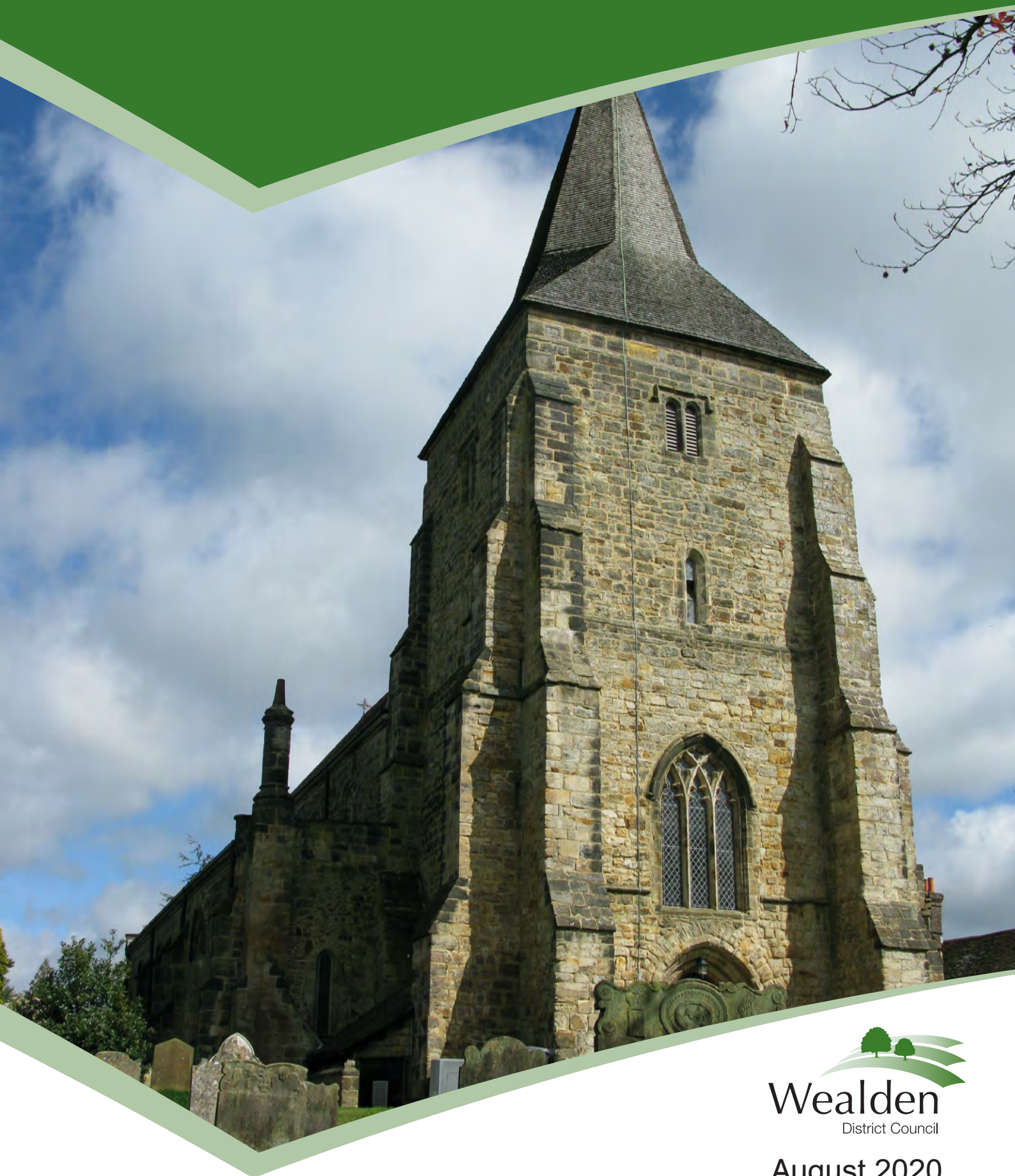


Draft Conservation Area Character Appraisal

Mayfield and Coggins Mill



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A copy of the Draft Conservation Area Appraisal can be downloaded from the Wealden website, http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Heritage/Conservation_Areas/Plan_Consevation_Areas.aspx or scan the QR code below with your smart phone.



If you, or somebody you know, would like the information contained in this document in large print, Braille, audio tape/CD or in another language please contact Wealden District Council on 01323 443322 or info@wealden.gov.uk.

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Overview

One of Wealden's principal assets is the high quality of its environment, including its historic environment and landscape. The District has a dispersed and varied settlement pattern within different landscape areas, with a number of small market towns, villages and hamlets. Each settlement has its own unique characteristics and functions, depending on its location and historical influences.

The Council also has a duty under the Planning (Listed Buildings and Conservation Areas Act) 1990 to review existing conservation areas and determine whether any further parts of the District should be designated as conservation areas and, if appropriate, designate those parts accordingly.

In March 2017, the Council designated 33 conservation areas in the District. This was the result of reappraisal of existing conservation areas and the identification of new conservation areas as part of the Issues and Options Consultation on the Local Plan in Autumn 2015. The designated boundaries of the conservation areas are shown on the Proposals Maps of the Local Plan. Please see the Heritage pages on the Council's website for further details on the designation process.

Where areas of special historic and architectural interest have been designated as conservation areas, the Council has a duty to set out a positive strategy for the conservation and enjoyment of the historic environment, whilst understanding its significance, the wider social, cultural, economic and environmental benefits of the area, and ensuring that new development makes a positive contribution to local character and distinctiveness. This takes the form of a character appraisal to identify and articulate the significance of each conservation area.

The Council will also formulate and publish proposals for the preservation and enhancement of conservation areas. This will include Local Plan policies, as well as a separate Management Plan for the conservation areas to set out how these areas should be managed and enhanced to guide new development within conservation areas and their setting.

Every conservation area has its own distinctive character and a strong sense of place. This character is made up from many elements, including the topography and setting, historic development, current uses and features, buildings and traditional materials, paths, lanes, hedges, trees, boundary treatments, place names and open spaces. Understanding this unique character, including the social and economic background, is the starting point for the future management of the conservation area, in order to conserve and enhance its significance in the future.

This character appraisal considers:

- The location and landscape setting of the area;
- Historic development;
- The character of the area in detail;
- Building materials and details;
- The contribution of the natural environment; and
- Issues having a negative impact on the character and appearance of the area.

This document is the draft conservation area character appraisal for Mayfield and Coggins Mill. Mayfield was first designated as a conservation area in 1969, and re-designated with Coggins Mill in March 2017.

The character appraisals have been prepared in conjunction with both national and local policies concerning the historic environment. The conservation area character appraisal documents will assist in planning decisions and will be used alongside the Council's 'Development Plan' (including any relevant adopted neighbourhood plan) and a future Conservation Area Management Plan (once published) when assessing planning applications.

This document is for:

- Anyone interested in commenting on the draft character appraisal for the Mayfield and Coggins Mill conservation area;
- Anyone interested in finding out information about the area;
- Anyone proposing to carry out development within the area;
- Organisations responsible for any management within the area;
- Statutory providers and partnership authorities who may carry out work within the area; and
- Members and Officers of Wealden District Council.

1 Background

1.0.1 The Mayfield and Coggins Mill conservation area was designated in 2017. The reasons for designation of the conservation area are explained in the Background Paper accompanying the Autumn 2016 Consultation on the Wealden Local Plan. To view the document, along with further information on the process and how community involvement and public consultation was undertaken; how the input from the community was evaluated; and how it influenced the recommendations for designation of areas, please see the Conservation Area Background Paper 2018 and the Heritage pages on the Council's website.

1.0.2 The designated boundary of the conservation area, detailed visual character appraisal map and views map are at Appendix 1.

1.0.3 PICTURE 1- GENERAL PICTURE OF CONSERVATION AREA (TO FOLLOW)

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2 Context

2.1 Introduction to the Conservation Area

2.1.1 Mayfield is a large village within the High Weald Area of Outstanding Natural Beauty (AONB), located along one of the north-south routes through the Weald. The historic core is centred along the ridge-top around the church and Archbishop's Palace.

2.1.2 The village lies within the wider Parish of Mayfield and Five Ashes, which covers an area of just over 16 square miles. Mayfield is the largest settlement in the area, with the smaller settlement of Argos Hill 1.5 miles to the north and Five Ashes 2.5 miles to the south west. The Parish had an overall population of 3,718 in 2011⁽¹⁾.

2.1.3 Located along a primary north-south route through the Weald, the settlement emerged from the late 13th and early 14th century as a trading settlement that developed around the earlier market and the Archbishop's Palace.

2.1.4 Wealden iron production had a significant impact on the economy of the area from the 16th century, with 35 ironworks within 10km of Mayfield at its peak.

2.1.5 Mayfield has undergone much change and development over the centuries, evolving from its medieval core focused around the church, High Street and Archbishop's Palace, to expansion that has been especially marked in the 19th century with the arrival of the railway in the later 19th century, which provided an extra impetus for growth and extension of the village to the west. Despite subsequent growth and development throughout the 19th and 20th century, Mayfield still retains its character and significance as an historic village. Coggins Mill has seen less development and despite 20th century development between this medieval hamlet and Mayfield village, has retained a strong sense of its rural character.

2.2 Setting

2.2.1 The National Planning Policy Framework states that the setting of a designated heritage asset, such as a conservation area, can contribute to its significance. In addition, Historic England have also confirmed that conservation is the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations⁽²⁾.

2.2.2 The setting of a heritage asset, including a conservation area, includes the surroundings in which it is experienced. Its extent is not fixed and may change seasonally, throughout the day and over time. It is not restricted to public views and one may not need to see a heritage asset to be within its setting. Setting may make a positive or negative contribution to the character, appearance and significance of a conservation area. A conservation area that includes listed buildings will also include and form part of their setting/s as well as the conservation area itself. In such positions, consideration

¹ Source: 2011 Census, Office for National Statistics

² Conservation Principles, Policy and Guidance, Historic England, April 2008, Principle 4.2

should be given to the collective and overlapping settings and the role that they play in contributing to the significance of the heritage asset.

2.2.3 Historic England have published guidance on the setting of Heritage Assets,⁽³⁾ which sets out an iterative approach to the assessment of setting. It is not the only approach that can be employed but it is a well-established approach that has stood up to examination at appeal including Public Inquiries. It is advised therefore that its advice and guidance should be referred to when considering development that may affect the setting of a conservation area, or any other designated heritage asset within or adjacent to its boundary.

2.2.4 This character appraisal considers the landscape setting of the conservation area, including important views into and out of the defined area; and the historical association between the conservation area and its setting, all of which contribute to the identified significance of this designated heritage asset. The broad approach to assessment of impact on setting of a heritage asset should be undertaken as a series of steps that apply proportionately to complex or more straightforward cases, in line with guidance published by Historic England and based on local and national planning policy and the over-riding statutory legislation.

2.3 Topography and Landscape Setting

2.3.1 Mayfield is a large village along one of the north-south routes through the Weald, sitting in an elevated position on one of the series of ridges that cross the Weald. By contrast, Coggins Mill sits on a quieter route in a valley at the point of an historic river crossing.

2.3.2 The village lies within the High Weald Area of Outstanding Natural Beauty (AONB). The High Weald, which encompasses the ridged and faulted sandstone core of the Kent and Sussex Weald, is an area of countryside representing one of the best surviving medieval landscapes in northern Europe.

2.3.3 The general appearance of the High Weald is one of a densely wooded landscape, which comprises a patchwork of irregularly shaped fields and woods forming both open and enclosed landscapes along rolling ridges and within valleys. Along the ridge top roads briefly glimpsed extensive views open up, stretching away over rolling ridges, with church spires often present within the views between the ridges, and green valleys below. The mosaic of small hedged fields and sunken lanes, together with the wooded relief and comparative inaccessibility, provides a sense of remoteness which is rare within lowland English landscapes and creates a strong sense of place⁽⁴⁾.

2.3.4 The character of this High Weald landscape is distinctive through the dispersed historic settlement pattern of farmsteads, hamlets and late medieval villages, largely sited on ridges or higher ground within the landscape. Settlements were linked by a network of largely intact ancient route ways (now often roads and rights of way) in the form of ridge

3 The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning:3, Historic England, March 2015

4 Wealden Landscape & Settlement Character Assessment, Chris Blandford Associates, November 2014

top roads and a dense system of radiating droveways. These are often narrow, deeply sunken and edged with trees, hedgerows, wildflower-rich verges and boundary banks ⁽⁵⁾.

2.3.5 The landscape of the Weald is characterised by thickly wooded areas, with some historic, often ancient, woodland used for coppicing, an essential rural industry that provided wythies for basket making, materials for wattle and daub construction, hurdles for animal enclosures and timber to create charcoal to serve the iron smelting and forging process.

2.3.6 The forested area was part of the 'Andreds weald', derived from the Old English 'weald', meaning forest, and 'Andred' derived from Anderida, the Roman name for present-day Pevensey and would have consisted of a mixture of heath, woodland and other habitats. Seasonal grazing may have taken place from early times, possibly the Iron Age, with the wooded area of the High Weald being used to seasonally fatten livestock, using the ancient droveways to move livestock (pigs and sheep) between grazing areas and to transport animals to markets and fairs.

2.3.7 Iron was the major industry in the High Weald, and first developed in the Iron Age and Roman periods, with evidence of 87 Romano-British iron production sites in Wealden District ⁽⁶⁾. The height of the iron industry in the area was predominantly in the 15th to 17th centuries when the Weald was the foundry of England and as many as one hundred forges and furnaces were in operation. This influence dominates the present landscape in the form of hammer ponds, furnace sites and evidence of charcoal-burning.

2.3.8 There is evidence for hammer ponds and iron working in the landscape, with local furnaces in proximity of the village including Mayfield Furnace, Bivelham, Bungehurst Farm, Hawksden, Coughopley and Woodbridge. By 1574, there were at least 77 iron furnaces working in the Weald, with 35 ironworks within 10km of Mayfield at its peak, but the ironmaking industry within the Weald had largely died out by the end of the 18th century.

High Weald Landscape

The history of the landscape is most evident in the:

- medieval pattern of fields, ridge top roads and radiating droveways;
- farmsteads, hamlets and late medieval villages on ridges or higher ground within the landscape;
- impact of the Wealden iron industry;
- Andreds weald forest used to seasonally fatten livestock, including the ownership and management of the Ashdown Forest;
- wealth of historic parks and gardens and historic buildings, including farmsteads;
- woodland industry, including coppicing and charcoal burning;
- formation of settlement linked to the practise of cultivating small parcels of land for rent or 'assarting';
- influence of agriculture, including hop production and associated oast houses; and
- influence of Weald trades in the area.

Mayfield

2.3.9 The historic settlement setting of Mayfield is created by:

- ancient fieldscapes with extensive areas of regular piecemeal enclosure, and cohesive and aggregate assarts;
- Settlement located on the ridge top, connected to the surrounding area by radiating droveways;
- numerous streams with associated ponds on the lower ground around the village;
- The River Rother running north-south to the east of the village, with gentrified buildings and pastures surrounding it;
- areas of Ancient Woodland surrounding the settlement;
- series of footpaths connecting the settlement to its landscape setting.

2.3.10 Landscape characteristics include:

- the historic core along the ridge-top route, centred around the church and former Archbishop's Palace;
- listed buildings throughout the village;
- significant views in and out of the village, especially to the north and south, with St Dunstan's church visible from all around;
- long distance views to and from the village from its landscape setting within the High Weald AONB⁽⁷⁾.

2.3.11 The landscape surrounding Mayfield falls within one County Landscape Character Area; the 'Upper Rother Valley'. The landscape setting areas are identified below.

Mayfield Landscape Setting Areas

To the north east, the landscape setting areas are identified as:

- an intricate patchwork of small-scale ancient, predominantly pastoral fields interspersed by linear tracts of Ancient Woodland.

To the north west, the landscape setting areas are identified as:

- sloping landform and narrow stream corridors, lined with linear tracts of Ancient Woodland, which are key landscape features.

To the south east, the landscape setting areas are identified as:

- sloping landform and small to medium-scale ancient pastoral fields.

To the south west, the landscape setting areas are identified as:

- numerous farmsteads dotted within the landscape, which contains linear Ancient Woodlands and a network of rural lanes⁽⁸⁾.

2.3.12 The topography in the area has influenced the layout and development of the settlement. Mayfield is a ridge-top settlement one of the north-south routes through the Weald. The High Street sits at 143m AOD at its eastern end, the land dropping to 112m AOD along the length of Fletching Street and along Station Road. Coggins Mill, to the north east, sits in the valley of the Coggins Mill Stream (part of the River Rother) at a minimum of 58m AOD.

2.4 Geology and Building Materials

2.4.1 Along with the whole of Sussex, the rocks of the Mayfield area are sedimentary. Descending the higher land of the High Weald towards the Low Weald, the rocks become younger. The geology is predominantly clay and this will have influenced the type of local building materials used to create the unique identity of settlements in the area.

2.4.2 The higher ground of Mayfield lies on a succession of sandstones and siltstones of the Tunbridge Wells formation, formed in the Cretaceous period. Surrounding this belt, which follows the ridgetop route, are mudstones of the Wadhurst Clay formation, intermixed to the north with sandstones and siltstones of the Ashdown Formation. Coggins Mill sits on these latter-mentioned sandstones and siltstones of the Ashdown Formation.

2.4.3 The use of the local materials available to builders in the past throughout the District, including: brick, timber, stone, weatherboarding, tile hanging, clay tiles and thatch, has a significant influence on the character of built form, including boundaries, and the overall visual nature of an area. The more historic buildings will display traditional building

techniques based on the materials available in the locality. However, with improved transport in the 18th and 19th centuries, a wider choice of materials from around the country became available, often leading to more standardised building styles and forms.

2.4.4 Chapter 5 of this appraisal provides location specific information on traditional materials and building techniques within Mayfield and Coggins Mill conservation area.

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2.5 History of the Settlement

Prehistoric

2.5.1 Lack of archaeological investigation in the area means that prehistoric and early historic activity in Mayfield and Coggins Mill is not fully understood, although there is evidence of early activity in the area.

2.5.2 It is likely that the route through the village was formed in the later Prehistoric periods by communities utilising this section of the Weald forest. This road is part of the identified prehistoric ridgeway from Oldham (Ightham) to Cross in Hand trackway (LIN 134) that follows the historic route of the A267 (prior to the Mayfield bypass) along the Tunbridge Wells Road, the High Street and down Station Road. These routes are believed to have continued as Roman roads and so were well established prior to medieval settlement in the area.

2.5.3 Evidence of prehistoric activity is represented by find spots recorded in the area, with a Neolithic axe found during the construction of a garage at Heron's Folly (ESHER MES6992), a Neolithic axe found near the River Rother (ESHER MES4639) and a Neolithic axe found in an unspecified location in Mayfield (ESHER MES4640).

2.5.4 Iron was worked in bloomeries in the area from the Iron Age and continued into the Roman period. A number of undated bloomeries have been recorded around the village, especially to the north, including those at Clays wood and Park Farm to the north (ESHER MES4614, MES35650), undated and Romano-British bloomeries at Brickhurst Wood to the north (ESHER MES35293, MES4637, MES4613). Other bloomeries have been recorded at Pennybridge and Pitwood near Coggins Mill (ESHER MES35418, MES4621).

Roman and Saxon

2.5.5 Roman occupation of the wider area commenced in 43 AD, after the Roman conquest. There have been numerous discoveries of Romano-British iron workings in the area, 11 of which are within 5km of the area, including smelting furnaces at Argos Hill and Rushers Cross and the large 3ha site at Bardown. Few Roman finds are recorded in the area, with a Samian dog figurine found in the grounds of Heron's Folly the only recorded Roman find within the conservation area (ESHER MES6994).

2.5.6 The Anglo-Saxons invaded Sussex in the year 477 AD and, according to the Anglo-Saxon Chronicle, took the Roman fort of Anderida in 491 AD on the south coast at Pevensey, forming the small kingdom of the South Saxons, or Sussex. The Saxons used the drove routes and woodland clearings of the Weald for the grazing and movement of animals.

2.5.7 Whilst there are no recorded Saxon finds in the village, there is an early 12th century reference to the building of a wooden church and hospitium at Mayfield (*Maga-velda*) by Dunstan, Archbishop of Canterbury, in 960 AD. The hospitium may have been a precursor to the Archbishop's Palace, providing accommodation for visiting

Canterbury officials. Its exact location is not known, but it thought to be in the approximate location of the later Archbishop's Palace (now Mayfield School).

Place name, Domesday and early manors

2.5.8 Mayfield is not mentioned in the Domesday Book of 1085, instead forming part of the Archbishop of Canterbury's extensive manor of South Malling, recorded as containing 254 tenants in the Domesday Book. The great manor of South Malling, which was granted to the archbishops of Canterbury before the Norman Conquest and remained in their possession until the 16th century, stretched from Lewes Bridge up to the Kent border at Lamberhurst. In the 16th century, the manor was then broken up into three new lordships – the manors of Ringmer, Framfield and Mayfield.

2.5.9 The name Mayfield is thought to derive from the Old English *Maegthe feld*, meaning open area where mayweed grows. The name is thought to relate to the area of the current town and likely predates any nucleated settlement such as a village or hamlet, although there may have been dispersed settlement in the area that was part of the Archbishop of Canterbury's manor of South Malling.

2.5.10 The name is recorded again in the early 12th century writings of Eadmer, a monk of Canterbury, as *Maga-velda*. It is also recorded in the Charter for a market and fair in 1261 and in Lay Subsidy Rolls in the late 13th and early 14th century, where it is recorded as *Maghefeld*.

2.5.11 Coggins Mill is recorded in the ESHER as a medieval hamlet, with a reference to Colkynesmell in 1315. The name Colkyn is linked to Mayfield prior to this date, with Gilbert la Colkyn witnessing a deed for a land grant in Mayfield in 1275⁽⁹⁾. As such, Colkyn is likely to have been a family name, and in addition to the aforementioned Gilbert la Colkyn, Robert Colkyn is recorded in the Court Rolls for Herstmonceux in 1328 and the name continues to occur in other 14th century documents.

Church

2.5.12 The church of St. Dunstan stands in a slightly elevated to the north of the High Street, with the church tower visible throughout the town and for many miles around. There was probably a wooden Saxon church on or near the present site from the 10th century, with reference to the building of a wooden church in 960 AD. Whilst this reference is from the 12th century, the current stone church dates to the earlier 13th century and therefore the wooden church was presumably still in use when it was written of in the 12th century.

2.5.13 The current stone church contains fabric dating to the earlier 13th century, comprising the west tower and the west end of the north aisle; which shows that the church was substantial at this early period. By 1297 the church had a chantry chapel, believed to have been the chapel at the east end of the south aisle, which was dedicated to St. Alban. In 1389 the church was damaged by a fire that swept through the village.

The majority of the church that survives dates to circa 1400, rebuilt in the Perpendicular style following the fire. The current south chapel and south aisle date from this period, as well as a two-storey porch. The north aisle and tower were also increased in height at this time.

2.5.14 Further works were undertaken in subsequent periods, with the nave thought to date to the early 16th century. Lightning damage in 1621/22 caused serious damage to the south aisle and some damage to the tower and chancel, requiring repair. The church was re-roofed in the earlier 18th century in accordance with the will of John Baker, who donated the timber. Subsequently, the roofs were replaced again in 1869 as part of the Victorian restorations to the church undertaken by W. Slater and R.H. Carpenter.

2.5.15 Within the church, fittings and monuments of note include a 15th century aumbry, two 15th century piscinae, the 1666 font, the 17th century monument to Thomas Anscombe and his wife, the early 18th century chandeliers bearing the Baker family arms, and a number of 17th century iron graveslabs.

