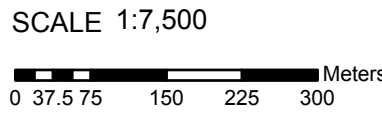
UCKFIELD MAP 10
Historic Character Types (2008)

KEY

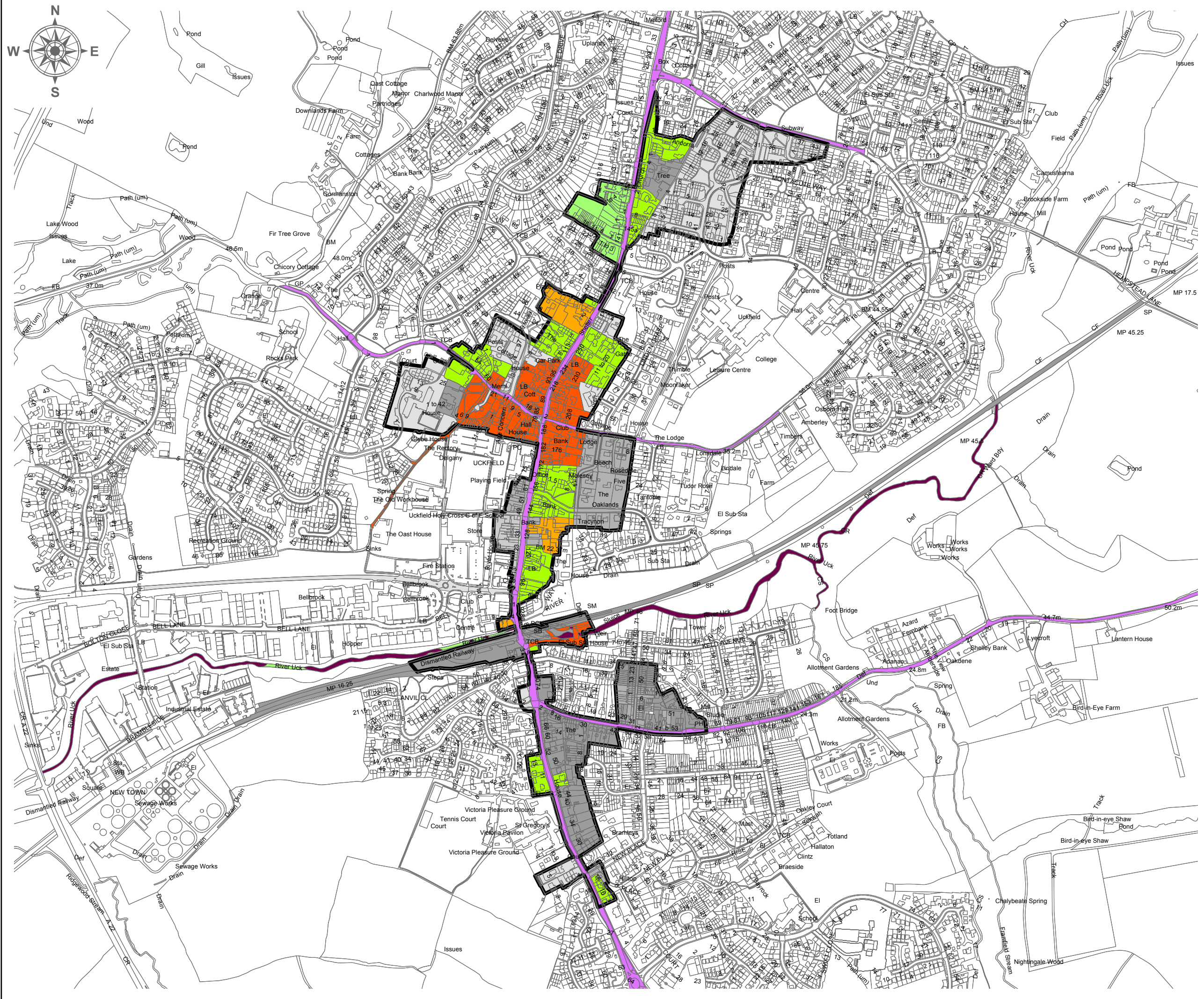
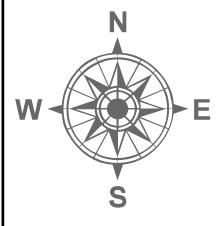
HCT

- Church/churchyard
- Farmstead/barn
- Inland water
- Irregular historic plots
- Lane/road
- Light industry
- Mill
- Retail and commercial
- School/college
- Sports field
- Station, sidings and track
- Suburb

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



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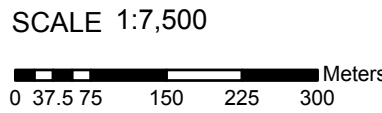
ENGLISH HERITAGE

UCKFIELD MAP 11

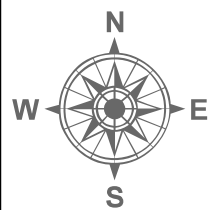
Historic Character Type areas showing principal period from which present character is derived