2.5.16 The vicarage was ordained in 1262. By at least 1596 the vicarage was evidently located where it was until the later 20th century (i.e. the house now known as Heron's Folly, off Coggins Mill Lane, north-east of the town) since the Rose and Crown was described at this date as being by the vicarage. However, it may have always stood in this spot, with earlier references to the Glebe lands abutting to the east of the Palace lands.

2.5.17 The vicarage was rebuilt in 1812 by the Rev. John Kirby to the design of Edward Lapidge of Green Street, Grosvenor Square, County Surveyor for Surrey. Accounts survive in the record office for the demolition of the old vicarage by Christopher Hodgson. The works took several years to complete and at his death in 1844 John Kirby was in a state of severe financial embarrassment as can be seen by the papers of his son as executor. The vicarage was sold off in 1957, with the present vicarage located in the High Street opposite the south-west corner of the churchyard.

2.5.18 During the medieval period the churchyard may have been quite tightly confined to the areas around the church (the south, east and west boundaries as now, but not extending much beyond the church to the north, where the medieval convent may have been. The churchyard was extended northwards in a series of expansions, in 1865, 1935 and 1996.

2.5.19 The churchyard contains 11 terracotta grave plaques, created by Jonathan Harmer of Heathfield, in the mid 19th century. Harmer created a method of attaching terracotta plaques to gravestones or tombs, which has enabled some of them to survive in the churchyards around the area. There are also a number of 18th and 19th-century listed tombs and graveslabs in the churchyard.

Archbishop's Palace

2.5.20 As already noted, Mayfield was part of the Manor of South Malling, held by the archbishops of Canterbury from Saxon times. The origins of the prominence of Mayfield

appear to have originated with the building of a wooden church and hospitium at Mayfield by Dunstan, Archbishop of Canterbury, in 960 AD. It has been suggested that the hospitium could have provided accommodation for Canterbury officials visiting the rural estate, with Mayfield siting approximately 50 miles (roughly two days ride) from both Canterbury and Lambeth Palace. Further Archbishop's residences sit half way (a day's ride) between the these two principal residences and Mayfield; at Otford, Charing and Maidstone. Mayfield would therefore have been part of a well connected network of residences over the Archbishop's estates in London, Kent and East Sussex.

2.5.21 The location of the hospitium is not known, but it could be in the approximate location of the later Archbishop's Palace (now Mayfield School), which replaced it in the 13th century. In 1260, Pope Alexander IV gave Archbishop Boniface of Savoy permission to build a simple and comfortable manor in his forest at Mayfield- '*Sicut nobis significare curasti, desideres quondam manerium construere in foresta tua de Mawefeld, diocesis Cicestrensis, et tu successoris tui possitis ad illud honeste ac commode, cum necesse fuerit*'.

2.5.22 Between 1278 and 1284 Archbishop John Peckham spent a further 2,000 marks improving the manor house and windows from the 13th century survive in the east and north ranges that flank a small courtyard to the east of the Great Hall. Records show that the archiepiscopal household visited Mayfield typically twice yearly in the late 13th century⁽¹⁰⁾. Edward I visited in June 1299, returning again in June 1305 with his dogs, 3 beagles: 9 greyhounds, 20 staghounds, 23 harriers, and 27 deerhounds, perhaps to hunt in the medieval park to the immediate north of the Palace.

2.5.23 It is believed that the Great Hall was built by Archbishop Winchelsey (1293-1313) circa 1310 employing the master mason Michael of Canterbury, although Archbishop Islip (1356-1366) enlarged it and built the greater part of the Palace. Other contemporary palaces, even at the smaller scale, comprised a Great Hall, chapel and accommodation. Despite subsequent periods of abandonment, dismantling and later reuse, parts of the medieval archbishop's palace still survive.

2.5.24 The Palace seems to have grown in importance during the early 14th century. During this period the palace was extended, including the building of the Great Hall, which was built circa 1310 by Archbishop Winchelsea employing the master mason Michael of Canterbury. This large hall, measuring around 21m x 12m, is built of stone, with evidence of the location of the archbishop's seat on the east end wall. Building continued in the 14th century, with Archbishop Islip (1356-1366) enlarging the Palace.

2.5.25 The 14th century marked the peak of use of the Palace by the archbishops, with Archbishops Winchelsey (1293-1313), Reynolds (1313-27), Mepham (1327-33), Stratford (1333-48), and Islep (1349-66) all spending significant time at Mayfield⁽¹¹⁾.

2.5.26 The 15th-century archbishops of Canterbury seem to have made less use of Mayfield palace. However, Henry VII visited the Palace at Mayfield in 1486, 1492 and

10 Sussex Extensive Urban Survey (EUS): Mayfield Historic Character Assessment Report April 2008

11 Sussex Extensive Urban Survey (EUS): Mayfield Historic Character Assessment Report April 2008

1494, probably accompanied by Archbishop Morton. These visits were likely connected with the development of the local iron industry and the new blast furnace process, introduced by Henry from France to support his war effort with France. A young Henry VIII also visited Mayfield Palace in August 1510 with Archbishop Warham.

2.5.27 A survey of 1498 records the medieval park at Mayfield, which extended along the roadside as far east as the path leading to Cats Bells; continued to the west behind the church and immediately to the rear of the houses on the north side of the High Street; and encompassed all of the land around and to the north of Palace. Records show that it had been expanded by taking in 74 acres of rectory land in 1355, (the Glebe abutting to the east), but had already been reduced by small grants of land to tenants in the village by the 1498 survey. Further losses to Mayfield tenants had occurred by the late 15th century.

2.5.28 In the early 16th century Archbishop Warham built the gatehouse and chapel porch at the Palace before the Palace fell out of use under Archbishop Cranmer (1533-55). The manor (including the Palace and park) was surrendered to Henry VIII as part of the Dissolution in November 1545 and purchased by 1546 Sir Edward North, Chancellor of the Court of Augmentations, at which time it included over 8,000 acres of land. It was soon sold to Sir John Gresham, a London merchant who became Lord Mayor of London.

2.5.29 The Palace eventually passed to a younger member of the Gresham family, Sir Thomas Gresham, in 1567. Gresham was the founder of the Royal Exchange and Crown Agent in Antwerp, responsible for buying arms for the Crown. Upon his return to England he moved to Mayfield Palace and the family seem to have taken full advantage of the local resources. They cleared trees for sheep farming to supply the woollen market, but more significantly Gresham established Mayfield Furnace, where he set up a gun foundry, casting large naval canons for export. Gresham's badge of a grasshopper and the date 1571 appears in a chimney piece formerly on the first floor of the Palace, but now moved down to the Governor's Room near the Courtyard. In August 1573 Gresham hosted Queen Elizabeth I at Mayfield. He recorded that the furnishing of The Queen's Room was to the value of £7,553.10s.8p.

2.5.30 Henry Nevill lived at Mayfield Palace following his marriage in 1584; his great-uncle, Sir Thomas Gresham, having died in 1579. He came to inherit Mayfield Palace and the manor through his mother, Elizabeth Gresham. He ran the very successful Mayfield furnace, which gained the Royal Patent (national monopoly) for the export of cast iron guns from Queen Elizabeth in 1592.

2.5.31 In 1598 the former Palace and manor were sold off as part of further fragmentation of the previous Gresham Estate, being purchased by Sir Thomas May. In 1617 the former Palace (which became known as Mayfield Place), along with the Manor and rectory, was sold to the Baker family of ironmasters. Over the years the family retained Mayfield Place and the land around it, although the Manor was sold off separately in 1724 to Henry Pelham. The house was inherited by Michael Baker in 1730, who never lived at Mayfield Place and was responsible for the partial dismantling of the former Palace buildings. He resided at Aylwins, which he had purchased in 1724, the family having already been tenants since the 1660s.

2.5.32 Around 1750, during the ownership of Michael Baker or his heir, George Baker, the gateway and the garden and courtyard adjacent were sold off as two plots. The gatehouse was converted into a house and Stone House was built in the gardens, utilising stone and salvaged materials from the Palace. The Palace was partially dismantled by the Baker family at this time and much of the stone work in the village seems to be associated with the Baker family, attesting to their reuse of the stone as a source of building material in the 18th century

2.5.33 The former Palace remained largely abandoned in the 18th and into the 19th century and the roof of the Great Hall was also removed at this time. The ruins featured in several 19th century guidebooks to Tunbridge Wells, with one guidebook from 1810 describing the ruins and 'rare curiosities' of St. Dunstan. It also states that the non-ruinous buildings were occupied by a tenant farmer, utilising some of the buildings as storehouses and granaries⁽¹²⁾. The Palace was at this time owned by the Rev. John Kirby, who had married the daughter of George Baker (died 1756).

2.5.34 The ruins continued to attract visitors in the 19th century, even receiving a visit from Princess (later Queen) Victoria in 1832, accompanied by the Duchess of Kent. In 1863 Mother Cornelia Connelly escorted a small group of girls from the Holy Child School at St Leonards-on-Sea to the ruins and shortly after the visit the estate was purchased by the Duchess of Leeds (Louisa Catherine Caton) and presented to the religious order. Restoration of the Palace began and the site was initially used by the nuns to educate a small number of orphans on site. St Leonard's School established. The ruins of the 14th century hall were transformed into a school chapel by the architect Edward Welby Pugin. In 1872 young girls from St Leonards were brought over to be the first pupils at the school, with growing numbers of pupils prompting further development of the school. In 1886, the architect Peter Paul Pugin built the Cloisters to the north of the Chapel, adding the red brick school building in 1896. The Concert Hall was built in 1929 by Adrian Gilbert Scott, and a suite of other facilities were constructed throughout the second half of the 20th-century and beyond.

2.5.35 Despite its abandonment and deliberate dismantling in the first half of the 18th century, subsequent neglect, and then later redevelopment, much survives of the medieval Palace at Mayfield. The earliest parts of the palace date from the second half of the 13th century and include windows in the east and north ranges that flank the small courtyard to the east of the hall, although these buildings have been heavily altered in the 15th and 16th centuries. The Great Hall, though restored by Pugin in 1865-6 and now used as a chapel, dates to circa 1310. The 14th century tower survives to the west of the Hall, and the Gatehouse, which is on the High Street frontage, is of the 15th century, albeit extended when restored in the 19th century.

Medieval development

2.5.36 In the early 12th century there is a reference to the building of a wooden church and hospitium at Mayfield (*Maga-velda*) by Dunstan, Archbishop of Canterbury, in 960 AD. The hospitium may have been a precursor to the Archbishop's Palace, providing

12 Amsinck, P. & Byrne, L. 1810

accommodation for visiting Canterbury officials. Its exact location is not known, but it thought to be in the approximate location of the later Archbishop's Palace (now Mayfield School).

2.5.37 The Archbishop of Canterbury was granted a Charter for a weekly market and fair in Mayfield in 1261. The market was to be held at the Manor on Thursdays, with the market likely to have been held along the High Street, widening into a market square in front of Aylwins where the High Street meets West Street. An annual fair was also granted in 1261, to be held on the saints day of St. Dunstan (19 May). Further Charters were granted for a Tuesday market in 1314 and a Wednesday Market in 1394. A further annual fair was also granted in 1394, to be held on All. Saints (1 November).

2.5.38 The granting of the market coincided with the start of work on the Archbishop's Palace and the ordination of a vicarage at Mayfield in 1262⁽¹³⁾. The vicarage was located in the approximate location of Heron's Folly from at least the 15th century, with the Glebe shown on a survey of 1498, abutting the medieval manorial park to the immediate east of the path leading to Cats Bells on Fletching Street.

2.5.39 The present settlement of Mayfield is thought to have emerged from the late 13th and early 14th century as a trading settlement that developed around the earlier market, church and Archbishop's Palace. In the 1296 Lay Subsidy Rolls⁽¹⁴⁾ for the *Villata de Maghefeld* there were 27 taxpayers, suggesting modest settlement with a population of around 135 occupants. The trades recorded are typically Wealden and include a smith and a Glover⁽¹⁵⁾.

2.5.40 Mayfield is recorded again in the 1327 and 1334 Lay Subsidy Rolls when it was valued together with Wadhurst; with 76 individuals taxed at £9 in 1327 and 97 individuals taxed at £9, 15s and 3 1/2d in 1334⁽¹⁶⁾.

2.5.41 The impetus for the emergence of the village in the early 14th century may have been connected with the expansion of the Palace and the peak of use by the archbishops at this time⁽¹⁷⁾. The construction and operation of the Palace, especially when occupied, would have no doubt attracted labour and services to Mayfield and helped support any emerging settlement and the market.

2.5.42 Records indicate that the village of Mayfield was growing in size and status during the medieval period. In addition to the Archbishop's Palace, the church was substantially modified in the late 13th century, and in the 14th and 15th centuries. Further market days were granted in 1314 and 1394 and a further fair. All suggest that Mayfield was growing in population, wealth and importance.

2.5.43 A fire is recorded in Mayfield in 1388-9, damaging houses, shops and stalls, as well as the church. The Beadle's⁽¹⁸⁾ account states that various shops and stalls in the

13 Sussex Extensive Urban Survey (EUS): Mayfield Historic Character Assessment Report April 2008

14 records of taxes collected based on the value of personal property

15 Sussex Extensive Urban Survey (EUS): Mayfield Historic Character Assessment Report April 2008

16 The Three Earliest Subsidies For the County of Sussex 1296, 1327, 1332

17 Sussex Extensive Urban Survey (EUS): Mayfield Historic Character Assessment Report April 2008

18 church official

market place were burnt by thunder, suggesting the fire was started by a lightening strike. A total of 85 shop places were recorded as burnt. In many instances one person owned two or more 'shop places' (24 owners are recorded) and it would seem that by this time the smaller stall plots had been amalgamated to allow the construction of permanent timber-framed buildings. The church was rebuilt (see Church above) and a further weekly market day and annual fair was granted in 1394, attesting to the rebuilding of the shops and houses after the fire and continued rise in prosperity.

2.5.44 In 1450 Jack Cade, a local Sussex man, raised an army of 40,000 peasants dissatisfied with political and living conditions. They marched to London, seized the Tower and beheaded the Treasurer, Lord Saye. The rebellion was eventually quashed and the list of those pardoned following the rebellion include the Rector of Mayfield, who led a party of local men, William Bailly of Maghfild, gent and William Pont of Magfeld, yeoman. Other men pardoned from Mayfield include a tanner, draper, carpenter and two husbandmen. It is generally speculated that Cade was a local man from Heathfield or Mayfield and the name is recorded from the 1328 Lay Subsidy Rolls.

2.5.45 A survey of 1498 records that by this time the occupied area of the village had grown from that of the earlier shop places. There were between 50 and 54 dwellings recorded, comprising multiple shop places. Small areas of land (forelands) had been acquired in front of many of the plots, encroaching into the highway. The plots, with the exception of those backing immediately onto the churchyard, had also been extended to the rear, extending down to Back Lane on the south side of the High Street, and stretching back into land purchased from the manorial park on the north.

2.5.46 The survey identifies the market place extending along the High Street, but with the focus being towards the western end where three lanes converged. A former market cross and pillory⁽¹⁹⁾ are referred to at this junction. The Archbishop's Palace dominated the eastern end of the High Street on the north side, but development continued on the south side of the High Street along Fletching Street as far as Yew Tree Farm House.

2.5.47 Other than the church (already described) and Palace, there are a number of medieval buildings identified within Mayfield, although future historic building analysis may reveal further medieval cores to later or refronted buildings. Yeomans is an early 15th-century four-bay Wealden hall house with exposed timber framing at the junction of the High Street, Fletching Street and Tunbridge Wells Road. Shirley Cottage, on the south side of the High Street, contains the remains of another Wealden hall house of circa 1400, with the former two-storey parlour bay within what is now Old Cottage. London House, on the north side of the High Street, contains timber-framing of a medieval hall, with a likely 14th century stone cellar under the eastern extent of the building. It is also reported that Truffles on the High Street contains the remains of a medieval hall house and that The Royal Oak contains a 14th-15th century rear range and part of an early 16th century front range.

19 a wooden device, with holes cut out for a person's head and hands to be stuck through used to punish someone through public humiliation

2.5.48 Just off the High Street, facing the former marketplace, internal inspection has revealed an open hall of late 14th or 15th century date at May and June Cottages (2 and 3 West Street), with parts of the medieval house also surviving in Oak Croft and April Cottages (1 and 4 West Street) adjacent. Courtney Cottage and Pound End Cottage on Fletching Street contain the remains of a two-bay hall house of late 14th century date, confirming that medieval development extended along Fletching Street at this time.

2.5.49 In addition to the above-ground remains of houses and shops, there are stone cellars reported under a number of properties on the High Street, which may be 14th century and have survived the fire that destroyed the timber-framed buildings that once stood above them.

2.5.50 Far less is known about the development of the hamlet at Coggins Mill than the development of Mayfield village. As already stated, the name Colkynsmell is recorded in 1315 and the family name Colkyn is recorded in the Mayfield area from the 13th century. There is an undated bloomery in Coggins Mill to the north of the road near the stream and the placename suggests a mill in this location in the medieval period; both relying on the watercourse that flows through the hamlet. A fulling mill is recorded in the Parish in 1570⁽²⁰⁾. In 1590 Henry Nevill, lord of the Manor, granted land at Colkyns Mill to Magnus Fowle, which included an orchard called Myll [mill] Garden, although there is no mention of a mill so it may have already become redundant by this time. It may also be significant that Henry Nevill and the Fowles were local ironmasters and so could have been associated with the aforementioned undated bloomery.

2.5.51 The road passing through Coggins Mill would have been more significant in the medieval period than it became latterly. At this time the Tunbridge Wells road that extends down the hill next to the Palace (Mayfield School) was not in existence and so Fletching Street and the road through Coggins Mill was the main route north from Mayfield to Lake Street and Tidebrook and Coggins Mill was a passing place across Coggins Mill Stream; a tributary of the River Rother.

2.5.52 Medieval buildings have not been formally identified in Coggins Mill, but future historic building analysis may reveal medieval cores to later or refronted buildings. Bassetts is listed at late 16th or early 17th century, but it has been suggested that the building is medieval. A number of other buildings are listed as 17th century, but may be earlier.

2.5.53 By the end of the medieval period the population of the Parish had grown from the estimated 135 inhabitants in 1296, to 495 in 1524.

Post medieval development

2.5.54 A lack of excavations in the village means that below-ground archaeology has yet to contribute to the understanding of the development of medieval and post-medieval Mayfield. The built-up area remained focused on the High Street and market place at the western end where three lanes converged.

2.5.55 By the mid-16th century the Archbishop's Palace and park had fallen out of use and the manor of Mayfield, was alienated in 1545. The manor and Palace was granted to Sir Thomas Gresham following the Dissolution, then to Henry Nevill in 1579, followed by Thomas May in 1597.

2.5.56 A further survey of 1558 followed relatively soon after the transfer of the manor to Sir John Gresham following the Dissolution. There was some retraction of the village at this time, with between 3 and 8 houses lost to the east end of the town near the Palace, which may have been related to the changing fortunes of the Palace.

2.5.57 By the time of the 1602 survey of Mayfield the village had shrunk further, from around 46-7 houses in 1558 to 41-3 houses in 1602. The majority of houses lost were in the central area of the High Street and may, at least in part, have been the result of a further fire in the village in 1590, which destroyed four houses, an almshouse, and a barn and outbuildings belonging to Henry Nevill ⁽²¹⁾. In addition, some of the larger houses like Aylwins merged previously smaller tenements and these smaller properties were demolished to make way for the grander houses, along with their large gardens and outbuildings. In the case of Aylwins four properties were subsumed when the larger house and gardens were developed; Middle House was built on the site of two earlier properties on the High Street; and the three house adjacent to The Pound (now Yeomans) were destroyed and the lands absorbed into this farmstead. Some of these changes help explain the reduced number of houses in the 1602 survey and also have implications for potential below-ground archaeology in the village.

2.5.58 The 1590 fire may have been related to some of the change in the village at this time, as it appears to have been closely followed by demolition and development in the High Street, perhaps where the houses were damaged or destroyed by the fire. However, the building where the fire started has not been established. It is recorded that it started in the house of John Luck, but in the 1558 survey of Mayfield the Luck family owned properties in the location of Aylwins and Middle House. As both these plots were purchased by the wealthy Aynscombe family and new houses built around the time of the fire, it is not thus far possible to determine which location, if either, was the starting point of the fire.

2.5.59 During the late 16th century land on the southern side of the central High Street was bought by John Penkhurst and amalgamated into The Pound (now Yeomans), thus creating a substantial farmhouse and 56-acre farm.

2.5.60 A number of prominent families seem to owned land and property in Mayfield and the surrounding areas during the post-medieval period and no doubt had a considerable influence in the area, building and owning substantial properties and operating as landowners and ironmasters.

2.5.61 The Greshams were an influential family who held the Manor of Mayfield, including the Palace, from the sale following the Dissolution (1546) until 1579. Sir John Gresham, who acquired the Manor, was a very successful London merchant who became Lord

21 Bell-Irving, 1903

Mayor of London. When Sir Thomas Gresham inherited the Manor in 1567 he established Mayfield Furnace, where he set up a gun foundry, casting large naval canons for export. He was also influential enough to host Queen Elizabeth I at Mayfield.

2.5.62 Sir Henry Nevill inherited Mayfield Palace from his great-uncle, Sir Thomas Gresham. He held the Manor in its entirety, which included Wadhurst and parts of Lamberhurst. The Nevill's were a very influential family and Royal courtiers, owning vast estates in the area, including Eridge Park. Henry Nevill lived at Mayfield Palace following his marriage in 1584 and ran the very successful Mayfield furnace.

2.5.63 Thomas Aynscombe purchased parts of the Manor from Henry Nevill in the late 16th-early 17th century. The Aynscombes appear to have been a local family, recorded in Mayfield from the the 15th century at Aylwins ⁽²²⁾ and residing in the village in the 1558 survey. The family are recorded as ironmasters on the Aylwins Estate and were also lawyers at Inner Temple, owned property in the village and outlying areas, including Aylwins and Middle House.

2.5.64 The Bakers were another prominent family, who were already Sussex landowners and ironmasters before moving to Mayfield in the earlier 17th century. John Baker purchased the Archbishop's Palace and rectory in 1617 from the family of Sir Thomas May. The Bakers also ran a number of furnaces in the Parish, including Mayfield Furnace to the north of the village, Old Mill furnace and Bungehurst furnace along Newick Lane, and Coushopley furnace towards Wadhurst. The Palace stayed in the Baker family, descending to a daughter of George Baker and her husband, the Rev. John Kirby, in 1809. The family also owner Aylwins from 1728, although they tenanted it from the 1660s; and Middle House from 1688. All three of the properties were held by the Bakers until the mid-19th century (see below).

2.5.65 The Manor was separated from Mayfield Place in 1724 and passed through a number of wealthy and influential landowners. It was purchased by the Pelhams in 1724; the Marquis of Camden in 1790 Bayham Abbey. Lord Carrington held much of land in the Parish at the time of the 1843 Tithe map, holding over 8000 acres in total.

2.5.66 The three houses owned by the families above; Aylwins, Middle House and Mayfield Place; were principal properties within the village during this period and are all noteworthy.

2.5.67 Middle House is an ornate timber-framed building on the south side of the High Street. A date inscription on the building dates the house to 1575, when it was reportedly constructed by William Houghton according to a 19th century account ⁽²³⁾. However, the date inscription appears to have been added later and nothing else ties this Devonshire based family to Mayfield at this time. It has been more recently suggested, based on the available historic and buildings evidence, that the property was built in the late 16th century by John Aynscombe ⁽²⁴⁾, possibly on land made available after the 1590 fire. What is documented is that the property was owned by John Aynscombe when it was described

22 ed. Bannerman, W.B. 1905 & Lower, M.A. 1870

23 Lower, M.A. 1870

24 Martin, D. & Martin, B. 2007 ref 2874

as a 'capital messuage' in 1602. Later, Thomas Houghton, a principal at Clifford's Inn, married a daughter of Thomas Aynscombe and resided in Mayfield, providing a later link to the Houghton family. The house was owned by the Baker family from 1688 until the mid-19th century.

2.5.68 Aylwins is a substantial stone and timber-framed house at the western end of the High Street and was built circa 1600 by Thomas Aynscombe (brother of John above). Aylwins remained with the Aynscombe family until 1672, but was tenanted by the Baker family from the 1660s. It was sold in 1672 to the Fuller family (ironmasters) and then to the Baker family in 1728. Michael Baker also inherited Mayfield Place in 1730, the family having purchased it in 1617. He resided at Aylwins, never living at Mayfield Place, and the Baker family retained the property into the 19th century. Maps show that the owners of Aylwins diverted a road (Rotherfield Lane) that had extended in front of the house to the marketplace in the 17th century, diverting it along Station Road and then rejoining its former route where it turns off Station Road by Colkins Mill Church to Argos Hill.

2.5.69 As already stated, the Archbishop's Palace became a private residence following the Dissolution. It was inherited by Henry Nevill from his great-uncle, Sir Thomas Gresham. It was renamed Mayfield Place following its acquisition by the Baker family in 1617. The house was inherited by Michael Baker in 1730, who never lived at Mayfield Place and the buildings were partially dismantled and used as a source of building material by the family in the 18th century, with some of the building being occupied by a tenant farmer. The ruinous Palace passed by marriage to the Rev. John Kirby, before being purchased for the Holy Child School at St Leonards-on-Sea in 1863, after which it was restored and converted into a school.

2.5.70 There are 41 buildings identified as 18th century or earlier in Mayfield village, of which four are 16th century, 26 are 17th century and 13 are 18th century. In addition, the 10 listed buildings in Coggins Mill are all 18th century or earlier. Middle House and Aylwins have already been mentioned above, with Walnut Tree House adjacent to Middle House also dating to the 16th century with exposed timber framing. At the junction of Fletching Street and East Street, The Old Barn dates to the early 16th century and appears to have been used as a specialist building; possibly a warehouse.

2.5.71 Nine of the listed buildings at Coggins Mill are timber-framed and likely 16th-17th century or earlier. Most are weatherboarded at the first floor with later brick and/or stone to the ground floor. Two have exposed timber framing with plaster infilling (Bassetts and Old Owl). Few have been the subject of internal inspection, but Cherry Tree Cottage has been analysed and dated to the later 16th century, reusing a substantial amount of timbers from a medieval house ⁽²⁵⁾.

2.5.72 The 17th century timber-framed buildings in the village have been refaced in brick and tile and these later changes may reveal even earlier cores. Some of the cottages along Fletching Street are likely 17th century, including Bluebell and Charity Cottages, as well as the Rose and Crown public house at the junction of Fletching Street/Coggins Mill Road. This accords with the expansion of the town in the 17th century, towards the

eastern end of Fletching Street. This period also saw the subdivision of existing houses into multi-occupancy dwellings and the construction of houses on rear plots previously occupied by barns, stables and outbuildings along South Street (formerly Back Lane) to the rear of the High Street plots.

2.5.73 By the 18th century brick and stone had become the predominant building materials, sometimes with tile-hanging to upper floors. Examples include Yew Tree Farmhouse along Fletching Street, Crossways on the High Street; and Morel House on Station Road. Stone House on the High Street was built using stone from the derelict former Palace ruins. This period saw small-scale expansion to the south and east of the village, but most of the development was concentrated within the existing village, with some infilling of existing plots, as well as development of wayside plots on the north side of Fletching Street. There was also alteration and extension to existing buildings. As such, earlier buildings within the village may be concealed behind later brick and/or tile refacing.

2.5.74 Records for the Parish show that there was significant population growth during the post-medieval period, with the population rising from 495 in 1524 to 1,570 in 1676. Growth was slower in the preceding century, reaching 1,849 by 1801.

Post medieval trade and industry

2.5.75 Early industry in the area appears to have revolved around trade and services, centred around the medieval market and Archbishop's Palace. The village and Coggins Mill also contained some farms.

2.5.76 The Weald was providing iron to the Crown from the Archbishop of Canterbury's estates from at least the 13th century. In the reign of Henry III, the iron industry in the County of Sussex was required to provide the king with 30,000 horse shoes and 60,000 nails, but was still utilising the bloomery furnace and so production was relatively small-scale. By the end of the 15th century continental ironmasters from Pays de Bray, northern France, were employed to operate a water powered blast furnace in the area, establishing the first English blast furnace at Newbridge in the Ashdown Forest. Following Henry VIII's divorce from Catherine of Aragon, the risk of foreign invasion and the need for English gun production prompted the collaboration between Peter Baude, a French gunfounder, and Ralph Hogge, an English iron-maker, established the first cast iron gun foundry in 1543 in Buxted, Sussex.

2.5.77 Wealden iron production had a significant impact on the economy of the area from the 16th century, with 35 ironworks within 10km of Mayfield at its peak. Local furnaces and forges included Mayfield Furnace, Old Mill, Bivelham, Bungehurst, Hawksden, Coushopley and Woodbridge.

2.5.78 Mayfield Furnace is thought to have operated from the early 16th century ⁽²⁶⁾, but came into pre-eminence after it was established around 1570 by Thomas Gresham as a gun foundry, casting large naval canons for export. Henry Nevill, his successor, gained the Royal Patent (national monopoly) for the export of cast iron guns from Queen

Elizabeth in 1592. The furnace continued to operate under the ownership of Sir Thomas May (1598-1617) and the Baker family of iron masters (1617-1712), although gun production ceased around 1610 and iron was cast for working in the forge.

2.5.79 The ironmasters who ran the furnaces and forges in the Parish and wider area were local prominent figures and owned land and many of the large properties in the area during the late 16th-early 18th centuries. Many of the families also inter-married, further consolidating their power and influence. A number of the families have memorials and/or iron graveslabs in Mayfield church (others can be found in nearby local churches, such as Wadhurst church). These include Sir Thomas Gresham, Stephen Penkhurst, Henry Nevill, Thomas Sands, Stephen Aynscombe, and John Baker.

2.5.80 The iron industry brought great prosperity to the area and was a source of employment, but it also industrialised the area. Accounts describe the glow from the furnaces, noise of the hammers, stripping and burning of woodland to make charcoal, digging of pits to extract the iron ore, alteration of watercourses to create dams and pond bays, and heavy damage to roads in transportation of materials and goods.

2.5.81 The leather industry also appears to have been an important trade, with Mayfield as one of the industry's Wealden centres in the mid-16th century⁽²⁷⁾. Tanning was an important cottage industry throughout the middle ages and into the 19th century. The leather products from the tanning industry were then used within other cottages industries in the area, from glove-making, to tack and saddle making. The Mayfield area was well suited to this process as the market and surrounding farms ensured a supply of hides and the oaks that were abundant in the Weald had a particularly high tannin content.

2.5.82 Another local industry of note is hop growing, which was introduced in the 16th century and became more prominent in the 18th and 19th centuries. Hops were brought back from Flanders in 1533, and had become a major industry by the nineteenth century. The small enclosed fields, local supply of wood for poles, milder southern climate and suitable sandy slopes ensured that this region became the dominant supplier of hops, which were used for brewing beer.

2.5.83 The most visible remains of the industry are the roundels/oast houses dotted around the landscape, used for drying the hops. These oast houses were often added to the more historic medieval farmsteads as the farming industry changed to embrace hop growing and drying. Hop growing reached its peak in the 19th century, with many farms having a 'hop garden' and building their own roundel to dry hops for the local or London market. Surviving buildings and 19th century maps show that many of the farms in the area had a roundel for drying hops, including Yew Tree Farm, Bassetts Farm and Coggins Mill Farm within the conservation area, all of which still survive.

2.5.84 Mayfield continued to be a centre for retail, trade and services throughout the post-medieval period, with shops, the marketplace, smithies and trades recorded in the village. Records of apprenticeships from the 17th century provide an insight into some of the trades in Mayfield village at this time, with the majority being apprenticed to yeomen

or husbandmen (farming). Other trades recorded include haberdasher, blacksmiths, broadweavers⁽²⁸⁾, cherurgeon⁽²⁹⁾, millers or milner, tanner, shoemakers or cordwainer, and colliers⁽³⁰⁾. There was also a tailor's shop and glover in the village, run by the Fenner family near the church for several generations⁽³¹⁾.

2.5.85 There has been no study of the development of inns in Mayfield, but a survey of inns and alehouses from 1686 records stabling and guest beds and accommodation for 20, consistent with other similar settlements on minor trans-Weald routes at the time. The Royal Oak on the High Street was recorded as The Oak in 1602 and being close to the former market focus at the western end of the High Street, may have been one of the earlier inns in the village, with the building fabric reportedly dating to the 14th-15th century in part. The Star Inn (now Stone Court) on the High Street was in existence by 1663, before being used as the workhouse from 1739. The Rose and Crown on Fletching Street was recorded in 1765, although the building appears to be early 17th century. In the mid-18th century the property adjacent to the church entrance (The Old Post Office and Hospice in the Weald) was an inn known as the Black Lion.

2.5.86 Like the rest of Wealden, the area suffered with the decline of the iron industry in the 18th century and economic depression and poor harvests following the end of the Napoleonic Wars.

2.5.87 The cost of the war effort had also lead to increasingly high customs duties on goods entering the country to pay for the war and this fuelled the growth in smuggling along the south coast, with large volumes of contraband brought into the southern counties of England, concealed along trade routes and transported to London for sale. In the 1840s Britain adopted a free-trade policy that slashed import duties to realistic levels and signalled the end of smuggling.

2.5.88 The Mayfield Gang was a powerful smuggling gang operating out of Mayfield in the 18th century Mayfield and led by Gabriel Tomkins. It is reported that the gang used a hidden second cellar at Charity Cottages on Fletching Street to conceal goods and a footpath leading down the side of Irvings Cottage into the fields facing opposite the Carpenter's Arms was called Smuggler's Lane and reportedly used as a route by the smugglers. The extensive cellars under properties on the High Street may also have been used to conceal goods. Further accounts of smuggling in the village come from the diaries of the local doctor and teacher, who both recorded seeing smugglers when returning home at night⁽³²⁾.

Religion

2.5.89 The earliest church fabric dates to the 13th century and was rebuilt circa 1400 following a fire. The nave is thought to date to the 16th and there were phases of repair

28 someone who makes broadcloth (plain woollen cloth) on a loom

29 doctor or surgeon

30 charcoal makers for the iron industry

31 Foster, R.C.G.1958

32 Foster, R.C.G.1958

in the 17th-18th century, some following lightening damage. Victorian restorations to the church were undertaken in 1867-69 by W. Slater and R.H. Carpenter (see Church above).

2.5.90 As noted above (see Church), there was a vicarage from at least the 13th century and it was located on the site of the 19th century vicarage, built in 1812 by the Rev. John Kirby, by the late 16th century. The vicarage was sold off in 1957 (Heron's Folly), with the present vicarage located in the High Street opposite the south-west corner of the churchyard.

2.5.91 Aside from the sale of the Archbishop's Palace into lay hands, the village felt the impact of Protestant Reformation and counter-Reformation. In 1554, under Queen Mary, members of the clergy fled overseas to avoid Marian persecution, wherein married clergy were purged from office by Bishop Gardiner. It is recorded that almost a quarter of parish clergy were removed, including the Vicar of Mayfield. More drastically, four local Protestants martyrs were burnt at Mayfield in 1556. This was followed by the burning of three more Mayfield residents at Lewes in 1557, William Maynard and his maid and man, Thomasine a Woode and Alexander Hosman⁽³³⁾.

2.5.92 The church registers are an important source of information about life in Mayfield, especially for the lower classes, for which little information was recorded. Events recorded include the baptism of the daughter of 'a stranger using the trade of making hop gardens in 1580; the murder of one servant by another in 1583; the delivery of a baby in the porch of the church in 1584; the death of a child that was killed by earth falling on him in a marlpit in 1587; a fire in the village in 1590 that destroyed houses; an almshouse; a barn and outhouses; the death of four sons within a few weeks of each other, who were all buried in a field adjoining their house as it was suspected they had died of the plague; a fire in 1611 that burnt down two houses; and a lightning strike that damaged the church in 1621. In addition to these more outstanding occurrences, the marriage, deaths and baptisms of those residing in the Parish were recorded.

2.5.93 The records of the churchwardens include papers for the maintenance and repair of the church, cleaning, keeping dogs out of the church, purchases for the church, ringing the bells, killing hedgehogs and other vermin and binding bibles. The records include the weekly distribution of 'charity bread' to the poor (with money bequeathed by Thomas Baker in 1882), the distribution of poor relief in December and May from money left to the Trustees of Charitable Funds for the Parish, as well as the maintenance of the poor (see Institutions below).

2.5.94 Other interesting papers include payments to the surgeon for treatment, including letting blood from the head and fixing of broken bones. Outbreaks of smallpox are also recorded in 1730, 1757, 1764, 1772-3. These smallpox outbreaks also make reference to the removal of people to the pest house, but the location is not specified.

2.5.95 As already discussed, the national fortunes of the Catholic church must have been felt more acutely in Mayfield with the alienation of the Archbishop's Palace following the Dissolution, and the burning of Protestant martyrs from Mayfield during the

counter-Reformation (see above). Unsurprisingly, no Catholic recusants⁽³⁴⁾ were recorded in a 1676 survey. However, by the 19th century the influence of Roman Catholicism was once again present in the village. The Society of the Holy Child Jesus had established a convent school at the former Palace (now Mayfield School) in the later 19th century and the wider Roman Catholic community used the gatehouse for worship, with the present Roman Catholic church of St Thomas of Canterbury built in Station Road in 1956.

2.5.96 A survey of 1676 recorded 10 adult protestant nonconformists in Mayfield, which had grown to 100 by 1717. By the 19th century non-conformism seems to have been firmly established in Mayfield and a chapel near the present chapel at the junction of South Street and West Street appears to have been in existence by 1800. An Independent pulpit is recorded in 1815, followed by reference to chapel in 1850 and a church in 1871. At this date the church became a Strict Baptist place of worship and was remodelled to its present appearance in 1873. A Wesleyan Methodist church was built in 1848 in Station Road and was use as a Congregational church: from later 19th century. The building is now used by the Colkins Mill Evangelical Free Church.

Institutions

2.5.97 It is recorded that there was an almshouse in the village in the 16th century, as the buildings damaged in the 1590 fire include an almshouse. In the 17th century there were four Overseers of the Poor in Mayfield, who were appointed to find work for the able-bodied poor, punish the lazy and assist the needy⁽³⁵⁾. The churchwardens were also responsible for the poor in the Parish. The provision of the poor was paid for by poor rates, with children apprenticed out to learn a trade and be housed, fed and clothed in exchange for their labour.

2.5.98 There are many accounts of fathers being ordered to pay maintenance for children born out of wedlock throughout the post-medieval period. An early account from 1594 ordered John Melward of Mayfield to pay the collectors of the poor of Mayfield 40 shillings per year for 8 years for the upkeep of his illegitimate child. The child was to be taken from the mother, Amy Colvill, and bonded out and the mother was to be 'stripped naked from the waist upward and be well whipped' (ESRO QR/3/3).

2.5.99 The care of the poor was seen as a burden on the Parishes in the post-medieval period, with the numbers of those seeking relief growing. The 1601 Poor Law (Old Poor Law) made it compulsory for parishes to levy a 'poor rate' to support those who could not work and introduced Overseers of the Poor. Outdoor relief (i.e. outside a workhouse) was the most common form in this period, with money, food and clothes given to the poor, and some boarded or apprenticed out. Those in need of care (the impotent poor) were cared for in almshouses or poorhouses; the able-bodied poor were given work to do; the idle or undeserving poor were sent to a county house of correction or prison; and children were apprenticed out. The poor rate was levied by the Parish, with each Parish responsible for its 'own' poor.

³⁴ person who refused to attend services of the Church of England

³⁵ Foster, R.C.G. 1958

2.5.100 The papers of the churchwardens include approximately 90 bonds of apprentices from the 17th century agreed between the churchwardens and overseers and the receiving employers. Records include bonds for children apprenticed out to a haberdasher, blacksmith, several husbandman and yeoman, weaver, finery man, shoemaker, collier, broad weaver, crocker, tailor, miller, surgeon ⁽³⁶⁾. The papers also include agreements from the 17th century for the boarding out of paupers and illegitimate children.

2.5.101 Many Parish workhouse were established after Knatchbulls' Act of 1723, which stipulated that poor relief would only be granted once a pauper had been admitted to a workhouse. Hundreds of workhouses were set up, often in existing rented buildings. Mayfield Parish is recorded in a 1777 Parliamentary report as having one workhouse with accommodation for up to 50 inmates ⁽³⁷⁾.

2.5.102 The Mayfield parish workhouse was located at the Old Star (today called Stone Court), on Mayfield High Street, which had been purchased by the parish in 1739, but must have been used before this date as there is a bill for the re-thatching of the workhouse from 1730 ⁽³⁸⁾. Inmates worked in the cloth trade, spinning wool and linen on looms in the workhouse garret. The numbers of inmates varied from 31 to 49 in the 18th century, with 20 children and 15 old people housed in 1752.

2.5.103 The poor rates collected were subsidised by charitable donations made by wealthier residents, often left in their Wills. In Mayfield this included Hugh Luck, Michael Baker and Thomas Baker, Edward Holmes Baldock and Benjamin Tompsett. In his will of 1750 Michael Baker left a rent-charge of £5 4s payable out of Bungehurst Farm in Mayfield, to be laid out in bread for the poor by the churchwardens and overseers of the poor.

2.5.104 Thomas Baker in his Will of 1772 conveyed the deeds of a house and garden in Fletching Street, forming the endowment of the charity (the site of the Old Fire Station, 1-2 Charity Cottages, and 3 Charity Cottages). Any surplus was to be paid to the vicar and churchwardens to buy bread for the poor. The premises were later rented by the parish, and the rents were used for the same purpose and by 1908 were referred to as three cottages and a wheelwright's shop. This also appears to have known as the Bread Charity.

2.5.105 In addition to the workhouse, there is also reference to a pest house in Mayfield in the 18th century, when victims of smallpox outbreaks were removed to the pest house ⁽³⁹⁾. The location of the building is not specified and has not been located.

2.5.106 Riots are reported from the winter of 1831-2, when conditions and unemployment were especially bad. A number of disgruntled labourers gathered at Mayfield and marched to various houses, demanding an increase in wages from their employers. This included the vicarage, where the Rev. John Kirby spoke to those assembled and urged them to

36 Bell-Irving 1903

37 Report from the Committee appointed to inspect and consider the returns made by the Overseers of the Poor. Reported by Thomas Gilbert 15th May 1777

38 Bell-Irving 1903

39 Bell-Irving 1903

go home quietly. Some were tried at Lewes for their part in the riots and the Rev. Kirby attended to plea for leniency for the rioters.

2.5.107 Following the formation of the large union workhouses after the 1834 Poor Law Amendment Act, Mayfield became part of the Uckfield Poor Law Union. The building of a new Union workhouse in Uckfield in 1838-9 meant that the parish workhouse at Mayfield became redundant and was sold in 1843.

2.5.108 From the time of the 1830s riots mentioned above, voluntary assisted emigration to Australia was used as an alternative means of alleviating rural overpopulation and poverty. Married labourers with no more than two children and single women could apply for assisted passage from charities and unions. In the 1834 the Overseers of the Poor in Mayfield met to discuss emigration and in 1841 there was a 'notice to poor parishioners to apply to relieving officer if they want to emigrate' and notes on the raising of a fund to send paupers to Sydney⁽⁴⁰⁾. In 1850 there was a Vestry meeting to consider raising a fund to defray emigration expenses for poor people.

2.5.109 In addition to the ongoing care of the poor, peace, law and order would have been overseen by the manorial courts in the medieval period. Mayfield was one of the beadlewicks of the Archbishop's Manor of South Malling⁽⁴¹⁾, held on average every three weeks. By the 17th century this had reduced to once every 6 months, with the last recorded session in 1670.

2.5.110 There is reference to the village pillory⁽⁴²⁾ in 1498 to the west end of the High Street near the church and marketplace. There is also reference to a pound in 1558, when Pound House (now Yeomans) was described as being 'against the Lord's Pound'. The village pound was usually a high-walled and lockable structure used to hold stray sheep, pigs and cattle until they were claimed by the owners, usually for the payment of a fine or levy. On the 1874 OS map the Manor Pound was a square structure by the Tunbridge Wells Road on the edge of the recreation ground. The pillory and pound were a common feature of medieval villages and part of the local controls of law and order.

2.5.111 From the 17th century the Parish Constable (sometimes still called the headborough⁽⁴³⁾) would have been appointed by the Justice of the Peace to maintain law and order, as well as duties not related to police matters, such as monitoring trade and inns, catching rats and placing loose animals in the pound, lighting beacons and collecting rates. The constable for the area was required to apprehend John Cooper in 1680 for fathering a child with Mary Wenham out of wedlock. Richard Snatt, the constable for Mayfield in 1769, was responsible for collecting the 'militia tax' in 1769 and 1777. Trials were held at the Assizes and Quarter Sessions at Lewes. In 1826 Michael Hayward was brought to the Lewes Quarter Sessions by Samuel Burgess, headborough, for stealing two bushels of wheat and two bushels of oats from John Rochester of Mayfield; he was

40 ESRO PAR422/13/4/4, PAR422/13/3/14, PAR422/35/3/7

41 the manor was split into three beadlewicks, similar to a sub-manor, each officiated over by a beadle to collect fines and perform other duties

42 a wooden device, with holes cut out for a person's head and hands to be stuck through used to punish someone through public humiliation

43 head of the legal, administrative, and territorial unit known as a tithing and obliged to police his tithing- evolved into position of parish constable

sentenced to seven years transportation. Samuel Saunders of Mayfield received the same sentence for assault on a constable in 1825.

2.5.112 The East Sussex Constabulary was established in 1840 to provide a police service for the county under the supervision of the court of quarter sessions. A police constable is recorded in Mayfield in 1841, when John Mills was imprisoned at Battle house of correction for 10 days for assaulting William Yeoman, police constable of Mayfield. The 1874 OS map shows the police station on the corner of the High Street and Tunbridge Wells Road. When this was developed as part of Mayfield School the police station appears to have relocated. Constable Harry Banyard lived at the police house on Newick Lane in the mid-20th century.

2.5.113 The first fire station in the village was built in 1902 in Fletching Street. In 1980 the old station in Fletching Street was no longer fit for purpose and moved to new premises in Tunbridge Wells Road.

2.5.114 An orphanage was built in the village in the 20th century in fields to the south of South Street. The site was acquired by the Anglo-Catholic Order of St Elizabeth of Hungary in 1922 and developed as a rural children's home, known as St Mary in the Fields. It consisted of a chapel and houses arranged around a central quadrangle. It was used as a children's home until the 1940s, thereafter the Sisters turning to the care of retired ladies before closing in 1975⁽⁴⁴⁾. The Order of St Elizabeth of Hungary was a Franciscan Order, founded in London in 1916 by the Reverend Mother Elizabeth Ann Hodges. It took its name from the 13th century saint and princess Elizabeth of Hungary. The Order was devoted mainly to mission work among the poor of south west London, and was based at the Convent of St Elizabeth in London. It had retreat houses at Oakhurst in Kent and St Mary's Retreat in Heathfield, as well as the children's home in Mayfield.