KEY PERIOD	
1	Dark Purple
4	Light Purple
6	Orange
7	Yellow
10	Light Green
11	Medium Green
12	Grey
13	Light Grey
14	Medium Grey
15	White

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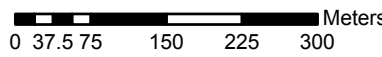
UCKFIELD MAP 12

Historic Urban Character Areas (HUCAs)

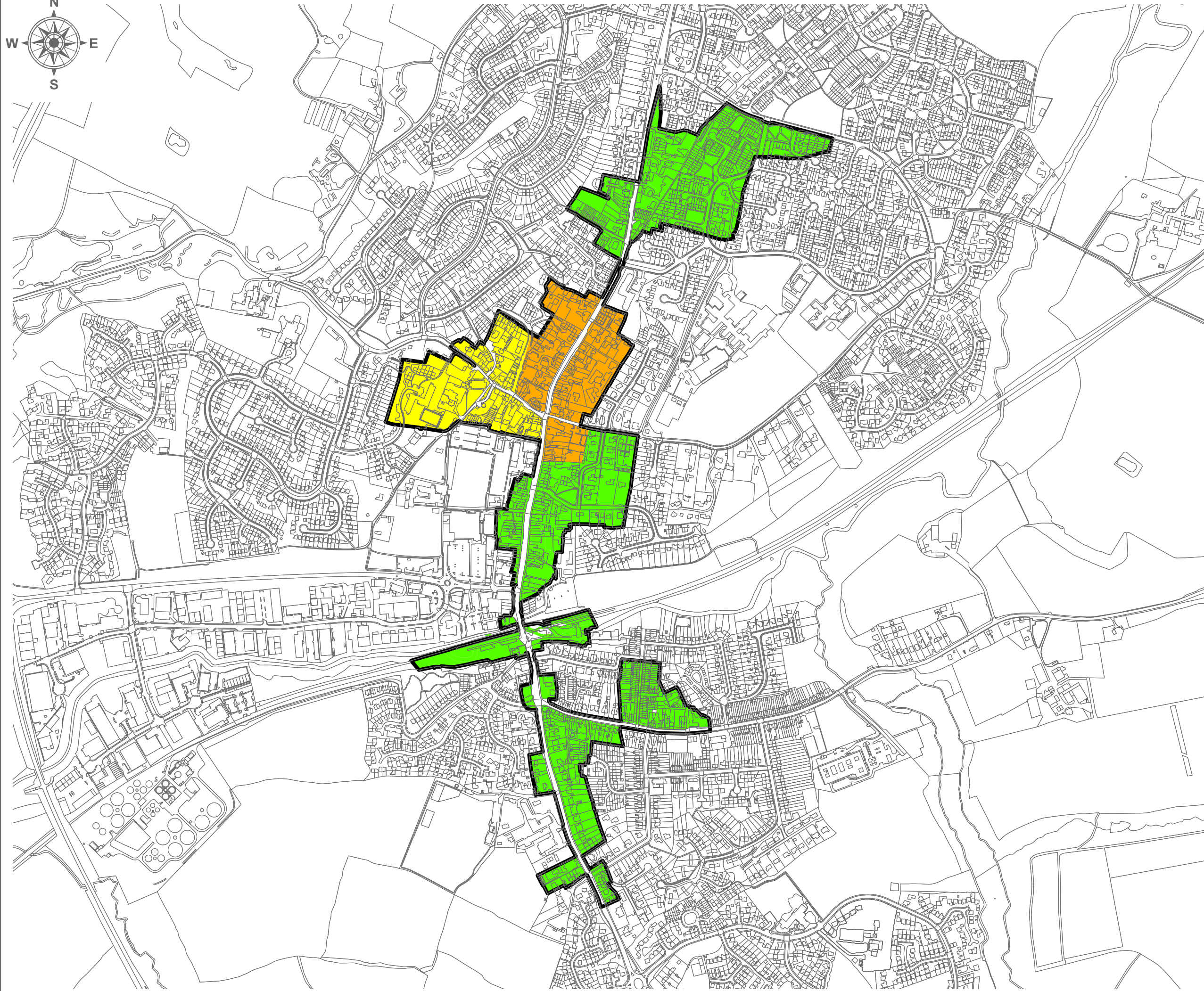
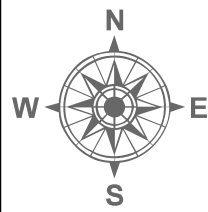
KEY	
HUCA	
	1 - Church Street
	2 - High Street upper
	3 - High Street lower
	4 - Rock Hall
	5 - Mill
	6 - New Town

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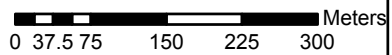
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UCKFIELD MAP 13 Historic Environment Value (HEV)

KEY	
HUCA HEV	
	2
	3
	4

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