Education

2.5.115 The first school in Mayfield was recorded in the early 18th century, but had very few pupils. A charity school was founded in the village in 1750 with £450 raised by the parishioners in order to establish a school to teach 24 poor children of the parish in reading, writing and arithmetic. The school was substantially endowed by the Will of Michael Baker, who died in 1750. He subscribed £157 to the school and his Will included the 'newly-erected house at east end of Mayfield [...], in trust to allow the master of the lately founded charity school to live there and to add to the school a number of poor children to be instructed in reading, writing and arithmetic as they [the school trustees] shall think proper' (ESRO ACC7755/2/144/155). The house and land was located to the east of Mayfield Place in the locality of the current primary school.

2.5.116 The school was initially held in the south aisle of the nave of the church, but evidently moved to a wooden schoolroom, with reference to the 'dilapidated wooden schoolroom' in 1814. The schoolmaster was Mr Gale and the school initially taught 24 pupils. In his Will of 1771 Michael Baker (godson and heir of the above) made a bequest to the trustees of charity school at Mayfield and in 1783 the school was bequeathed further

funds in the Will of Thomas Baker, which included £100 to the trustees of Mayfield charity school for teaching the children of the poor and 'to buy bibles for the poor scholars, which they may keep' (ESRO ACC7755/2/144/156 & AMS 7355/2).

2.5.117 In 1814 the Rev John Kirby, vicar of Mayfield Church and heir to the manor, began plans to increase the school and replace the old wooden schoolroom with a National school. He wrote to the Rev. T.T. Walmsley, secretary of the National Society, asking for assistance to replace the original wooden schoolroom, now dilapidated, with a new building to be run according to Dr Bell's Madras system (ESRO KIR/3/28/14). The National Society for Promoting Religious Education had been founded in 1811 to help set up schools to provide elementary education to the children of the poor, in accordance with the teaching of the Church of England. The National Society agreed grants, supplemented by a local subscription, to fund a new boys school, with a capacity for 110 pupils. In exchange, the school was required to unite with the National Society and adopt the Madras system ⁽⁴⁵⁾. The National school was built on the site of the current school between 1814 and 1824, overseen by Rev John Kirby, and letters to the National Society show that it was in operation in 1815 with Mr Damper as the schoolmaster (ESRO KIR/3/28/14).

2.5.118 In 1851 a girls school was built on the same site (prior to this the girls had been taught in the church). An infants school was added in 1873 and in 1913 the main school building was rebuilt. In 1950 the school became a Church of England voluntary controlled primary school, following the 1944 Education Act.

2.5.119 In addition to the primary school, Mayfield School was established as an independent Catholic school for girls in the 19th century, introducing its first pupils in 1872. The school was established at the former Archbishop's Palace, which was restored and extended in the later 19th century by Edward Welby Pugin and then Peter Paul Pugin, adding the red brick school building in 1896. The Concert Hall was built in 1929 by Adrian Gilbert Scott, and other facilities have been constructed throughout the 20th-century and up to the present day.

Sports and recreation

2.5.120 Cricket was played early in the Parish, with a match recorded in 1751 in the diary of the schoolmaster, Mr. Gale. The Mayfield Cricket Club was founded in 1866 and initially used Court Meadow. It relocated at the end of the 19th century to its current site at Wellbrook, on the south-western edge of the town closer to the railway station. The ground was also used by the Mayfield Athletic Club, but this was dissolved in 1933.

2.5.121 The growth of the town with the coming of the railway in the later 19th century appears to have attracted further sports clubs to the village. The Mayfield Football Club was founded in April 1894, most likely using Court Meadow. Mayfield Lawn Tennis Club was founded in 1895, with the courts and original pavilion located to the north side of Station Road.

⁴⁵ method of teaching brought back from Madras by Dr Bell and used as the basis for schools set up by the National Society, where older students help teach the younger pupils, thereby overcoming the lack of paid teaching staff and allowing more children to be taught

2.5.122 Court Meadow was part of the demesne of the manor⁽⁴⁶⁾ The meadow was in the ownership of the Kirby family in the tithe apportionment of 1843. Certainly in the 19th century cricket and football seems to have been played on the meadow and a Parish Hall had been built by 1907 (replaced by the Memorial Hall in 1959) In 1937, Court Meadow became a public recreation ground and was re-named King George's Fields.

2.5.123 During the later 19th century Stone Court, the former workhouse, became a library and reading rooms, with a school for wood-carving and gilding on the first floor. The Mayfield School of Wood-carving and Gilding, as it was known, was established in 1890 to teach the craft to local men. Orders could be placed at the school, including commissions for moulding, panelling, mantelpieces and chairs, with the school also carrying out church work around the country, such as making screens, pulpits, choir-stalls and lecterns. By the early 20th century the school employed four men to carry out work and teach⁽⁴⁷⁾.

Transport

2.5.124 In the 16th century the roads through the Weald of Kent and Sussex were considered so poor and perilous that an Act was passed to try and improve them by laying out new and wider roads. This seems to have had little impact, for in the 17th century Lord Chancellor Cowper wrote that the 'Sussex ways are bad and ruinous beyond imagination' and Dr. Barton wrote in 1751 that even in summer 'our horses could not keep on their legs, on account of these slippery and rough parts of the roads', even suggesting the animals and women of the County are 'so long-legged...from the difficulty of pulling the feet out of so much mud'⁽⁴⁸⁾. The situation was certainly worsened by the iron industry, which necessitated the movement of heavy goods along the roads, pulled by Oxen. The notoriously bad Wealden roads were therefore ripe for improvement by the Turnpike Trusts. In exchange for keeping the roads in a good state of repair, Acts of Parliament allowed the trusts to levy tolls for using the roads, collected at turnpike gates with houses adjacent for the toll keeper.

2.5.125 In her book of 1903, Bell-Irving recorded that into the 18th century the only route from Mayfield to Tunbridge Wells was via Fletching Street, Coggins Mill and Lake Street to Mark Cross. An existing private route used for the ironworks, which crossed from Old Palace Farm, across Furnace stream (see track and avenue of trees curving from Old Palace Farm), and on to Lake Street, was created in the later 18th century. A shortcut was made to the road, taking a steeper and more direct route from Old Palace Farm to the top of Furnace Wood, crossing the stream further west (current line of Little Trodgers Lane) in the early 19th century⁽⁴⁹⁾. The road was turnpiked in 1767 and in 1808 an extra section was added to the turnpike road from Pound Hill (the top of Fletching Street) in Mayfield to the pond at the east end of Fletching Street⁽⁵⁰⁾. There is a toll house along Fletching Street (Toll Cottage) with a projecting gable, against which the toll gate is shown on the Tithe map.

46 piece of land attached to a manor and retained by the owner for their own use

47 Bell-Irving, 1903

48 after Bell-Irving, 1903

49 Bell-Irving 1903

50 Abstracts of Turnpike Acts relating to Sussex

2.5.126 In 1833 the Tunbridge Wells Road was constructed from vicarage gate (on this road next to the junction with Little Trodgers Lane) to Argos Hill, avoiding the valley and stream. At Argos Hill it joined the road from Butcher's Cross to Mark Cross (the A267), providing an easier route to Rotherfield, which until then was accessed along Rotherfield Lane from the west end of Mayfield. In more recent years, the Mayfield Bypass was used to carry traffic around the village, utilising the old railway cutting.

2.5.127 In 1880 the railway came to Mayfield, linking Eastbourne with Tunbridge Wells. The station, with station master's house and goods yard, was opened 550m west of the edge of the village, away from the historic core. The railway closed in the 1960s.

19th century

2.5.128 The 1851 Post Office Directory lists a large number of farmers, as well as traders including blacksmith, saddler, farrier, cooper, shopkeeper, tailor, surgeon, solicitor, chemist, shoemaker, butcher, builder and bricklayer in Mayfield. The 1861 census shows that many of those living in the High Street were engaged in retail, trades and services, such as a grocer, baker, drapers, watchmaker, plumber, painter and glazier, butchers, two surgeons, carpenters, builders, bootmaker, shoemakers, saddle and harness maker, laundress, chemist and druggist, and solicitor's clerk. A few were also farm labourers who must have been employed on surrounding farms.

2.5.129 The census data for Coggins Mill shows that the hamlet retained its rural character throughout the 19th century, with most of the occupants engaged as farm labourers, along with a carpenter and a bricklayer recorded in the 1841 census. By 1861 a mole catcher, timber hewer, sawyer, higgler⁽⁵¹⁾, laundress, draper and beerhouse keeper were also recorded, but the area will still predominantly be occupied by farm labourers.

2.5.130 The 1874 Post Office Directory lists a variety of commercial trades in Mayfield similar to those in the 1860s, but including, including ironmonger, confectioner, stationer, hairdresser, and a number of public officers, including a registrar, school master and mistress, tax assessor and police constable. An annual fete was held on 30th May and 13th November for cattle and sheep.

2.5.131 The Carpenters Arms on Fletching Street is recorded as a beer house in the 19th century, with a record for the valuation of a beer licence, house and carpenter's shop at Rock Cottage in 1856. It appears that the Carpenter's Arms was built in the garden of Rock Cottage as a more formal beer shop/public house by 1870 as it is recorded in the 1871 census and on the 1875 OS map, when it was occupied by John Weston, a master carpenter and beer shop keeper. Two further beer houses were recorded on South Street (previously Back Lane) in the 19th century; the Sawyer's Arms and the Brewers Arms. The latter was also providing lodging for approx. 20 people in the 1891 census. The Railway Hotel was built next to the station in the later 19th century.

2.5.132 The arrival of the railway provided the impetus for the westward expansion of the village. Up until this period Station Road had comprised undeveloped fields owned

51 a person who travels around selling items; a pedlar or hawker. May come from the word 'haggle'

by Aylwins, with only the mid-19th century house and chapel built in part of the gardens of Aylwins extending beyond the historic core. By the late 1890s, five pairs of semi-detached houses had been built on the edge of the historic village opposite the chapel, a series of large detached villas had been built along the south side of Station Road, extending down the hill towards the station, small cottages had started to be developed on Rotherfield Lane and on the newly laid out Love Lane, and a new public house (The Railway Hotel) and a small cluster of buildings had begun to form around the station.

20th century

2.5.133 Further growth in the first decade of the 20th century saw more building west of the historic core towards the railway station. Large detached villas were built on the south side of West Street, as well as a cluster of large detached houses to the north of Station Road. There was also the development of small terraced houses on the newly laid out Victoria Road. At the east end of the village, Alexandra Road was built off Coggins Mill Lane, with small terraces and semi-detached housing.

2.5.134 The inter-war period saw further development in these areas to the east and west of the historic core, with detached and semi-detached houses along East Street and Coggins Mill Lane, including the laying out of Alexandra Road. There was also further infill and expansion towards the station and the start of development to the west of the railway line. There was modest development to the south of the village, such as St Mary's in the Fields children's colony, but building was constrained by the steep slope south of Mayfield.

2.5.135 Because of the topographical constraints to the south and north, as well as the continued ownership of land to the north by Mayfield School and the expanded churchyard, development in Mayfield has continued to focus on the east and west, with some expansion along East Street and further infill in the Station Road and West Street area, and around the former railway station.

2.5.136 Within the historic core itself there has been little significant change, with most alterations concerning changes to shop fronts rather than the loss of historic buildings and new buildings, although there has been limited new development on the roads away from the High Street. The garage on the High Street and houses to the rear on South Street replaced a large 19th century villa and garden ⁽⁵²⁾ in the mid 20th century. At the western end of the High Street, a Barclays bank of 1905 (now a dental surgery) replaced an older building. The Middle House was not converted to use as a public house until the earlier 20th century. The Nat West Bank opposite was built as a later 20th century infill between Tandridge and Manor House.

2.5.137 The closure of the railway in 1968 enabled the disused railway line to be used for the A267 bypass, and as a result continuing to form the western edge of the town.

52 known as Sunnybank and later Versyns

Population

2.5.138 The population of the parish had reached 1,849 by 1801, increasing to 3,055 by 1851, before dipping to 2,688 by 1861. There was a slow recovery in population to 3,217 in 1891, before another slight fall to 3,164 in 1901. This was followed by a boundary change in 1905 (part of Mayfield parish being absorbed into the new parish of Hadlow Down) so that the population appears to have fallen further to 2,803 in 1911. However, taking into account the area lost to Hadlow Down the actual population of the remainder of the Mayfield parish had risen by 274. While Mayfield evidently missed out on dramatic expansion arising from the arrival of the railway, it does appear to have escaped much of the rural depopulation between from the mid 19th- earlier 20th century. Thereafter, the population rose steadily to 3,080 in 1931, 3,344 in 1961 and 3,843 in 1971, before dropping to 3,590 in 2001 and increasing again slightly to 3,718 in 2011.

2.6 Historical Maps

2.6.1 Maps are useful for showing the development of areas and generally survive from the 18th century onward for the area.

2.6.2 The earlier maps are representative of settlement and tend to lack detail, although some of the early Estate maps do show individual buildings and features with some accuracy. The area is also covered by the maps produced by the Budgen family of cartographers, who lived in the District. The maps produced by different generations of the family include those of Sussex produced by Richard Budgen in 1723-4.

2.6.3 The Tithe maps, which date to approximately 1840, vary in quality and accuracy depending on the cartographer and state of preservation, but are a useful source of information, especially combined with the Tithe apportionment to identify owner, tenant and use.

2.6.4 The most accurate and detailed maps available tend to be the 1:2,500 ordnance survey maps, starting with the first edition maps of the 1870s through to the present day.

2.6.5 Manorial surveys survive for Mayfield from 1498, 1558 and 1602, which have been used to inform the historical and architectural survey of Mayfield⁽⁵³⁾. These are written surveys and were used to reconstruct plans of where buildings were at the time of the surveys, working back from a surviving plan of the village from 1681. The surveys suggest that the village was well established by 1498, with buildings extending along south side of the High Street, Fletching Street and the top of West Street. The Archbishop's Palace and demesne dominated the eastern end of the north side of the High Street, but there was a cluster of buildings in front of the churchyard to the marketplace where the roads converse at the western end of the High Street.

2.6.6 By 1558 a small number of buildings had been lost (one on the south side of the High Street, two on Fletching Street and one on West Street), with some further loss on the 1602 survey, possibly as a result of the village fire in 1590. There was also the addition

of two buildings along Fletching Street and West Street by this survey and two outbuildings to the rear of the High Street plots along Back Lane (now South Street).

2.6.7 By the 1681 plan a number of the smaller buildings in the village appear to have been enlarged and there were outbuildings to the rear of many of the High Street plots on Back Lane and on the north side of the High Street between the Church and former Archbishop's Palace. The triangular plot between Back Lane and Vale Road also had houses built upon it and additional houses had been built along Fletching Street.

2.6.8 Budgen's map of 1724 shows Mayfield as a group of buildings extending along the High Street and Fletching Street and along the roads leading to the marketplace, with Coggins Mill labelled as such at the river crossing. This is shown more clearly on the 1795 Gardner map, which shows development along the High Street and Fletching Street, as well as a cluster of buildings at Coggins Mill. This map also shows the new route from the east of the Palace to the river crossing and on to Lake Street (see Transport section).

2.6.9 The circa 1800 draft Ordnance Survey (OS) map shows Mayfield and Coggins Mill, although lacking in detail, does show individual buildings extending along both sides of the High Street and Fletching Street; along the top of West Street and around the former marketplace, which is clearly shown as a triangular widening of the road at the eastern end of the High Street. Buildings are also shown on the triangular plot between Back Lane, Vale Road and The Avenue. The Vicarage is shown as a small group of buildings in its current location and the individual buildings are shown at Coggins Mill.

2.6.10 The Tithe map of 1843 shows the village in far more detail with individual buildings shown as well as plot boundaries and owner/occupiers. Many of the historic buildings in the village are shown on the Tithe map. The linear form of the ridge top village is clearly evident, with some development on the southern slope along Back Lane (South Street), along the top of West Street, and very limited development along Vale Road with a small farmstead at the junction with The Avenue. The roads leading into the village show the historic routes along the High Street, Fletching Street and Coggins Mill Road to the east; Station Road and the slightly diverted route of Rotherfield Lane to the west; Back Lane, Vale Road and The Avenue (in existence since the later 17th century) to the south; and the Tunbridge Wells Road and Little Trodgers Lane (in existence from the 18th century utilising a former route to the ironworks), including the left fork of the Tunbridge Wells Road, which was added in 1833 (see Transport). Coggins Mill is shown as a hamlet clustered around the river crossing, separated from the village by the road between the Rose and Crown at the bottom of Fletching Street. The Vicarage sits in isolation within the glebe between the village and Coggins Mill.

2.6.11 The 1875 1st edition OS map shows the village and Coggins Mill with additional clarity and some of the buildings labelled, such as the chapels, Inns and larger houses. There are some additional buildings shown on the periphery of the historic core along Fletching Street, Station Road and Vale Road, but no significant change. A Police Station is labelled at the gatehouse; the post office is shown in the corner building to the west of North Street (currently Four Winds gift shop); the Baptist and Methodist chapels are both shown; and there is a Manor Pound on the edge of the recreation ground. Two smithy's are shown in the village; one on Back Lane (South Street) and the other by the Rose and

Crown Inn on Fletching Street. Coggins Mill sits in the valley away from the village as a cluster of cottages along the road and three farms, with tracks leading off into the surrounding fields.

2.6.12 The 2nd edition 1899 OS map shows the development of the railway station and goods yard to the west of Mayfield. This provided the impetus for the westward expansion of the village, with development shown along Station Road, including semi-detached houses and large detached villas along the south side of Station Road, as well as smaller attached cottages along Love Lane and Rotherfield Lane. Adjacent to the station itself, the Railway Hotel and Maycroft Cottages have been constructed.

2.6.13 The 3rd edition 1910 OS map shows further development to the edges of the village, away from the historic core. To the west of the village, development can be seen with houses along the north side of Station Road and the laying out of Victoria Road with attached rows of cottages. Old Lane has also been laid out to the north of Station Road with large detached houses set within large gardens. Hill House and Oak Lodge have been built on the south side of Station Road and two large detached houses have been built towards the village end of West Street. To the east end of Mayfield, Alexandra Road has been developed off Coggins Mill Lane with small terraces and semi-detached housing, as well as attached villas along the north side of East Street at the bottom of Fletching Street.

2.6.14 The 1931 OS map shows further small-scale development on the edges of the village, with Knowle Park developed as a series of large detached houses and the development of housing along Stone Cross to the west of the village. The map also shows the building of St Mary's-in-the-Fields children's colony to the south of the historic core and a small cluster of houses at the top of West Street. To the east of the village further small scale development can be seen on East Street and detached houses have started to be developed along Coggins Mill Lane.

2.6.15 The 1970 OS map shows development continued to the west of the village towards the station, including detached houses along the north side of West Street and the laying out of Ashley Gardens and Loxfield Close, as well as some small-scale infilling on larger plots along Station Road, The Grove and Old Lane. To the south of the village there has been some infilling along Vale Road and The Avenue. To the east, the further development of detached houses along Coggins Mill Lane is shown.

2.7 Areas of Archaeological Potential

2.7.1 Most settlements contain archaeological evidence which helps to explain their origins and the way of life of former inhabitants. The likelihood of the occurrence of archaeological material is related specifically to previous and present land usage.

2.7.2 An area of archaeological interest (ANA) extends over the entire conservation area.

2.7.3 The NPPF makes it clear that up-to-date evidence of the historic environment should be used to predict the likelihood that currently unidentified heritage assets,

particularly sites of historic and archaeological interest, will be found in the future. Areas of archaeological interest are frequently updated and are not shown on the appraisal maps, but up-to-date information can be found at: <https://www.eastsussex.gov.uk/environment/archaeology/planning/>

2.7.4 The Historic Environment Records for East Sussex is located at The Keep in Falmer, and information can be accessed online ⁽⁵⁴⁾. This will also be helpful in assessing the likelihood of the presence of archaeological remains in the area and help with interpretation of a particular site and its setting.

2.7.5 There has been limited archaeological investigation in and around Mayfield, including within that part covered by the Conservation Area. However, when considering the archaeological potential of settlements; the knowledge that a wooden church and hospitium is recorded from the 10th century and that the Archbishop's Palace and historic settlement seems to have been well established by the 13th century; there is a high potential that unknown archaeological features will remain. It is also important to recognise that archaeology often survives 19th and 20th century development.

2.7.6 It is misleading to assume complete destruction of buried or hidden features which could survive within later buildings and structures as well as in below ground features. Therefore, archaeological remains of any period, both above and below ground, could be found within the conservation area. Any proposals to carry out works which include ground disturbance or works to a historic building are likely to require an appropriate form of archaeological evaluation and assessment, to assess the potential for evidence of past human activity and provide evidence for the substance and evolution of the place, and its people and culture ⁽⁵⁵⁾.

2.7.7 In the case of works to a building within a conservation area, it may be appropriate to undertake a standing building archaeological survey and/or recording, where it is identified, via map regression exercises and/or historical research, that buildings have been located on the site for some period of time, or may have incorporated or replaced earlier buildings.

54 HER East Sussex: <http://thekeep.info/east-sussex-historic-environment-record-her/>

55 National Planning Policy Framework

Draft

3 Character Appraisal

3.1 Introduction

3.1.1 Mayfield conservation area is formed of six character areas for the purposes of the appraisal and this is shown on the map in Appendix 1.

- A. Historic core
- B. Church and Archbishop's Palace
- C. Fletching Street
- D. South Street
- E. Coggins Mill
- F. Western extension

3.1.2 The character areas relates to distinct areas of development that have a specific character and history. A character area may relate to periods in the historic settlement, the impact of topography and landscape, and the impact of different uses.

3.1.3 This chapter of the appraisal describes the character areas and considers:

- The character of the area in detail;
- Buildings, materials and details;
- The contribution of the natural environment;
- The significance of the setting of the conservation area.

3.2 Key Characteristics of the Conservation Area

3.2.1 The Key Characteristics include buildings, structures and features within the conservation area.

Key Characteristics of the Conservation Area

- Medieval core to the village developed along a principal ridge-top route across the Weald.
- Earliest development centred along the ridge-top around the church, market and Archbishop's Palace.
- Medieval market extended along the High Street and where the road widened at the junction of West Street, Station Road and the High Street.
- Medieval hamlet of Coggins Mill on the lower ground to the north east of the village.
- Survival of early buildings in the village from the 13th and 14th centuries, with good survival of buildings from the 16th and 17th centuries or earlier, many of which have been refronted in the 18th-19th centuries.
- Expansion of the village westwards with the arrival of the railway in the later 19th century.
- Most buildings along the High Street are in commercial use, but elsewhere in the conservation area the buildings are predominantly in residential use.
- 115 listed buildings or structures within the conservation area, including five grade I and three grade II* listed.
- Many buildings identified as being of local, vernacular or cultural interest.
- Some older buildings have exposed timber-framed, but many are concealed by weatherboarding or tile-hanging and occasional use of render.
- Most historic buildings are two storey in height, predominantly of brick with tile-hanging or weatherboarding above.
- Weatherboarding is predominantly found in the more peripheral and rural areas of the village, such as Fletching Street and Coggins Mill.
- Red brick and roughcast render found in the 19th and earlier 20th century expansions to the village.
- Most buildings have clay tile roofs, with very limited use of slate.

- Few historic shop fronts survive.
- Built form within the village has varied setbacks and plot sizes, ranging from no front setbacks and minimal gardens on some of the High Street and South Street plots, to large plots surrounding detached houses along Station Road and West Street.
- Front boundaries, where present, are generally formed by hedges, with some picket fences and brick walls.
- There are some important historic rear boundaries that survive along South Street.
- Trees are an important feature of the conservation area and its wider setting.
- Key buildings: St.Dunstan's church, former Archbishop's Palace (Mayfield School), Stone House, Middle House, Aylwins, Yeomans, Pound End and Courtney Cottage, former vicarage (Heron's Folly), Yew Tree Farm House.
- Key open spaces include: King George's Field recreation ground and the churchyard, as well as the open fields adjacent to the conservation area.
- Key views include: the views along the roads extending through the conservation area, views back to the church tower from within and out of the conservation area, as well as views out across the High Weald from many places within the conservation area, especially to the south.
- Views of the village and church are important within the wider landscape given its prominent position on the ridge top, with the church tower visible and forming an important landmark in long distant views.

3.3 Character Area A - Historic core

Introduction to the character area

3.3.1 Character Area A (historic core) is formed of the historic core of Mayfield along the High Street and the former marketplace at the west end of the High Street where it converges with West Street and Station Road. This represents the medieval core of the village and the commercial centre. Development within the character area is from a mix of periods, dating from the 14th century, and represents a mix of architectural styles. The area is primarily commercial and retail, with some flats above shops.

3.3.2 The character area is bordered by four character areas; Character Area B (church and Archbishop's Palace) to the north east, Character Area C (Fletching Street) to the east, Character Area D (South Street) to the south, and Character Area F (western extension) to the west. To the north east the land falls away to open countryside.

3.3.3 Mayfield was granted a weekly market and fair in 1261, which seems to have been held along the High Street, widening into a market square in front of Aylwins where the High Street meets West Street. The present settlement of Mayfield is thought to have developed around the market, church and the Archbishop's Palace from the late 13th and early 14th century, growing in size and status during the medieval period, including the expansion and increasing importance of the Archbishop's Palace and the granting of further market days and fair. The High Street, sitting on the ridge top, was the centre of the medieval village, with the market appearing to focus towards the west end of the High Street and the Archbishop's Palace dominating the east end. The early routes of Fletching Street, Rotherfield Lane (which used to run directly to the High Street before being diverted), West Street and what became Station Road.

Landscape setting

3.3.4 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. The rows of historic buildings that front onto the High Street give a sense of the being in the historic and urban core of the village, whilst the relatively low form of the buildings reinforce that this still retains the character of a rural village and afford views back to the church. There is an area of public space around the War Memorial, but the principal open spaces in the village are the churchyard and King George's Field recreation ground, in the adjoining character areas.

3.3.5 There are few trees within the character area, but established trees can be seen in gardens to the rear of properties and in the gardens to the western end of the conservation area, such as Aylwins. Trees in the adjoining character areas reinforce rural character of the village and its setting within the High Weald AONB. Important tree specimens within the character area are noted on the visual appraisal map in Appendix 1.

3.3.6 Views through the character area are along the High Street and to the church and former Archbishop's Palace, as well as the views between buildings and down the small lanes to the south of the High Street. There are also views out of the character area

along West Street and Fletching Street and many views to the south across the High Weald.

Local built form

3.3.7 Buildings in the character area date from the 14th century. Although some buildings have been the subject of archaeological survey, many buildings, listed and unlisted, have not and so dating of these buildings can be uncertain. Older buildings have often been re-fronted in the 18th-19th centuries, which has obscured earlier phases.

3.3.8 The buildings in the character area have varying frontages and plot sizes. Plot sizes are quite variable and the buildings themselves range from attached cottages, sometimes divided up from original larger houses, to the larger detached houses, some of which now have a commercial use. Many buildings sit directly on the road frontage, many on the north side of the High Street having little or no rear gardens. The buildings on the south side of the road have variable rear gardens, most of which have been encroached upon by later buildings facing onto South Street.

3.3.9 The mix of periods of building can be identified, to some extent, by the uses of building materials, although some of the buildings known or thought to be of earlier timber framing have been refronted in brick and tile. The buildings are in a mixture of materials, including red brickwork, many with grey brick header chequered decoration, painted brick, stucco (render), tile-hanging and some use of stone. Roofs are predominantly covered with clay plain tiles.

3.3.10 The character area contains few visible boundary treatments as many buildings sit directly on or close to the the street frontage and are in retail or commercial use. Where boundary treatments are present they are a mixture of railings and/or low walls on the frontages and brick or stone walls on side and rear boundaries. Fences and hedges are not a common feature of the character area. Notable boundary treatments are the stone walls and listed fence to Stone House, as well as and the stone walls to the Gatehouse and Aylwins.

Listed buildings

3.3.11 There are three designated Grade I, two Grade II* and 58 Grade II listed buildings in the character area, varying in date from the 14th century or earlier to the 19th century, some of which are adjoining cottages. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.3.12 The earliest identified buildings within the character area are timber-framed and date, at least in part to the 14th-16th century. These represent the survival of buildings within the historic core and confirm that permanent buildings had developed at this time along the High Street and around the market area at the west end of the High Street, including the top of West Street. The earliest surviving buildings include London House

and Shirley Cottage on the High Street, and 1-4 West Street, which contain evidence of 14th-15th century buildings.

3.3.13 Whilst some of the early timber-framed buildings in the character area have exposed timber framing, Middle House being the most noteworthy, others have been altered and refaced in later centuries.

3.3.14 The earliest building identified in the character area with exposed timber framing is Truffles Bakery, which is believed to be a medieval hall with later alterations. The building (previously the Old Brewhouse, Spiceways and part of the adjacent hairdresser's to the east) were originally part of one building, but with various subdivisions over the years. It has exposed close studding and a blocked unglazed window at first floor, as well as some weatherboarding, with stone and brick infilling and later shop fronts on the ground floor.

3.3.15 Of the other identified medieval buildings in the character area, London House, 1-4 West Street and Shirley Cottage, originated as medieval open halls (London House was aisled). London House, The Royal Oak and 1-4 West Street sit near the former market focus to the west end of the High Street, with Shirley Cottage located opposite Truffles Bakery nearer the middle of the High Street. However, subsequent remodelling and refronting have concealed earlier timber framing. London House, The Royal Oak and Shirley Cottage were all refronted in the 18th century with brick and tile-hanging and the buildings at the top of West Street have been refronted in tile, brick and weatherboarding. Other buildings in the historic core may also conceal early timber framing, but with later 18th-19th alterations and refacing concealing the earlier fabric.

3.3.16 In the 16th and 17th century buildings continued to be timber framed, with a number of buildings surviving from this period within the character area. Only three buildings from this period have exposed timber framing, the rest being clad in the 18th or 19th century when it was no longer considered fashionable and timber-framing was increasingly confined to dwellings of the lowest status. Many timber houses were encased or re-fronted in brick or stone, or concealed by render, tile-hanging or weatherboarding, and jetties were frequently under-built in brick.

3.3.17 Middle House and Walnut Tree House both date to this period and have exposed timber framing. It is likely that the timber framing on these buildings remained exposed as it was of such high quality that it still attested to the wealth of the owner.

3.3.18 Walnut Tree House is a high status 16th century timber framed building on the south side of the High Street with a continuous first floor jetty supported on moulded bressumer and brackets. The framing is close studded with large studs set close together, attesting to the high quality of the building. Plaster panels extend between the studs above, which sit above a stone plinth.

3.3.19 Adjacent, Middle House is a late 16th century ornate timber framed building. It is especially remarkable for its use of decorative quadrant bracing, which is unusual for this region. It is grade I listed and described in the list description as 'one of the best timber framed buildings in Sussex'.

3.3.20 Continuing along the High Street, the Old Cottage is a 17th century timber-framed crosswing added to Shirley Cottage and has exposed timber framing and plaster infill panels. The main range itself (Shirley Cottage) is itself older, dating to circa 1400, but has been underbuilt in brick and clad on the first floor. The exposed timber framing is of simple box frame construction with plaster panels and a jettied gable on the . Old Cottage was made into a separate dwelling from Shirley Cottage around the mid-17th century, which may explain why the timber frame remained exposed when Shirley Cottage was clad.

3.3.21 Aylwins, like Middle House and Walnut Tree House, is another high status building in the character area , which dates to circa 1600. It sits back from the road within its own grounds near the former market place at the west end of the High Street. Whilst it now feels quite separated from the road frontage behind a stone wall, a road originally extended in front of the house directly to Rotherfield Lane, but was diverted on the 1600s. The house is a mixture of timber framing and stone construction, arranged around an internal courtyard.

3.3.22 Many buildings in the character area are identified as 17th century or earlier. These buildings typically have tile-hanging or weatherboarding on the first floor concealing timber-framing, and are underbuilt in brick on the ground floor. The use of cladding and brick means that some of these buildings could be earlier than 17th century. This has been demonstrated by internal assessment of buildings in the village listed as 17th century or earlier, but revealed to have medieval cores. For example, Shirley Cottage is listed as 17th century, but internal inspection has revealed a circa 1400 core behind the brick and tile-hung facade.

3.3.23 Buildings listed as 17th century or earlier can be found all along the High Street and include Handley Estate Agents, Sawyers Fine Food & Bistro, clad in white painted tile-hanging; Fine Wines, The Old Post Office & Hospice in the Weald, which is faced with brick on the ground floor and tile-hanging above; Freeman Forman, faced with brick on the ground floor and tile-hanging above; Gabriel Interiors, Miss Scarlett, Burnetts and Dirty Paws, which has what appears to be a 19th century facade of brick and timber studs with plaster panels; The Vicarage, possibly refronted with red and grey chequered brickwork in the 18th century; and Marina and Oak Cottages, with white painted brick and tile-hanging. The mix of materials and built form give a varied streetscene, which adds to the character and appearance of the character area.

3.3.24 There are a number of 18th century buildings in the character area, when brick and stone became the dominant building material for the period. In the character area the building materials are still quite varied and include brick, sometimes in a blue and red chequered pattern, white painted brick, tile-hanging, weatherboarding, and the use of stone on the higher status buildings, which were associated with the Baker family and most likely incorporate stone reused from the Archbishop's Palace. The use of stucco can also be seen in the character area, which reflects the fashion of the time. As with previous periods, lack of internal inspection means that some of the buildings attributed to this period could have earlier cores. Tenement analysis shows that the buildings occupy the plots of earlier buildings, with some being built on the site of former barns (Hamilton House and Ferndale Cottage and West View).

3.3.25 The range containing Hullabaloo, Hair Studio, Frogs and Londis is listed as 18th century, but a map from 1681 and documents suggest it was rebuilt on the site on an earlier building in the 17th century. It has modern shop fronts on the ground floor and tile-hanging above.

3.3.26 Stone House, with the former gatehouse, are both constructed of stone and together have a strong presence in the street scene, giving a sense of the importance of the former Palace at this end of the High Street, which is itself set back away from the road. The house was built by the former owner of the Palace in the mid-18th century, Michael Baker. It has ashlar stone walls and a simple but imposing facade with a central door with projecting portico above, which is elevated above the street and reached by a series of steps. It is likely that the house was built using stone salvaged from the former Palace, which was ruinous at the time. The heads of the windows also incorporate reused material. The front wall of the house is separately listed and consists of a stone plinth surmounted by a wooden fence of Chinese Chippendale pattern.

3.3.27 The Gatehouse, as the name suggests, was the former Palace gatehouse, originally dating to the 15th century. In the mid 18th century Michael Baker converted this building into a dwelling house by building up the gateway, no doubt using stone from the former Palace as with Stone House. The gatehouse was much restored by Edward Welby Pugin in the 1860s when the former Palace was converted into a convent school. It is constructed of ashlar stone with a central arched gateway of three storeys and gabled crosswings on each side.

3.3.28 Hamilton House and is located on the south side of the High Street. It appears to have replaced an earlier barn on the site in the 18th century. It has brick on the ground floor and tile-hanging above, both painted white, with an earlier 20th century glazed tiled shop window.

3.3.29 The Pink Cabbage is located on the south side of the High Street and has an 18th century facade with white stucco that has been grooved to imitate ashlar stone. It is not clear whether this replaced an earlier building documented on the site or is just a refronting of an earlier building that still survives within.

3.3.30 Ferndale Cottage and West View are located at the junction of High Street and West Street. It appears to have replaced an earlier barn on the site in the 18th century. It has some red brick on the ground floor and is otherwise weatherboarded.

3.3.31 Crossways is listed as 18th century and sits on a triangular plot at the junction of the High Street and West Street. A building/shop is recorded on the site from early tenement analysis from 1498 and would have faced onto the marketplace. The building is still in a prominent position, sitting facing the High Street at the junction of these two roads into and out of the village. It appears to have been rebuilt in the 18th century, but has not been viewed internally. It is constructed of red and grey chequered brickwork with bow windows and a central Doric pilaster doorway.

3.3.32 Morel House is located along Station Road towards the western extent of the medieval town. As with Crossways, a building/shop is recorded on the site from early

tenement analysis from 1498 and would have faced onto the marketplace. The rear wing of the house is thought to be 17th century or earlier, but the front range addressing Station Road is believed to be 18th century with painted brick on the ground floor and stucco above, although the side elevations are tile hung. It has bay windows, a central Doric pilaster doorway and three dormers.

3.3.33 There are few listed buildings attributed to the 19th century. This is, in part, because most of the buildings in the character area predate the 19th century. A number of earlier buildings have undergone continued alterations in this period, including extensions, additions and refronting. These vary from small-scale changes, such as the insertion of sash windows to replace smaller casement windows, to large-scale alterations, such as the extension and renovation of Aylwins and the Gatehouse.

3.3.34 Of the two buildings listed as 19th century, St. Dunstan's pharmacy is located on the south side of the High Street and appears to have replaced an earlier building on the site in the 19th century, which has been confirmed by recent internal analysis. The building is constructed of red brick with decorative panels of grey headers in the two gables. The ground floor contains a good example of a 19th century double shop front.

3.3.35 Pople Opticians and Mayfield Chiropody sits in front of the churchyard on the north side of the High Street. It is listed as early 19th century, but has not been viewed internally and a building is recorded on the site from the 15th century. The facade is painted brick on the ground floor and weatherboarding above, with three doorways with Doric pilasters and flat hoods above and three bow shop windows. The rear range backs onto the churchyard and has two rear gables with stone base and weatherboarding above, which appear externally to be quite historic and may suggest a pre-19th century date.

3.3.36 There are two listed structures dating to the 20th century; the War Memorial and a stone horse trough. The War Memorial stands in a gap between buildings on the High Street in front of the church. It comprises a plinth sitting on three octagonal steps, surmounted by an octagonal pillar terminating in a decorative cross with trefoil arms. The memorial is entirely constructed of stone with bronze plaques commemorating the men of Mayfield that lost their lives in both World Wars.

3.3.37 The listed stone horse trough sits at the junction of High Street and West Street in front of Crossways. It was erected in 1901 in memory of J J Tyler of Mayfield.

Key unlisted buildings or structures

3.3.38 Key unlisted buildings or structures that make an important contribution to the character of the conservation area and historic integrity of the settlement are identified within this character appraisal and on the accompanying map. These buildings and structures form part of the designated heritage asset, in this case the Mayfield conservation area, and contribute to its wider historical value⁽⁵⁶⁾. These buildings and structures have been identified via consideration of their value to the heritage asset (conservation area), through their evidential value, historical value, aesthetic value and communal value, and

in some instances for their contribution to the setting of designated heritage assets. Where ancillary buildings to listed buildings have been identified as key unlisted buildings on the visual appraisal map, and although these buildings may be considered to be curtilage listed, it is important to note that they also make a valuable contribution to the character of the conservation area in their own right.

3.3.39 Key unlisted buildings or structures have been identified in the character area, dating from the 19th-20th centuries or earlier. Whilst key unlisted buildings have been identified on the visual appraisal map in Appendix 1, this does not exclude other buildings being considered of significance should further information come to light. In addition, omission of description in this character appraisal text does not diminish the significance of any buildings identified on the visual appraisal map.

3.3.40 The number of listed buildings in the character area attests to the historic significance of Mayfield and as a result there are very few buildings within the character area that are not listed, with the exception of a very limited number of more recent buildings. There are therefore very few non-designated heritage assets within the character area, with those identified being predominantly later 19th or early 20th century.

3.3.41 The Manor House is attached to the western end of the listed building occupied by Freeman Forman at the western end of the High Street. It is shown on the 1843 Tithe map, at which time it was owned by Nicholas Stone, surgeon, apothecary and midwife. The building appears late 18th century in style and is constructed of grey header bricks with red brick detailing and central red brick panel. It contains bow windows and what appears to be a later reworked doorway.

3.3.42 The continuous range of buildings extending along North Street and facing onto the churchyard comprise a series of cottages built in what was the back garden of the Royal Oak. By the time of the 1843 Tithe map the cottages were in separate ownerships. The northern most cottages are a mixture of brick and tile hanging, with the northern most cottage suggesting a pre-19th century date based on external appearance. The southern most cottage is faced with brick and weatherboarding.

3.3.43 The former stable and coach house to rear of The Royal Oak and Tandridge appears to have been built between the 1st and 2nd edition OS maps in the later 19th century. The building has since been converted into cottages and comprise red and grey chequered brick, with some weatherboarding. The roof has plain clay tiles with decorative ridge tiles and terracotta finials.

3.3.44 The former Barclays Bank building on the south side of the High Street was built in 1905 on the site of an earlier building. It is constructed of stock bricks on the ground floor with render above and a large projecting window resting on brackets at first floor that projects through the eaves to create a large hipped dormer. The Barclay and Company Limited name is still displayed in a decorative oval plaque above the door.

3.3.45 The pair of attached shops (S & S Stationers and Monty & Ward) at the eastern end of the High Street next to garage appear to be shown on the late 19th century OS map by the driveway to a former large house that sat between the High Street and South

Street. As such, it may have been a cottage that former part of the estate and been converted to shops later, with the shop fronts to the front appearing to be a later addition. The main building is white painted brickwork with a shallow pitched slate roof; a roofing material rarely seen in the character area.

3.3.46 To the rear of the shops described above, a brick and corrugated iron building appears to be shown on late 19th century maps, although it is not clear from the maps if it was rebuilt circa 1900. It appears to be some kind of workshop or warehouse building running north-south to the rear of the shops and can be glimpsed from the High Street.

Other features of the character area

3.3.47 Notable features within the character area add to the visual, historical and cultural interest.

3.3.48 The village sign stands on the High Street between the church and former Palace. It was created in 1922 as part of a village signs competition and was designed by Geoffrey Web. Following a speech at the Royal Academy in 1920 by the Duke of York there was a revival of village signs and the Daily Mail newspaper organised a village signs competition in which this design secured second prize. The sign depicts girls in a field, as traditionally it is said that the name of the village means 'Maiden's Field'. Beneath the name Mayfield is represented the local legend of St. Dunstan and the devil, with St Dunstan shown in his forge in Mayfield pulling the devil's nose with his tongs. The sign originally stood outside the village school on the corner of Fletching Street, but seems to have soon been relocated to its current position to make it more visible⁽⁵⁷⁾.

3.3.49 There are a number of heritage style street lamps of unknown age along the High Street; one outside Stone House, one near the War Memorial, one outside the Pink Cabbage, and the other outside the NatWest bank. There is also an earlier 20th century George V pillar type post box by the War Memorial.

3.3.50 The ornamental bracket for the pub sign still projects from the first floor of the former Royal Oak public house, providing an historical reminder of its previous use.

3.3.51 The village pump was located directly adjacent to the road opposite the Middle House, as seen in historic photographs, and can still be seen in its approximate original location near the village sign.

3.3.52 To the rear of the pavement on the north side of the High Street, between Stone House and the former gatehouse, a canon is displayed. This canon was made at Mayfield Furnace in the 16th century, where it was dug up from the cinder beds in 1824.

3.3.53 Much of High Street is paved in red brick pavers, which contributes to historic character of the High Street.

3.3.54 Sounds, smells and general activity also contribute to the historic character of conservation areas. Although the bypass has diverted large vehicles from the village and

those passing through the area, the popularity of the village means that the High Street can still sometimes be quite busy with vehicular traffic.

Detractors

3.3.55 The main detractors within the character area are traffic and parking. Unsympathetic modern shop frontages and signage, which had began to erode the character of the area, is gradually being replaced with more sympathetic signage as shops are re-tenanted or updated.

3.3.56 There is some visual intrusion from overhead wires extending between telegraph poles and buildings, as well as road signage, but these are quite minimal. Opportunities should be taken to improve or remove these where possible.

Summary

3.3.57 In conclusion, this area is comprised of historic core of Mayfield along the High Street and the former marketplace at the west end of the High Street where it converges with West Street and Station Road. This represents the medieval core of the village, with the weekly market granted in the 13th century, and has operated as the commercial centre throughout. The High Street continues to function as the commercial and retail focus of the village. The present settlement of Mayfield is thought to have developed around the High Street market, church and the Archbishop's Palace from the late 13th and early 14th century and buildings, both designated and non-designated, developed along the High Street and along the routes leading to it from the east and west. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. The main detractors in the character area are traffic parking, as well as some unsympathetic shop frontages and signage.

3.4 Character Area B- Church and Archbishop's Palace

Introduction to the character area

3.4.1 Character Area B (church and Archbishop's Palace) is formed of the current and former ecclesiastical lands to the north of the village. This comprises the church and surrounding churchyard, as well as the former Archbishop's Palace adjacent, and the former vicarage and glebe to the north of Fletching Street. Development within the character area is from a mix of periods, dating from the 13th century, and represents a mix of architectural styles.

3.4.2 The character area is bordered by Character Area A (historic core) to the south west, and Character Area C (Fletching Street) to the south east. To the north the land falls away to open countryside.

3.4.3 St. Dunstan's church and the former Archbishop's Palace (now Mayfield School) are both important landmarks in the village and the church especially is visible from many vantage points in the wider area. The historic vicarage, which sits in relative seclusion to the north east of the village core (now Heron's Folly), seems to have been in this location

since at least the 16th century and was rebuilt in the early 19th century. The glebe lands have now been made, in part, into the King George's Field recreation ground.

3.4.4 The Archbishop's Palace is thought to have replaced an earlier hospitium in the 13th century, with documentary sources suggesting that the 13th century the stone church also replaced an earlier building; a wooden church dating to the 10th century. The present settlement of Mayfield is thought to have emerged from the late 13th and early 14th century as a trading settlement that developed around the earlier market, Archbishop's Palace and church.

Landscape setting

3.4.5 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. The rows of historic buildings that front onto the High Street give a sense of the being in the historic and urban core of the village, whilst the relatively low form of the buildings reinforce that this still retains the character of a rural village and afford views back to the church. The character area contains the principal open spaces in the village, namely the churchyard and King George's Field recreation ground.

3.4.6 Trees are important within the character area and reinforce the rural setting on the village. These comprise the trees within the churchyard; within the grounds of Mayfield School; along the boundary of the King George's Field recreation ground; within the grounds of Heron's Folly; along the Tunbridge Wells Road; and atop the bank along the Coggins Mill Road. Important trees and groups of trees within the character area are noted on the visual appraisal map in Appendix 1, along with the identification of important hedgerows.

3.4.7 There are views through the character area to the church and former Archbishop's Palace. There are also far-reaching views across the King George's Field recreation ground to the High Weald.

Local built form

3.4.8 Buildings in the character area date from the 13th century. The church and Archbishop's Palace have been researched in detail due to their historical significance, but less is known about the former vicarage, which although apparently rebuilt in the early 19th century, does not seem to have been the subject of archaeological survey, and could retain some earlier fabric.

3.4.9 The buildings in the character area have varying frontages and plot sizes. The church sits back from the High Street within the churchyard, with buildings extending along the High Street in front. The former Archbishop's Palace also sits back from the street frontage on the corner of High Street and the Tunbridge Wells Road. It sits within its own grounds behind the gatehouse and Stone House. The former vicarage is even more remote, siting within large grounds accessed by private tracks from both Coggins Mill Lane and the Tunbridge Wells Road. In contrast, the small cluster of buildings to the north of the primary school and on the edge of the recreation ground are 20th century.

3.4.10 The mix of periods of building can be identified, to some extent, by the uses of building materials. The buildings are in a mixture of materials, with the high-status earliest buildings utilising stone, and later buildings from the 19th century being constructed predominantly of red brickwork. Roofs are predominantly covered with clay plain tiles.

3.4.11 The character area contains a mixture of boundary treatments, with the large red brick wall along the Tunbridge Wells Road forming the boundary to Mayfield School and stone and brick walls enclosing the churchyard. Other boundaries to the recreation ground and former vicarage and predominantly hedges and trees.

Listed buildings

3.4.12 There are two designated Grade I listed buildings in the character area, both dating as far back as the 13th century. There are also 17 listed memorials in the churchyard dating from the 17th to the 19th century. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.4.13 The earliest identified buildings within the character area are the stone church and former Archbishop's Palace, which date in part to the 13th century. These important landmarks within the village represent the earliest surviving buildings in the village and it appears that the settlement of Mayfield developed round the church and Palace.

3.4.14 There is reference to the building of a wooden church in Mayfield in 960 AD (see History of Settlement). Whilst this may be the case, the current stone church dates to the earlier 13th century, comprising the west tower and part of the north aisle. A chapel had been added by the end of the 13th century. In 1389 the church was damaged by fire and the majority of the church that survives dates to circa 1400. The current south chapel and south aisle date from this period, as well as a two-storey porch. The north aisle and tower were also increased in height at this time.

3.4.15 Further works were undertaken in subsequent periods, with the nave thought to date to the early 16th century; repairs following a lightning strike in the earlier 17th century; re-roofing in the earlier 18th century; and further re-roofing in 1869 as part of the Victorian restorations to the church.

3.4.16 The church is constructed of sandstone blocks and would probably have been quarried locally. Most of the windows in the church date from the late 19th and early 20th century, and nine of them were made by Mayer & Co of Munich and London. There is a ring of eight bells in the tower, which is surmounted by a shingle spire; a prominent landmark in the village and surrounding countryside. A Mass or scratch dial in the form of a sundial, used by medieval parsons to mark the time for services, can be seen above the south porch ⁽⁵⁸⁾. There is also quite a lot of historic graffiti scratched into the stonework around the porch.

3.4.17 Adjacent to the church, the former Archbishop's Palace dates to the 13th century and may also have replaced an earlier building; a hospitium used by Canterbury officials visiting this part of the Archbishop's rural South Malling estate. In 1260 the Archbishop was given permission to build a manor at Mayfield, which was extended and improved in the later 13th century.

3.4.18 The Palace was in at its height of use in the 14th century and this coincided with phases of enlargement and rebuilding, with the Great Hall added circa 1310 and the Palace enlarged in the mid-14th century. The gatehouse and chapel porch were added in the early 16th century, with the Palace falling out of use shortly after and then being sold as part of the Dissolution in 1545-6.

3.4.19 After a period of being used as a private house, known as Mayfield Place, the main house was abandoned and partly dismantled for building materials in the 18th century. During the 19th century it was purchased as a convent school for girls, with the school formed from the restored buildings and the Great Hall transformed into a school chapel by the architect Edward Welby Pugin in 1863-6. The architect Peter Paul Pugin built the Cloisters to the north of the Chapel in 1886, adding the red brick school building in 1896. The Concert Hall was built in 1929 by Adrian Gilbert Scott, and a suite of other facilities were constructed throughout the second half of the 20th-century and beyond.

3.4.20 The buildings, which continue to be used as a school, are set back from the High Street frontage behind the medieval gatehouse, which was itself restored in the 19th century. There is also an entrance on the Tunbridge Wells Road via a gateway in the red and grey brick wall. The medieval stone buildings and red tile roofs are visible in views from the High Street, the Tunbridge Wells Road, the churchyard, and the wider area. The 14th century tower is especially visible given its height and form. From the Tunbridge Wells Road and recreation ground, the three-storey red brick Victorian school building added by Peter Paul Pugin is visible above the road level.

3.4.21 There are 17 Grade II listed memorials in the churchyard, consisting of 11 chest tombs and 6 headstones. The headstones are listed from the earlier- mid 19th century and have been designed due to the survival of terracotta Harmer plaques on the headstones. Jonathan Harmer of Heathfield created a method of moulding, firing and attaching terracotta plaques to gravestones or tombs, which has enabled some of them to survive in the churchyards around the area. The designs include cherubs, vases, baskets of fruit and flowers, and figures representing Charity, Faith and Hope. The listed stone chest tombs date from the 17th-19th centuries, with most dating to the 19th century, one illegible and of unknown date, two dating to the 18th century and one dating to the 17th century. The 17th century tomb is engraved in Latin, and whilst very worn, the date 166[?] is discernable and this, along with its location, indicates that it is the tomb of the Rev. John Maynard (d.1665), and his wife, Ann, (d.1670), the inscription for which is given in Bell-Irving's book of 1903⁽⁵⁹⁾.

Key unlisted buildings or structures

3.4.22 Key unlisted buildings or structures that make an important contribution to the character of the conservation area and historic integrity of the settlement are identified within this character appraisal and on the accompanying map. These buildings and structures form part of the designated heritage asset, in this case the Mayfield conservation area, and contribute to its wider historical value⁽⁶⁰⁾. These buildings and structures have been identified via consideration of their value to the heritage asset (conservation area), through their evidential value, historical value, aesthetic value and communal value, and in some instances for their contribution to the setting of designated heritage assets. Where ancillary buildings to listed buildings have been identified as key unlisted buildings on the visual appraisal map, and although these buildings may be considered to be curtilage listed, it is important to note that they also make a valuable contribution to the character of the conservation area in their own right.

3.4.23 Key unlisted buildings or structures have been identified in the character area, dating from the 19th-20th centuries or earlier. Whilst key unlisted buildings have been identified on the visual appraisal map in Appendix 1, this does not exclude other buildings being considered of significance should further information come to light. In addition, omission of description in this character appraisal text does not diminish the significance of any buildings identified on the visual appraisal map.

3.4.24 Heron's Folly is located to the north east of the village in secluded grounds reached off Coggins Mill Lane, with another access from the Tunbridge Wells Road. The vicarage was ordained in 1262, but its original location is unknown. By 1596 the vicarage was in this location, since the Rose and Crown was described at this date as being by the vicarage. However, it may have always stood in this spot, with earlier references to the Glebe lands abutting to the east of the Palace lands from 1355.

3.4.25 Heron's Folly was built as the vicarage in 1812 by the Rev. John Kirby and accounts survive for the demolition of the old vicarage, suggesting nothing of the earlier building was retained. However, there has been no internal archaeological survey to verify this or an appraisal of any.

3.4.26 The vicarage is now a private house, having been sold off in 1957. The house is unseen from the road and is only glimpsed from the surrounding footpaths. It is constructed of red brick with a slate roof and large sash windows. The former coach house adjacent is also red brick with a red tile roof.

3.4.27 A lodge sits at the entrance to Heron's Folly from Coggins Mill Road and is shown on 19th century maps. It is constructed of red brick on the ground floor with weatherboard above and a slate roof.

3.4.28 A parish hall was built on the western edge of the recreation ground in 1907. At this time the land was still called Court Meadow and although it was used by the public for sports and recreation, it was not formally given as a public recreation ground until

1937, when it was re-named King George's Fields. The parish hall was replaced by the current Memorial Hall in 1959. It has a very utilitarian post-war appearance, often associated with drill halls, constructed with a curved/vaulted asphalt roof and pebble-dashed walls.

Other features of the character area

3.4.29 Notable features within the character area add to the visual, historical and cultural interest, although there are few features within the character area as most of the land encompassed is set back from road frontages where historic features such as street furniture, might be found.

3.4.30 As already mentioned, Court Meadow was part of the manorial lands and was used by the public for sports and recreation from at least the 19th century. It was formally given as a public recreation ground in 1937, when it was re-named King George's Fields, in memorial to King George V (died 1936). The recreation ground is a significant public open space within the village and the eastern treed boundary still follows that of the medieval boundary between the manorial demesne and the glebe to the east.

3.4.31 The gates to recreation ground appear to be historic and may be the 1930s gates from the when recreation ground was formally given and re-named. They consist of stone pillars surmounted by stone ball finials and wrought iron gates. Each of the gate pillars contain an heraldic plaque depicting the Royal Coat of Arms; one with the rampant lion of England and the other with the chained unicorn of Scotland, both supporting a shield containing the Royal Standard.

3.4.32 There are two heritage style street lamps of unknown age, by the school on Tunbridge Wells Road and the entrance to the recreation ground.

3.4.33 Sounds, smells and general activity also contribute to the historic character of conservation areas. Although the bypass has diverted large vehicles from the village and those passing through the area, the popularity of the village means that the roads leading into the village can still sometimes be quite busy with vehicular traffic.

Detractors

3.4.34 The main detractor within the character area is traffic and the wirescape extending across the road between the telegraph pole and nearby buildings across the junction of Fletching Street, High Street and the Tunbridge Wells Road. There is also a number of road signs around this junction that could be rationalised to reduced visual clutter.

Summary

3.4.35 In conclusion, this area is comprised of the current and former ecclesiastical lands to the north of the village. This comprises the church and surrounding churchyard, as well as the former Archbishop's Palace adjacent, and the former vicarage and glebe to the north of Fletching Street. Development dates from the 13th century, to which the church and former Archbishop's Palace date, at least in part, along with the former

vicarage, which was located here from at least the 16th century and rebuilt in the 19th century. The area also includes the King George's Field recreation ground, which was historically part of the glebe lands, as well as other features, both man made and natural, which add to the historic significance of the area. The main detractors in the character area are the wirescape across the road and the visual intrusion of road signage.

3.5 Character Area C- Fletching Street

Introduction to the character area

3.5.1 Character Area C (Fletching Street) is formed of the historic route into the village from the east along Fletching Street. The historic buildings that front onto Fletching Street give a sense of still being in the historic village, but the presence of some front gardens, generally lower density, low form of the buildings, and narrower road with only limited footpath, gives the sense of having left the core the village and a transition into the a more rural part of the village.

3.5.2 The character area is bordered by two character areas; Character Area A (historic core); Character Area B (church and Archbishop's Palace) . To the south the land falls away to open countryside, whilst there is a small ribbon of 20th century development separating it from the Coggins Mill Character Area to the north east. The road continues out towards the east beyond the Conservation Area through small areas of 20th century development and into the wider countryside.

3.5.3 This route into the village was in place by the medieval period, when Fletching Street and the road through Coggins Mill was the main route north from Mayfield to Lake Street and Tidebrook, Coggins Mill being a passing place across Coggins Mill Stream and the placename recorded from 1315. Further evidence that the route must have been in place by the late 14th century is the survival of at least one building along the road from this period. Given the recorded presence of a church and hospitium at Mayfield in the 10th century, it is likely that Fletching Street has been in continuous use as a routeway to Mayfield from the Saxon period. It remained the only route from Mayfield to the north towards Tunbridge Wells into the 18th century. In 1808 the road was turnpiked from Pound Hill (the top of Fletching Street) in Mayfield to the pond at the east end of Fletching Street⁽⁶¹⁾. There is a toll house along Fletching Street (Toll Cottage) with a projecting gable, against which the toll gate is shown on the Tithe map.

Landscape setting

3.5.4 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. The rural location of the village means that there is open countryside to the south of the character area beyond the conservation area boundary , with the public open space of the recreation ground to the north and the private grounds of Heron's Folly to the north east. There is no public space in the character area, principal open spaces in the village being the churchyard and King George's Field recreation ground, in the adjoining character areas.

61 Abstracts of Turnpike Acts relating to Sussex

3.5.5 Trees are important within the character area and include the trees within the character area itself and those that can be seen from the adjoining character areas and in the wider countryside setting of the conservation area. There are prominent tree specimens and groups of trees within the character area and these are noted on the visual appraisal map in Appendix 1, along with the identification of important hedgerows. Particularly important specimens include those along the roads forming front boundaries and in front gardens, those along the bank at the rear of properties marking the boundary with the recreation ground on the north side of the road, as well as those that can be seen in gardens to the rear and sides of properties. Trees in the adjoining character areas and wider setting reinforce rural character of the area and its setting within the High Weald AONB.

3.5.6 Views through the character area are along Fletching Street, some of which are terminated by buildings along the road. There are also important views out of the character area to the south, with many views afforded in the gaps between buildings across the High Weald.

Local built form

3.5.7 The oldest building in the character area dates to the late 14th century. Many of the buildings, listed and unlisted, have not been the subject of archaeological survey and so dating of the buildings can be uncertain. Older buildings have often been re-fronted in the 18th-19th centuries, which has obscured earlier phases. Many of the buildings in the character area date to the 17th-19th centuries or earlier, with some re-fronted in the 18th-19th centuries.

3.5.8 The buildings in the character area have varying frontages and plot sizes, although most of the historic buildings have a modest front setback with front gardens, the buildings on the north side of the road generally sitting closer to the road frontage and having restricted rear gardens due to the bank that extended along the rear of the plots and marks the boundary of the recreation ground. The properties on the south side of the road have larger plots and rear gardens, with the land dropping away into open countryside to the south. The buildings themselves range from attached cottages, sometimes divided up from original larger houses, to detached houses that previously served as farmhouses.

3.5.9 The mix of periods of building can be identified, to some extent, by the uses of building materials, although some of the buildings known or thought to be of earlier timber framing have been refronted in brick, tile and weatherboarding. The buildings are in a mixture of materials, including red brickwork, many with grey brick header chequered decoration, painted brick, tile-hanging, weatherboarding, stone and some exposed timber framing with plaster infill panels. The use of weatherboarding is notable, especially when compared to more urban High Street. Roofs are predominantly covered with clay plain tiles.

3.5.10 The character area contains a mix of boundary treatments, including low picket fences and low walls with railings, but the predominant boundary treatment is hedges. A few of the buildings sit directly on the road frontage and as such have no front boundary treatment.

Listed buildings

3.5.11 There is one designated Grade II* and thirteen designated Grade II listed buildings in the character area, varying in date from the late 14th century to the 18th century, some of which are adjoining cottages. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.5.12 The earliest identified buildings within the character area are timber-framed and date, at least in part to the late 14th and early 15th centuries. These confirm that permanent buildings had developed along Fletching Street at this time and that development was not just limited to the High Street and around the market area in the adjoining character area. Both of these timber-framed buildings have exposed framing and have been inspected internally, which has resulted in confirmation of their early age. Other buildings along the street have not been subject to internal inspection and so could also be earlier than listed.

3.5.13 The earliest surviving buildings known to date are the adjoining cottages of Courtney Cottage and Pound End, which are listed as 16th century, but contain evidence of a late 14th century building within, including part of an open hall with a crown post roof. The cottages, which were originally one building, sit on the south side of Fletching Street and have partially exposed timber framing and plaster panels and a hipped tiled roof.

3.5.14 Yeomans is another timber-framed building, dating from the 15th century. The building was a substantial farmhouse built as a Wealden hall at the very top of the Fletching Street where it begins to level out into the High Street. It has been underbuilt in brick on the ground floor, with exposed timber framing and plaster infilling above and a half-hipped tiled roof with substantial chimney.

3.5.15 Of the remaining listed buildings along Fletching Street, many are listed as 17th century or earlier.

3.5.16 Number 2 Charity Cottages and Maynards is a prominent building within the street scene, sitting high above the road to the north side of Fletching Street, perpendicular to the street. It appears to be early 17th century and sits on a substantial stone base which forms the cellar, the ground floor being above the street and reached via a sloping path. It is a mix of materials, with red brick, tile-hanging, dark stained weatherboarding, and some exposed timber-framing with red brick infilling. It is gabled at the south end and has a large dormer in the eastern catslide roof.

3.5.17 Pound Hill House is located on the south side of Fletching Street on a plot backing onto a rear lane (The Avenue). It is listed as 17th century with painted brick on the ground floor and tile-hanging above, with a tiled roof. Adjacent, the Wee Hoose and Pratts Corner appear to be 18th century and may represent later subdivision of the Pound Hill House plot (although could have replaced an earlier building). It is in two distinct parts: and based on external appearance, Wee Hoose is earlier. Both cottages have painted brick on the ground floor and weatherboarding above. Wee Hoose has a dormered upper floor with

two windows in the tiled roof. Pratt's Cottage is two storeys with a tiled roof and a projecting ground floor window bay addressing the corner with The Avenue. To the rear, addressing the lane, Pratt's Cottage has what appears to be a red and grey brick additional bay added which sits directly against the street frontage.

3.5.18 Continuing westward along Fletching Street, Irvings Cottage is built in two sections. The range to the rear is thought to be 17th century and was built on the land formally occupied by a bay of the medieval hall house to the immediate east (Courtney and Pound Cottages). It is constructed of painted brick with weatherboarding above, tile-hanging on the west elevation, and a rear catslide to the tile roof. A front range was added to the street frontage in the late 18th century and is also painted brick and weatherboard, with painted slate hanging on the west elevation and a slate roof. This was initially a shop, but later part of the cottage. There is also a single-storey front lean-to that has been added to the rear range in similar materials to the front range.

3.5.19 Dove Cottages and Wheelwrights complete the cluster of historic buildings in this part of Fletching Street. Dove Cottages are listed as 18th century, but could be earlier. It is one building underbuilt in brick, which is partly painted, with tile-hanging above and a half-hipped tile roof. Wheelwrights is 17th century or earlier and recorded as the house of a blacksmith in the 18th century. It has painted brick on the ground floor with weatherboarding above and a steeply pitched tiled roof with catslide on the west end.

3.5.20 Bluebell Cottage is a modest cottage sitting on the north side of Fletching Street on a narrow plot backing onto the stone bank to the recreation ground to the rear. It is listed as 17th century and is two and a half storeys, rendered on the ground floor and weatherboarded above. The roof is tiled and contains attic windows in the gables, with a steeply pitched lean-to on the east end.

3.5.21 Bough Cottage and Cornfield Cottage are set back from the road in a slightly elevated position to the north of Fletching Street. One building. It is listed as 17th century, but is earlier with internal evidence of a medieval open hall and crown post roof. It is timber framed, with the timbers still visible at the east end, but largely refronted with painted brick on ground floor and tile-hanging above. It has a steeply-pitched hipped tiled roof.

3.5.22 May Cottage sits at the bottom of Fletching Street on the north side of the road. It is listed as 17th century, but externally appears early 18th century and has not been viewed internally. It is constructed of red and grey chequered brickwork on the ground floor, with tile-hanging above and a U-shaped half-hipped roof and a large central chimney stack.

3.5.23 Yew Tree Farm House and its associated farm buildings (now converted to separate dwellings) is the last historic building along the south side of Fletching Street and sit at the triangular green, called Cowpers Green, at the junction with East Street and Coggins Mill Lane. It was a sizeable farm and in the mid 18th century was completely rebuilt as a high-status farmhouse. It is constructed of decorative grey headers with red brick detailing, tile-hanging to the west elevation and a double-pile half-hipped roof.

3.5.24 The Rose and Crown public house is set back on the north side the road on the corner of Fletching Street and Coggins Mill Lane facing onto Cowpers Green. The building appears to be a house built on the site at the beginning of the 17th century and was not recorded as an inn until the mid-18th century. It has painted brick on the ground floor and weatherboarding above an a half-hipped tiled roof. The stables and coach-house to the rear have been converted into separate dwellings.

3.5.25 Warren Cottages sits perpendicular to the street, set back from Coggins Mill Lane to the east of the green, and reached down a track off the road. It is one building divided into two cottages, but was shown as being divided into three cottages on 19th century maps. It is may be that this is the building referred to as the barn lately converted into three dwellings in 1813⁽⁶²⁾. It is thought to be 17th century or earlier timber-framed building, now faced with weatherboarding, with what appears to be a much restored rendered west end elevation with some timbers visible. It has a tiled roof, which is especially steep on number 2; this cottage also having a catslide on its south elevation.

3.5.26 There is a listed phone box on Cowpers Green. It is a mid-20th century Type K6 red cast iron kiosk with domed roof, crowns to top panels and glazing to windows and door.

Key unlisted buildings or structures

3.5.27 Key unlisted buildings or structures that make an important contribution to the character of the conservation area and historic integrity of the settlement are identified within this character appraisal and on the accompanying map. These buildings and structures form part of the designated heritage asset, in this case the Mayfield conservation area, and contribute to its wider historical value⁽⁶³⁾. These buildings and structures have been identified via consideration of their value to the heritage asset (conservation area), through their evidential value, historical value, aesthetic value and communal value, and in some instances for their contribution to the setting of designated heritage assets. Where ancillary buildings to listed buildings have been identified as key unlisted buildings on the visual appraisal map, and although these buildings may be considered to be curtilage listed, it is important to note that they also make a valuable contribution to the character of the conservation area in their own right.

3.5.28 Key unlisted buildings or structures have been identified in the character area, dating from the 19th-20th centuries or earlier. Whilst key unlisted buildings have been identified on the visual appraisal map in Appendix 1, this does not exclude other buildings being considered of significance should further information come to light. In addition, omission of description in this character appraisal text does not diminish the significance of any buildings identified on the visual appraisal map.

3.5.29 Mayfield Primary School is located on the corner of Fletching Street and Tunbridge Wells Road, to the immediate east of the High Street. The land for the school was bequeathed by Michael Baker in the mid 18th century out of the manorial lands known

62 The Keep AMS 6427/1-9

63 Conservation Principles, Policies and Guidance, Historic England, April 2008

as Court Mead. The wooden school was replaced and expanded as a National school, built on the site of the current school between 1814 and 1824. In 1851 a girls school was built on the same site and an infants school was added in 1873. In 1913 the main school building was rebuilt. In 1950 the school became a Church of England voluntary controlled primary school, following the 1944 Education Act.

3.5.30 The current building appears to retain some of the 19th century structure, albeit it with modern alternations, in what is now a central part of the school with the unusual square projection above the entrance that used to be surmounted by a cupola. The earlier 20th century range extends along the Tunbridge Wells Road frontage and the top of Fletching Street. It is constructed of red and grey bricks in header bond and decorative arrowhead tiles on the roof, with a curved end at the road junction and large casement windows.

3.5.31 Poundhill Cottage sits on a small plot in front of the school on the north side of Fletching Street. Maps indicate that this cottage replaced a pair of small cottages on the site at the end of the 19th century. It sits on the road frontage and is built of red brick in stretcher bond with a tiled roof.

3.5.32 Pedlars and Kerris Cottage sit near the top of Fletching Street behind a bank and hedge on the south side of the road. Although documents indicate a building on the site from the 15th century in the ownership of Pound House (now Yeomans), the current cottages appear to have been rebuilt in the early 19th century, but could contain earlier fabric. The cottages are one and a half storey and built of stone with a relatively shallow pitched hipped roof containing dormer windows.

3.5.33 Steps House sits in an elevated position to the south of Fletching Street. Documents record a house on the site from the 15th century, with the current house appearing to have been rebuilt or refaced in the late 18th-early 19th century with red and grey brick in Flemish bond with a red tiled roof.

3.5.34 The Old Fire Stations sits back from the road to the north side of Fletching Street. It was built as the fire station for the village in 1902, becoming redundant when new premises were built in Tunbridge Wells Road in 1980. The building is single storey and is located at the back of the site, constructed of stock bricks with a tile-hung gable above wooden double doors and a tiled roof.

3.5.35 The Carpenters Arms has recently been converted to residential use, having been built as a public house in the mid 19th century. It has a central range and two side ranges that are slightly set back from the central range. All are painted brick with decorative tile-hanging above and slate roofs.

3.5.36 Flower Place sits just off Fletching Street at the bottom of The Avenue. Maps suggest the current building replaced an earlier group of buildings on the site in the late 19th century. It is constructed of red brick in Sussex (Flemish Garden wall) bond on the ground floor and a mixture of the same brickwork and weatherboarding on the first floor, with red tiled roof.

3.5.37 Nevassa and Rock Cottage are a pair of semi-detached cottages sitting on the road frontage on the north side of Fletching Street. Maps show that the cottages were built on the site of earlier buildings (possibly workshops) in the late 19th century. They are constructed of red and grey bricks in Flemish bond and have a red tiled roof.

3.5.38 Little Spring and Springrose Cottage are a pair of semi-detached cottages to the south side of Fletching Street, built on the approximate site of an earlier building. The cottages have a date plaque on the front elevation, 'J L Spring Cottages 1882', which accord with the maps. The cottages are built of red brick in Flemish bond with a slate roof and central front porch.

3.5.39 Fletching Cottage and Toll Cottage are built on a narrow strip of land on the north side of the Fletching Street towards the lower, east end of the street. The date of the cottages is not known, but they are shown on a late 18th century map and may correspond to building mentioned in a Will of 1730⁽⁶⁴⁾, with Toll Cottage shown as the location from which the toll gate extended in the 19th century. The buildings are red and grey brick in Flemish bond on the ground floor with weatherboarding above, a projecting full height gable, and a red tiled roof.

3.5.40 Orchard Cottages sit adjacent and follow the same history as above, being documented from the 18th century and constructed in a narrow strip of land by the roadside. The cottages are also red and grey brick in Flemish bond on the ground floor with weatherboarding above and a red tiled roof.

3.5.41 September Cottage appears to be a later addition to this row of wayside cottages, added in the late 19th century. It is constructed of red and grey chequered brickwork with decorative tile-hanging and a slate roof.

3.5.42 Yew Tree Forge Cottage was built on a small roadside plot next to the smithy at the end of the 19th century. It is constructed of red and grey chequered brickwork with tile-hanging above and a red tiled roof. Adjacent, built on the corner of Fletching Street and Coggins Mill Lane, the single-storey smithy still stands. It is shown on the 1840s Tithe map and is painted brick with a red tiled roof.

3.5.43 Coach House Mews sits to the rear of the Rose and Crown pub and appears to have been converted into dwellings from the former stables and coach house that served the inn from at least the 19th century. The building is constructed of red and grey chequered brickwork with some tile-hanging to the first floor and a red tiled roof.

3.5.44 The Oast and The Old Barn were formerly farm buildings to Yew Tree Farm. Maps suggest the stowage barn and roundel of The Oast were added to the south west corner of an existing low farm building in the mid-late 19th century. Only the red tiled roof of the earlier building is visible from the road, being set below street level. The stowage barn and oast and brick built in red and grey chequered brickwork with red tiled roofs, the roundel retaining its distinctive white cowl.

3.5.45 The Old Barn sits to the south east of the former farmhouse. An archaeological survey of the building recorded that it dates to the early 16th century and was specialized three-bay timber framed building, its original use unknown. It was subsequently acquired by the farm and converted into a barn historically, later converted to a dwelling in the 1980s⁽⁶⁵⁾. The building has exposed timber-framing with plaster infill panels and a hipped tiled roof.

3.5.46 A roughly triangular plot of land between East Street and Coggins Mill Lane began to be developed with housing at the beginning of the 20th century. This includes the Edwardian attached red brick villas at the top of East Street, Warren Terrace on Coggins Mill Lane, and the laying out of Alexandra Road. These houses represent the small-scale extension of this area of Mayfield in the early 20th century.

Other features of the character area

3.5.47 Notable features within the character area add to the visual, historical and cultural interest,

3.5.48 There is a lack of street furniture along Fletching Street, representative of its more rural character and limited pavements.

3.5.49 There are heritage style street lamps of unknown age near Charity Cottage, Little Orchard and another at Cowpers Green.

3.5.50 There is a black and white finger post on Cowpers Green. There is also a 19th century Victorian pillar type post box by Yew Tree Farm House.

3.5.51 Sounds, smells and general activity also contribute to the historic character of conservation areas. Fletching Street is relatively quiet, attracting mainly local traffic. The road feels far quieter than the commercial High Street, being residential with the exception of the Rose and Crown pub.

Detractors

3.5.52 The main detractor within the character area is parking and the wirescape extending across the road between the telegraph pole and nearby buildings across Fletching Street and Cowpers Green. There has also been some replacement of historic windows and doors with uPVC and unsympathetic replacements. There has been little loss or replacement of historic boundary treatments with parking or modern fencing, such as close boarding, and any further loss should be avoided.

Summary

3.5.53 In conclusion, this area is comprised of the historic route into the village from the east along Fletching Street. The historic buildings that front onto Fletching Street give a sense of still being in the historic village, but the area also gives the sense of having left the core the village and a transition into the a more rural part of the village. The

buildings, both designated and non-designated, are mostly residential and lower density, with some front gardens. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. The main detractors in the character area are parking and the wirescape extending across the road, as well as some loss of historic windows and doors with uPVC and unsympathetic replacements.

3.6 Character Area D- South Street

Introduction to the character area

3.6.1 Character Area D (South Street) is formed of the historic back road that runs to the rear of the High Street on the ground that slopes away to the south off the ridge top; Vale Road, which is another back lane; and the historic buildings extending from the corner of South Street, south westwards along West Street. The historic buildings that front onto these streets give a sense of still being in the historic village, but the narrower roads with only limited footpath, less commercial activity, and sloping land with views out to the south, gives the sense of having left the busier core the High Street and a transition into a quieter, and more residential part of the historic village.

3.6.2 The character area is bordered by two character areas; Character Area A (historic core) and Character Area F (western extension). To the south the land falls away to open countryside, with a small amount of more modern infill development and housing along Richmond Gardens outside the conservation area boundary.

3.6.3 West Street is an historic route into the village and the route seems to be part of the earliest development of Mayfield. The top part of the road, where it meets with the former market place and High Street, was certainly developed by the 14th century, with surviving buildings from this period within Character Area A (historic core).

3.6.4 The origins of South Street, originally called Back Lane, are unclear and it may have been established as a road running to the rear of the High Street plots in the 14th century. A survey of 1498 records that by this time the occupied area of the village had grown from that of the earlier shop places and plots had been extended to the rear. These plots extended down to Back Lane on the south side of the High Street and can still be identified in some of the existing plot boundaries and/or boundary walls that survive.

3.6.5 By the 17th century, this triangular area to the south of the High Street began to see infill, with the construction of houses on rear plots previously occupied by barns, stables and outbuildings along Back Lane, to the rear of the High Street plots. The triangular plot between South Street and Vale Road also seems to have been developed with irregular plots by the 17th century.

Landscape setting

3.6.6 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. The rural location of the village means that there is open countryside to the south of the character area beyond the conservation area boundary. There is no public space in the character area, principal

open spaces in the village being the churchyard and King George's Field recreation ground, in the adjoining character areas. The small quadrangle that forms part of St. Mary's in the Fields makes an important contribution to this historic group.

3.6.7 Trees are important within the character area and include the trees within the character area itself and those that can be seen from the adjoining character areas and in the wider countryside setting of the conservation area. The relatively small backland plots along South Street means there are not a large number of prominent tree specimens and groups of trees within the character area, but those in the larger gardens and along Vale Road and these are noted on the visual appraisal map in Appendix 1, along with the identification of important hedgerows. Trees in the a wider setting reinforce the rural character of the area and its setting within the High Weald AONB.

3.6.8 Views through the character area are along South Street, West Street and Vale Road, some of which are terminated by buildings along the road. Glimpsed views back to the buildings on the High Street and the church tower are visible throughout the character area in gaps between buildings, along the narrow twittens like Star Lane, over some of the lower buildings, and along West Street. There are also important views out of the character area to the south, with many views afforded in the gaps between buildings and along side roads across the High Weald.

Local built form

3.6.9 The oldest building in the character area dates to the 16th century. Many of the buildings, listed and unlisted, have not been the subject of archaeological survey and so dating of the buildings can be uncertain. Older buildings have often been re-fronted in the 18th-19th centuries, which has obscured earlier phases. Many of the buildings in the character area date to the 17th-19th centuries or earlier, with some re-fronted in the 18th-19th centuries.

3.6.10 The buildings in the character area have varying frontages and plot sizes, although many of the historic buildings have very little or no front set back and sit against the road frontage. The backland development on the north side of South Street have very little in the way of rear gardens, having been formed along the lane out of the earlier High Street plots. The properties on the south side of the road and along Vale Road generally have larger rear gardens. Those building facing onto West Street also have rear gardens. The buildings themselves are mostly attached cottages and semi-detached cottages,, with some outbuildings. Development towards the south eastern end of Vale Road and later development from the 20th century tend to be detached cottages.

3.6.11 The mix of periods of building can be identified, to some extent, by the uses of building materials, although some of the buildings known or thought to be of earlier timber framing have been refronted in brick, tile and weatherboarding. The buildings are in a mixture of materials, including red brickwork, many with grey brick header chequered decoration, painted brick, tile-hanging, weatherboarding and limited use of render . Roofs are predominantly covered with clay plain tiles, although there is some use of slate in the character area, which is unusual for the village.

3.6.12 The character area contains a mix of boundary treatments, including hedges along Vale Road, Cordbatt Hill and St.Mary's in the Fields, as well as stone and brick walls along South Street, some marking early rear boundaries to the High Street buildings. A number of the buildings sit directly on the road frontage and as such have no front boundary treatment.

Listed buildings

3.6.13 There are eight designated Grade II listed buildings in the character area, varying in date from the 16th century to the 18th century, most of which are comprised of attached cottages. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.6.14 The earliest identified buildings within the character area are timber-framed and date, but have been refaced in brick, with tile-hanging or weatherboarding above. Many buildings have not been subject to internal inspection and so could also be earlier than listed.

3.6.15 There is a row of historic cottages in the character area along West Street, which sit atop a bank above the road. Documentary evidence shows the plots were occupied with buildings in the late 15th century tenement analysis. Only the south eastern most group of cottages, Guppy's, Wychwood Cottage and Tewcot, have been internally inspected, which has revealed a 16th-early 17th century house at its core, extended to the south west in the 19th century when a cobbler's shop was added (now part of Tewcot). The cottages have been refaced with red and grey chequered brickwork to ground floors, a tile-hung first floor to Wychwood, and weatherboarded first floor to Tewcot and Guppy's; all of which sit beneath a plain tile roof, hipped at the south western end.

3.6.16 Attached to the rear of Guppy's, Little Shirley and Pilgrims Way sit adjacent. Although listed as 18th century, they appear 17th century or earlier. The building has painted and red and grey chequered brickwork on the ground floor and tile-hanging above, with a tiled roof that is hipped and one end and half-hipped at the other.

3.6.17 Continuing along the raised bank, The Ancient Cottage and The Gable End are listed as 17th century. The Ancient Cottage is quite low and modest in size with full height weatherboarding and a tile roof. Attached to the south west, the Gable End is built of ashlar stone, with tile-hanging to the first floor of the south-west end and weatherboarding on the large gable to the front elevation.

3.6.18 Chapel House and Chapel End (listed Apple Tree Cottage) complete the row of cottages and the bank is lower at this point where it begins to meet the level of the road near the corner of South Street. The cottages are listed as 18th century and the 19th century former Baptist chapel is attached to the north east. Chapel House is painted brick on the ground floor and tile-hung above, whilst Chapel End is painted brick; both with a tiled roof.

3.6.19 Continuing around the corner onto South Street, number 4-5 Chapel Cottages are two attached cottages within one building. They are listed as 18th century or earlier with brick on the ground floor and tile-hanging above, both now painted. The roof is half-hipped and tiled.

3.6.20 A small group of listed buildings sit on a narrow part of South Street on the triangular plot where it meets Vale Road and a small lane. The group comprises three sets of semi-detached cottages, all appearing to date to the 17th century, when this area of the town was developed from former backland plots with outbuildings.

3.6.21 September Cottage and the former Oxfam Shop are one building, listed as 17th century. Tenement analysis shows that this was one of the several barns built on small pieces of land below the town and mentioned as such in the 1602 and earlier rentals. The barn had already been replaced by a house by 1661. The main range is 17th century or earlier (it is not clear if it incorporates anything of the earlier barn) and is clad in weatherboarding with a small amount of brick and stone infilling. There is a gable at east end and the whole has a plain tiled roof.

3.6.22 Laurel Cottage (numbers 1 and 2) are one building, listed as 17th century. Tenement analysis shows that this was previously a stable, but had already been replaced by a house by the 17th century. The main range is 17th century or earlier (it is not clear if it incorporates anything of the earlier building) and is built of red brick in Sussex bond (Flemish Garden Wall bond), with weatherboarding on the first floor and a plain tiled roof, hipped at one end.

3.6.23 White Rose Cottage and Rose Cottage complete the row and are again one building, listed as 17th century. Tenement analysis shows that the house was on the site by the later 17th century and is listed as 17th century. It has been underbuilt in red brick in stretcher bond, with weatherboarding on the first floor and a plain tiled roof, hipped at one end. White Rose Cottage has been extended in the 20th century.

Key unlisted buildings or structures

3.6.24 Key unlisted buildings or structures that make an important contribution to the character of the conservation area and historic integrity of the settlement are identified within this character appraisal and on the accompanying map. These buildings and structures form part of the designated heritage asset, in this case the Mayfield conservation area, and contribute to its wider historical value⁽⁶⁶⁾. These buildings and structures have been identified via consideration of their value to the heritage asset (conservation area), through their evidential value, historical value, aesthetic value and communal value, and in some instances for their contribution to the setting of designated heritage assets. Where ancillary buildings to listed buildings have been identified as key unlisted buildings on the visual appraisal map, and although these buildings may be considered to be curtilage listed, it is important to note that they also make a valuable contribution to the character of the conservation area in their own right.

3.6.25 Key unlisted buildings or structures have been identified in the character area, dating from the 17th-20th centuries or earlier. Whilst key unlisted buildings have been identified on the visual appraisal map in Appendix 1, this does not exclude other buildings being considered of significance should further information come to light. In addition, omission of description in this character appraisal text does not diminish the significance of any buildings identified on the visual appraisal map.

3.6.26 The chapel sits on the corner of West Street and South Street. A chapel appears to have been in existence by 1800 on the approximate site of the present building, with further references throughout the 19th century. In 1871 the church became a Strict Baptist place of worship and was remodelled to its present appearance in 1873. The current chapel building is rendered and ashlar lined to mimic stone, with a slate roof.

3.6.27 Number 1-3 Chapel Cottages sit adjacent to the chapel on South Street and are shown on the 1843 Tithe map. They are constructed of red and grey chequered brick on the ground floor, but the first floor appears to be rebuilt in red bricks in stretcher bond with a plain tiled roof above.

3.6.28 Timewell Cottage sits on the north side of South Street directly on the road frontage and is shown on the 1st edition OS map. It is constructed of red and grey bricks in Flemish bond on the ground floor, but the first floor appears to be rebuilt in red bricks in stretcher bond with a plain tiled roof above.

3.6.29 Holly Cottage is located on the edge of a backland plot on the north side of South Street and is shown on 1843 Tithe map, but may have been an outbuilding at this time. The cottage sits directly on the road frontage and is roughcast rendered, with tiled dormers and a plain tiled roof. The brick built garage adjacent is shown on the 1st edition OS map, but was rebuilt or extended by the 1910 OS map.

3.6.30 Continuing along the north side of South Street, a row of cottages (Valley View) sits directly on the road frontage. The building appears to have been remodelled in 20th century, but may contain parts of earlier buildings shown on 19th century maps. The western most building (The Old Forge) is shown on the 1843 Tithe map, when it was described as a lodge, and is labelled smithy on the 1st ed OS map. The three cottages attached to the east are shown on later 19th century OS maps. The building range is a mixture of brick, render and tile-hanging with multi-gabled roof, with a stone wall visible in the eastern end elevation.

3.6.31 Adjacent and also sitting on the road frontage, another row of cottages (Slate Terrace) is shown on the 1843 Tithe map, when it was described as a cottage and stable. It is mainly constructed of red and grey chequered brickwork, with some weatherboarding to the first floor of number 4, all beneath a slate roof.

3.6.32 A small range of buildings sit on the street frontage on the opposite corner to the vehicular entrance adjacent to Slate Terrace. These buildings appear to be outbuildings for storage or stabling etc and are shown on the 1st ed OS map. They are constructed of red and grey bricks with a single-storey flat roof section to the west and two-storey section with gabled slate roof to the east.

3.6.33 The Old Granary sits on the corner of South Street and Vale Road. A building is shown on the 1st ed OS map, but the building appears in its current form on the 2nd ed OS map. It is constructed of red brick with grey headers in Sussex bond on the ground floor and weatherboarding above, with a plain tile roof.

3.6.34 Slightly set back from the road adjacent is Gyll Cottage, which dates to the early 20th century. Now converted to a house, it still retains the appearance of a carriage house, with garage door in the gable end and loading door above. It is constructed of red brick with grey headers in Sussex bond, with a plain tile roof, and retains an historic brick paved yard area to the front.

3.6.35 Number 1-4 Vale Road sits between South Street and Vale Road where the two roads meet. It is shown on the 1843 Tithe map and consists of a long range sitting directly on the Vale Road street frontage with rear yards enclosed by a red brick wall on South Street. The Vale Road frontage is constructed of red brick in Flemish bond, whilst the South Street frontage is constructed of red brick in stretcher bond with some stock bricks near the eaves, suggesting some alterations or repair. The roof is covered in slate.

3.6.36 Adjacent to September Cottage and linked by a garage, Hatters Cottage sits on the narrow South Street frontage, with the garden extending to Vale Road. It is shown on the 1843 Tithe map and is constructed of red and grey chequered brickwork with a slate roof.

3.6.37 Running parallel with Star Lane, two buildings extend along the top of the red brick wall that forms the boundary between the lane and the plots to the east. The buildings appear to be shown on the 1843 Tithe map and the northernmost building appears to be an outbuilding to Stone Court on the High Street, whilst the building to the south appears to have been subdivided from the plot to the north in the mid-19th century and accessed separately from South Street. The northernmost building is red brick with a hipped tiled roof, whilst the building to the south is red brick with some weatherboarding and seems to have been converted to cottages from an earlier outbuilding.

3.6.38 Vale Road makes up the south side of the triangular plot with South Street. The buildings along the south side of the road seem to have been developed in the mid-19th century, most appearing between the 1843 Tithe map and 1875 1st ed OS map.

3.6.39 Twitten End Cottage, Rose Cottage and Byeways (or By's) are three attached cottages located on the south side of Vale Road. Most of the building is shown on the 1st ed OS map, with a 20th century addition to the western end. Byeways is single storey with a stone plinth and painted brick above, rising to a tiled roof; Rose Cottage is stone built with some weatherboarding and a slate roof; and Twitten End Cottage is single storey with weatherboard and slate cladding and a slate roof.

3.6.40 Chimneys sits further along Vale Road on the southern road frontage. It is shown on the 1st ed OS map and is clad in full height weatherboarding rising to a double pile gabled tiled roof. It has some later alterations to the western end.

3.6.41 Minicot and Richmead Cottage sits adjacent and is shown on the 1st ed OS map as one building, but had been divided into two by the 2nd ed OS map. It is single storey, with timber framing and brick nogging to Minicot, and weatherboarding on Richmead Cottage, all with a plain tiled roof.

3.6.42 Meadow Cottage is set back from the street on the south side of Vale Road, positioned below the road level due to the sloping topography of the land. A building is shown here on the 1st ed OS map and is well screened from the road, with only the tiled hipped roof readily visible.

3.6.43 Dollis Folly sits on a triangular plot at the bottom of Vale Road on the north side of the street. It is shown on the 1681 map. It is a mixture of brick, render and tile hanging, with a tiled roof, hipped to the west.

3.6.44 Becketts and Hoopers sit adjacent to each other at the bottom of Vale Road on the south side of the street. Earlier maps indicate that Hoopers was built by the 1843 Tithe map, with Becketts appearing to have been an outbuilding at this time, comprising what is now the single storey front range attached to Becketts and an attached range that appears to have been demolished to make way for the house in the mid-20th century. The earlier buildings are constructed of red and grey brickwork with tile hanging to Becketts.

3.6.45 Maygarth sits opposite the junction of Vale Road and Codbatt Hill and is shown as an outbuilding on the 1843 Tithe map. It is not clear when it was converted to a cottage and there has been later alterations and additions, with earlier elements of the building appearing to be of red brick with some grey headers and a tiled roof.

3.6.46 Longmeadow is set back from the street on the south side of Vale Road, positioned below the road level and behind more recent buildings that have been added along Vale Road in the 20th century. It appears to be shown as an outbuilding on the 1843 Tithe map and the building may have originated as a barn sitting on the edge of fields away from the road. It is not clear when it was converted to a cottage and is constructed of red brick with tile hanging to the first floor and a tiled roof, hipped at the east end.

3.6.47 St. Mary's in the Fields sits to the south side of South Street and was developed as an orphanage, or children's home, in 1922. The field on which the orphanage was built was acquired by an Anglo-Catholic Order and consisted of a chapel and houses arranged around a central quadrangle, which still survive essentially intact. The buildings are now houses in private ownership and are mostly simple single-storey buildings with white roughcast render and shallow slate roofs arranged around the central green quadrangle. The former chapel retains its small tower, with the otherwise low form and quadrangle affording wide views out over to the High Weald. Maygarland and Dovestone Cottage are grander attached cottages formerly used by the sisters and constructed of red brick on the ground floor with roughcast render to the first floor and a half-hipped tiled roof with decorative ridge tiles.

Other features of the character area

3.6.48 Notable features within the character area add to the visual, historical and cultural interest, although there is little street furniture in the character area due to the lack of pavements and narrow streets.

3.6.49 There are two heritage style street lamps of unknown age on South Street; one opposite Star Lane and another on the corner of South Street and West Street.

3.6.50 There are a number of historic high brick walls along South Street, some with lower stone courses, many of which enclose the back of High Street plots. There are also some stone walls of coursed stone that appear to be historic boundary walls, such as those to the rear of the Middle House and Walnut Tree House, which continue up Holders Lane and the adjacent corner to the rear of the High Street plots. Given that these properties were owned by the Baker family in the 18th century, the stone may have been reused from the Archbishop's Palace.

3.6.51 The brick pavers in front of Gyll Cottage, which relate to its former use, contribute to the historic character of the area.

3.6.52 The open quadrangle in St.Mary's in the Fields contributes to the character of this group of buildings and retains a sense of its history, whilst also affording views out across the High Weald.

3.6.53 Sounds, smells and general activity also contribute to the historic character of conservation areas. This area of the village is relatively quiet as it does not have the commercial activity of the High Street, but street parking in the narrow streets is notable.

Detractors

3.6.54 The main detractor within the character area is parking. The wirescape between telegraph poles and buildings is also a detractor in some places.

3.6.55 There has been some replacement of historic windows and doors with uPVC and unsympathetic replacements. There has been little loss or replacement of historic boundary treatments with parking or modern fencing, such as close boarding, and any future loss should be avoided.

Summary

3.6.56 In conclusion, this area is comprised of the historic back road that runs to the rear of the High Street (now called South Street); Vale Road, which is another back lane; and the historic buildings extending from the corner of South Street, south westwards along West Street. By the 17th century, this triangular area to the south of the High Street began to see infill, with the construction of houses on rear plots to the rear of the High Street plots. The historic buildings that front onto these streets give a sense of still being in the historic village, but with the sense of having left the busier core the High Street and a transition into a quieter, and more residential part of the historic village. The identified character also includes other features, both man made and natural, which add to the

historic significance of the area. The main detractors in the character area are parking and the wirescape extending across the road, as well as some loss of historic windows and doors with uPVC and unsympathetic replacements.

3.7 Character Area E- Coggins Mill

Introduction to the character area

3.7.1 Character Area E (Coggins Mill) is formed of the historic hamlet of Coggins Mill to the north east of Mayfield village. The group of historic buildings that extend along road to form this small hamlet still retain a sense of separation from the village despite some small-scale infilling between the two. The hamlet has a distinctly rural character.

3.7.2 The character area is bordered by open countryside, with Character Area C (Fletching Street); located to the south west. There is a small amount of more modern infill development along the road between Mayfield and Coggins Mill outside the conservation area boundary.

3.7.3 Coggins Mill is recorded in a medieval hamlet, with a reference to the place name 'Colkynesmell' in 1315. The name Colkyn is recorded earlier, from the 13th century, and may be a family name after which the hamlet was named. There is little history recorded about the development of the hamlet at Coggins Mill but the place name and location of the hamlet beside a stream indicates a mill in this location in the medieval period. An undated bloomery also lies near the road and stream; providing evidence for medieval or earlier iron working, which along with the mill may have provided the impetus for a small settlement.

3.7.4 The road passing through Coggins Mill would have been more significant in the medieval period than it became latterly, with Fletching Street and the road through Coggins Mill being the main route north from Mayfield and Coggins Mill being a passing place across Coggins Mill Stream.

3.7.5 Medieval buildings have not been formally identified in Coggins Mill, but future historic building analysis may reveal medieval cores to later or refronted buildings currently identified as 17th century or earlier.

Landscape setting

3.7.6 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. The rural location of the hamlet means that there is open countryside surrounding the character area and Coggins Mill stream runs through the area. There is no public space in the character area, principal open spaces in the village being the churchyard and King George's Field recreation ground, in the adjoining character areas.

3.7.7 Trees are important within the character area and include the trees within the character area itself and those that can be seen in the wider countryside setting of the conservation area. The rural character of the hamlet means that it contains many prominent

tree specimens and groups of trees and these are noted on the visual appraisal map in Appendix 1, along with the identification of important hedgerows. Trees in the wider setting reinforce the rural character of the area and its setting within the High Weald AONB.

3.7.8 Views through the character area are along Coggins Mill Road, some of which are terminated by buildings along the road. From the more elevated ground near Andredsbourne and whilst descending the hill there are important views out of the character area to the north west, south west and south across the High Weald. On descending onto the lower ground near Coggins Mill stream the views are shorter and terminated by trees and woodland. There are also views along the stream.

Local built form

3.7.9 The oldest building in the character area dates to the later 16th century. Many of the buildings, listed and unlisted, have not been the subject of archaeological survey and so dating of the buildings can be uncertain. Older buildings have often been re-fronted in the 18th-19th centuries, which has obscured earlier phases. Many of the buildings in the character area date to the 17th-century or earlier, with some re-fronted in the 18th-19th centuries.

3.7.10 The buildings in the character area have varying frontages and plot sizes, but most have some setback from the road and are located within irregular garden plots of varying sizes. The buildings are predominantly detached dwellings ranging from modest cottages to large houses, although there are also some attached cottages.

3.7.11 The mix of periods of building can be identified, to some extent, by the uses of building materials, although some of the buildings known or thought to be of earlier timber framing have been refronted in brick and weatherboarding. The buildings are in a mixture of materials, including red brickwork, many with grey brick header chequered decoration, painted brick, tile-hanging, weatherboarding and some exposed timber framing with plaster infill panels. The predominant materials are brick with white weatherboarding above. Roofs are predominantly covered with clay plain tiles.

3.7.12 The character area contains predominantly hedged boundary treatments, with some use of low picket fences.

Listed buildings

3.7.13 There are ten designated Grade II listed buildings in the character area, varying in date from the later 16th century to the 18th century, some of which are comprised of attached cottages. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.7.14 The earliest identified buildings within the character area are timber-framed and date, with some refaced in brick and weatherboarding above. Many buildings have not been subject to internal inspection and so could also be earlier than listed.

3.7.15 On approaching Coggins Mill from Mayfield, Linnets is the first listed building in the hamlet, sitting perpendicular to the road, set back and above the road in an elevated position. It is listed as 17th century or earlier and faced with red and grey chequered brickwork on the ground floor and weatherboarding above with some tile-hanging on the first floor. It has a hipped tiled roof with small dormers and large chimney stack.

3.7.16 Wych Elm Cottage sits adjacent, also set back from the road but less elevated. It is listed as being probably 17th century and is underbuilt in red brick on the ground floor with weatherboarding above and a steeply pitched tiled roof.

3.7.17 Avery's Mead (previously Cherry Tree Cottage) sits on the opposite side of the road, set back in a slightly elevated position. It is listed as probably 17th century, but an archaeological survey has confirmed that it dates to circa 1570 and reuses materials from a medieval house⁽⁶⁷⁾. It is clad in weatherboarding on a painted brick plinth, with a steeply pitched tiled roof, hipped to the west and half-hipped to the east.

3.7.18 Thursley Cottage and Hollydene sit close to the road frontage on the north side of the road. The building is listed as 18th century or earlier and is divided into two cottages. Thursley Cottage has a stone plinth with red brick above on ground floor and weatherboarding on the first floor, with a tiled roof. Hollydene is faced with roughcast render and has a tiled roof.

3.7.19 Bassetts (previously a farmhouse) sits perpendicular to the road, fronting onto a small track to the south side of the road. It is listed as late 16th or early 17th century and is underbuilt in red brick on the ground floor with exposed timber framing with plaster infilling and curved braces on the first floor, rising to a plain tiled roof. An oast roundel is attached via a single-storey range at the south end of the building.

3.7.20 Coggins Mill Cottages (numbers 1 to 3) sit further along the road where the land sits at a lower level closer to the valley bottom near the stream. The building sits perpendicular to the road is very visible when viewed from the east. It is one long range, listed as 17th century and is faced in full-height weatherboarding on the east with a tiled catslide roof and brickwork below on the west side.

3.7.21 Coggins Mill Cottage sits on the opposite side of the road and is listed as 17th century. It is fronted with red brick on the ground floor and weatherboarding above, with a tiled roof hipped on the west.

3.7.22 Old Owl sits adjacent, but at an angle to the road so that it sits parallel with the stream to the east. It is listed as late 16th or early 17th century and is underbuilt in red brick on the ground floor with exposed timber-framing and plaster infilling on the first floor beneath a hipped tiled roof.

3.7.23 Bridge cottage sits close to the road frontage and is the last cottage before reaching the stream. It is listed as 17th, but an archaeological survey has confirmed that it dates to the late 18th-early 19th century ⁽⁶⁸⁾. The ground floor is painted brick with weatherboarding above and a tiled roof.

3.7.24 Coggins Mill House (formerly listed as Calkin's Mill Farmhouse) sits on rising ground to the east side of the stream, sitting perpendicular. Along with the associated farm buildings adjacent, the farm is the only pre-20th century development on this side of the stream, with the rest of the hamlet on the opposite side of the stream. It is listed as 18th century, and is constructed of chequered red and grey bricks on the ground floor with tile-hanging above and a hipped tiled roof.

Key unlisted buildings or structures

3.7.25 Key unlisted buildings or structures that make an important contribution to the character of the conservation area and historic integrity of the settlement are identified within this character appraisal and on the accompanying map. These buildings and structures form part of the designated heritage asset, in this case the Mayfield conservation area, and contribute to its wider historical value. Conservation Principles, Policies and Guidance, Historic England, April 2008. These buildings and structures have been identified via consideration of their value to the heritage asset (conservation area), through their evidential value, historical value, aesthetic value and communal value, and in some instances for their contribution to the setting of designated heritage assets. Where ancillary buildings to listed buildings have been identified as key unlisted buildings on the visual appraisal map, and although these buildings may be considered to be curtilage listed, it is important to note that they also make a valuable contribution to the character of the conservation area in their own right.

3.7.26 Key unlisted buildings or structures have been identified in the character area, dating from the 18th-20th centuries or earlier. Whilst key unlisted buildings have been identified on the visual appraisal map in Appendix 1, this does not exclude other buildings being considered of significance should further information come to light. In addition, omission of description in this character appraisal text does not diminish the significance of any buildings identified on the visual appraisal map.

3.7.27 Andredsbourne sits on the north side of Coggins Mill Lane and is the first historic property when approaching Coggins Mill from Mayfield. The property is shown on the Tithe map, when it was called Pocock's Farm and owned by the Kirby family, who lived at the vicarage and had inherited properties around Mayfield through marriage to the heir of George Baker. On the 2nd ed OS map the house had been enlarged and the name changed to Ivy Bank. The age of the buildings is not known, but deeds date back to the 18th century and so parts of the house may be 18th century or earlier. The house sits back from the road behind hedges. The principal frontage (added in the later 19th century) is white stucco with a slate roof, with former outbuildings and earlier ranges attached to the south and east constructed of red brick and tiled roofs.

3.7.28 The White Chapel is a former Mission Hall, built to the south side of the road in the later 19th century. It is constructed of white weatherboarding with slate hanging to the gable and a slate roof.

3.7.29 The Mount sits to the north side of Coggins Mill Lane adjacent to a track leading into fields to the north. The property is shown on the Tithe map, when it was called Watt's Cottage and owned by the Rev. Henry Kirby. The property is shown as three cottages from the earlier maps and is painted brick on the ground floor with tile-hanging above and a plain tile roof.

3.7.30 Coggins Mill sits further along the road and appears to have been built in the early 20th century as a shop. It is constructed of red bricks in stretcher bond with a plain tiled roof. The shop windows and door have been replaced in recent years, but the fascia for the shop sign has been retained above a later window.

3.7.31 The farm buildings at Coggins Mill Farm include buildings shown on the Tithe map and/or 1st ed OS map. These include the long weatherboarded and red and grey brick barn with a roundel to the northern end and smaller range to the south. These are now roofed in pantiles. The timber clad building sitting at the south end of the yard is on the footprint of a building shown on the Tithe map, but may have been rebuilt.

3.7.32 Cottage Farm House sits above the road on a bank to the east side of the lane, opposite Coggins Mill Farm. It appears to have been built in the early 20th century on the site of an earlier building. The house is constructed of stock bricks in stretcher bond with roughcast render above and a plain tiled roof.

Other features of the character area

3.7.33 Notable features within the character area add to the visual, historical and cultural interest, although there is little street furniture in the character area due to the lack of pavements and rural character.

3.7.34 There is a fingerpost at the junction of Coggins Mill Lane and Pennybridge Lane and a brick mounted postbox at the entrance to Bassetts.

3.7.35 Sounds, smells and general activity also contribute to the historic character of conservation areas. Coggins Mill is a quiet residential hamlet and so the main activity is the limited vehicular traffic passing through the hamlet.

Detractors

3.7.36 The main detractor within the character area is the wirescape passing between the telegraph poles and buildings.

3.7.37 There has been very little loss of historic windows and doors with uPVC and unsympathetic replacements.

3.7.38 There has been some loss or replacement of historic boundary treatments to create parking and the use of some modern fencing that detracts from the historic character

of the area, such as close boarding. Both of these should be avoided in the future to preserve the historic character of this rural hamlet.

Summary

3.7.39 In conclusion, this area is comprised of the historic hamlet of Coggins Mill to the north east of Mayfield village. The group of historic buildings that extend along road to form this small hamlet still retain a sense of separation from the village despite and the area has a distinctly rural character. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. The main detractors in the character area are the wirescape extending across the road, as well as some loss of historic boundary treatments to create off-street parking or replacement with close-boarded fencing.

3.8 Character Area F- Western extension

Introduction to the character area

3.8.1 Character Area F (western extension) is formed of the Victorian and Edwardian extension to the village that extends westwards from the historic core of Mayfield around the High Street towards the former Victorian railway station. Both West Street and Station Road developed during this period and predominantly consist of semi-detached and detached houses and large villas set within leafy gardens.

3.8.2 The character area is bordered by two character areas; Character Area A (historic core); Character Area D (South Street). To the north and south the land is characterised by open countryside with some further residential development. To the west the former Victorian railway line formed a boundary to further historic development, which now is still curtailed by the A267 bypass.

3.8.3 West Street is an historic route into the village and the route seems to be part of the earliest development of Mayfield. The top part of the road, where it meets with the former market place and High Street, was certainly developed by the 14th century and sits within Character Area A (historic core). The remainder of the road, which sits within this character area, appears to have remained largely undeveloped into the 19th century, when maps show that it was largely undeveloped fields with few buildings.

3.8.4 Station Road is believed to be part of a prehistoric route through the Weald that pre-dates the medieval settlement. Like West Street, the road appears to have remained essentially undeveloped in the 19th century, being part of the Aylwins estate.

3.8.5 The arrival of the railway provided the impetus for the westward expansion of the village along Station Road and West Street in the late 19th century and by the early 20th century semi-detached houses and a large detached villas had been built along the roads leading down towards the station, with a small cluster of more modest houses and buildings around the station.

Landscape setting

3.8.6 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. The rural location of the village means that there is open countryside around most of the character area beyond the conservation area boundary, interspersed with some residential development. The bypass to the west has helped retain the village character of the area. There is no public space in the character area, principal open spaces in the village being the churchyard and King George's Field recreation ground, in the adjoining character areas.

3.8.7 Trees are important within the character area and include the trees within the character area itself and those that can be seen from the adjoining character areas and in the wider countryside setting of the conservation area. The large gardens within the character area retain large number of prominent tree specimens and groups of trees within the character area, as well as trees along the banks lining both roads. These are noted on the visual appraisal map in Appendix 1, along with the identification of important hedgerows. Trees in the wider setting reinforce the rural character of the area and its setting within the High Weald AONB.

3.8.8 Views through the character area are along South Street and West Street, some of which are terminated by buildings along the road. Glimpsed views back to the church tower are visible throughout the character area. There are also important views out of the character area to the south and west across the High Weald.

Local built form

3.8.9 The oldest building in the character area dates to the 19th century or earlier, with most of the buildings in the character area date to the late 19th and early 20th centuries. The older buildings in the character area have not been the subject of archaeological survey and so dating of the buildings can be uncertain.

3.8.10 The buildings in the character area have varying frontages and plot sizes, with many of the buildings sitting back from the road frontages within large gardens, although some of the smaller 19th century or earlier buildings sit close to the road. The buildings themselves are detached and semi-detached houses and range from small cottages to large detached villas.

3.8.11 The mix of periods of building can be identified, to some extent, by the uses of building materials, with the 19th century or earlier buildings constructed of red and grey chequered brickwork and tile-hanging. Roughcast render, render with mock timber-framing, and red brick, often with tile-hanging, can be seen on the late 19th and 20th century buildings. There is a small number of stone buildings and limited use of weatherboarding along Knowle Park. Roofs are predominantly covered with clay plain tiles.

3.8.12 The character area contains a mix of boundary treatments, with mainly hedges and low walls along Station Road, and hedges comprising the predominant boundary treatment along West Street.

Listed buildings

3.8.13 There is one designated Grade II listed building in the character area, date from the early 20th century. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.8.14 West Wood St. Dunstan is a large Arts and Crafts house sitting to the south side of West Street. It was built in 1902 by W H Romaine-Walker, a major society architect of the period, who lived in the house himself. It is set back from the road behind a hedges that surmount a small roadside bank and is reached through wooden gates with stone gate piers. The house consists of a central range with gables at each end and has coursed squared sandstone on the ground floor with roughcast render above and a tiled roof.

Key unlisted buildings or structures

3.8.15 Key unlisted buildings or structures that make an important contribution to the character of the conservation area and historic integrity of the settlement are identified within this character appraisal and on the accompanying map. These buildings and structures form part of the designated heritage asset, in this case the Mayfield conservation area, and contribute to its wider historical value⁽⁶⁹⁾. These buildings and structures have been identified via consideration of their value to the heritage asset (conservation area), through their evidential value, historical value, aesthetic value and communal value, and in some instances for their contribution to the setting of designated heritage assets. Where ancillary buildings to listed buildings have been identified as key unlisted buildings on the visual appraisal map, and although these buildings may be considered to be curtilage listed, it is important to note that they also make a valuable contribution to the character of the conservation area in their own right.

3.8.16 Key unlisted buildings or structures have been identified in the character area, dating from the 19th-20th centuries or earlier. Whilst key unlisted buildings have been identified on the visual appraisal map in Appendix 1, this does not exclude other buildings being considered of significance should further information come to light. In addition, omission of description in this character appraisal text does not diminish the significance of any buildings identified on the visual appraisal map.

3.8.17 Few buildings are shown along Station Road and West Street on the 1840s Tithe map. Those that still remain are Stone Cottages at the crossroads of Station Road, Fir Toll Close, Stone Cross and Love Lane; and Sparrows and Allfarthings (and possibly Russetts adjacent) on West Street. A few other buildings did sit along Station Road and West Street, some of which may have comprised ancillary/outbuildings, but these were replaced by the late 19th-early 20th centuries.

3.8.18 Stone Cottages is a row of attached cottages built of coursed stone with brick dressings and a slate roof. The two end cottages have bay windows and the style is typically Georgian, although the date of the cottages is not known.

3.8.19 Sparrows and Allfarthings are two attached cottages sitting towards the western end of West Street. They sit on the road frontage and are constructed of red and grey chequered brickwork on the ground floor with tile hanging above and a plain tiled roof.

3.8.20 Russetts sits adjacent and may also be on the Tithe map, although the image quality is unclear, and is certainly shown on the 1875 1st ed OS map. It sits on the road frontage and is constructed of red and grey chequered brickwork on the ground floor with tile hanging above and a hipped plain tiled roof.

3.8.21 By the 1875 1st ed OS map the Wesleyan Methodist church is shown to the north of Station Road. It was built in 1848 and was used as a Congregational church from later 19th century and is now used by the Colkins Mill Evangelical Free Church. It sits back from the road and is rendered with stone detailing and a slate roof.

3.8.22 Cransden Lodge is shown on West Street at the end of the long driveway approach to Cransden. It is constructed of red bricks on the ground floor with decorative tile-hanging above and a plain tiled roof.

3.8.23 The arrival of the railway in 1880 provided the impetus for the westward expansion of the village and by the 1890s the 2nd ed OS map shows development along Station Road with five pairs of semi-detached houses opposite the chapel and a series of large detached villas along the south side of the road. Small cottages had started to be developed on Rotherfield Lane and a new public house (The Railway Hotel) and small cluster of buildings had begun to form around the station.

3.8.24 The row of semi-detached houses, which now sit between The Hollies and Oak Lodge on Station Road, are individually styled and include a mixture of red brick, tile-hanging and render. The roof styles range from gables to the street, hips, and roofs running parallel to the street with end gables, all in plain tiles. Most have bay windows (single or double height) and one (The Shopping Basket) contains a shop front.

3.8.25 The cottages on Rotherfield Lane are smaller in scale and built in stock bricks, some with red brick double-height bay windows and all having plain tiled roofs with dormers. They are raised above the street level with steps leading up to the cottages from the road frontage. At the end of this range is an outbuilding constructed of painted brickwork and weatherboarding above. Beyond this is another small row of cottages set up and back from the lane, constructed of red brick with decorative tile-hanging above and a slate roof.

3.8.26 Detached Victorian villas extend along the south side of Station Road and no doubt represent the homes of middle class professionals residing in Mayfield at the time. These houses, some of which have now been converted into commercial use, are individually designed and set within large gardens. They are predominantly constructed of red brick with decorative tile-hanging and are articulated with multiple gables with

decorative render and mock-timber detailing. The houses have large feature windows and architectural features, such as the octagonal glass cupola on South Hill/Little Chevin and the upper balcony on Woodhill surgery.

3.8.27 The railway station building itself survives along Station Approach, although it has been heavily restored in recent years. It comprises the former ticket office and station master's house. The two-storey station master's house is red brick on the ground floor with render and mock timber panelling above, whilst the single-storey ticket office is red brick; both with a plain tile roof.

3.8.28 Other buildings of this period include the former Railway Hotel on the corner of Station Approach and buildings that formed part of the Victorian gas works on Love Lane. The former Railway Hotel is rendered on the ground floor with decorative tile-hanging above and a tiled roof. The former gas work buildings are stone with slate roofs.

3.8.29 The tennis courts on the north side of Station Road were set out during this period, including the tennis pavilion, with dark stained weatherboarding and a decorative tiled roof.

3.8.30 Waybridge Cottage and Wren Cottage were built on West Street and comprise a semi-detached pair of typically Victorian cottages with red brick on the ground floor and decorative tile-hanging above.

3.8.31 Development continued with additional large villas in the early 20th century along Station Road and the laying out of Old Lane with large detached houses. Oak Lodge and The Hill House were constructed along Station Road in a similar style to neighbouring properties, although Oak Lodge has a slate roof and The Hill House is set back atop a high bank above the road. The large houses along Old Lane, to the north of Station Road, are also representative of the period and comprise detached houses set within large gardens. These houses are typically Edwardian and shows the influence of the Arts and Crafts movement with articulation, asymmetry, gables, and the use of red brick, tile-hanging and plain tile roofs.

3.8.32 The period also saw the construction of two large houses on West Street; West Wood, which is listed (see above), and Leweston adjacent. Leweston is red brick on the ground floor with render above and tile-hung projecting gables.

3.8.33 The development of West Street continued in the first half of the 20th century, with further large, detached houses set within spacious gardens. These include Erleigh, which is roughcast rendered with Arts and Crafts detailing and tile-hung gables; and Knole Park, which was laid out in this period. Littelbarn, which sits on the corner of Knole Park and West Street, is constructed of brick on the ground floor with white weatherboarding above and a plain tiled roof. A small group of buildings was also developed at this time on West Street between Erleigh and the historic buildings to the north, comprising Hazlitts, Greenway, Holly Bush and Tile Cottage, sitting back from the road along a small lane.

3.8.34 The buildings on the corner of Station Road and extending along Stone Cross to the bottom of West Street were developed in the earlier 20th century and represent

the continuation of the expansion of the village westwards. These are mostly large detached houses, with some semi-detached on the east side of Stone Cross set back within gardens above the road, and smaller cottages on the west side. The houses are a mixture of materials, including render with mock timber-framing, tile-hanging and brick.

3.8.35 During the mid-20th century Ashley Gardens was laid out to the north of West Street with individually designed detached houses built of a mix of brick, tile-hanging and render, set around a small cul-de-sac.

Other features of the character area

3.8.36 Notable features within the character area add to the visual, historical and cultural interest, although there is little street furniture in the character area due to the lack of pavements and narrow streets.

3.8.37 There is a post box on the corner of Station Road and Old Lane. There is also a post box and K6 type red telephone box at the corner of Station Approach.

3.8.38 There is a carved stone memorial in Station Road outside Colkins Mill Church commemorating the Protestant Martyrs from Mayfield that were burned in 1556-7.

3.8.39 Sounds, smells and general activity also contribute to the historic character of conservation areas. West Street is quieter than Station Road, the latter being a busier route into the village. Both roads do suffer from a degree of on-street parking.

Detractors

3.8.40 The main detractor within the character area is parking and the wirescape passing between telegraph poles and buildings. There is some limited use of close-boarded fencing, which should be avoided in future.

Summary

3.8.41 In conclusion, this area is comprised of the Victorian and Edwardian extension to the village that extends westwards from the historic core of Mayfield around the High Street towards the former Victorian railway station. Both West Street and Station Road developed during this period and predominantly consist of semi-detached and detached houses and large villas set within leafy gardens. The identified character also includes other features, both man made and natural, which add to the historic significance of the area. The main detractors in the character area are parking and the wirescape extending across the roads, as well as some use of close-boarded fencing.

4 Architectural Form, Detail, Materials, Textures and Colours

4.1 Introduction

4.1.1 The use of the local materials available to builders in the past throughout the District, including: brick, timber, stone, weather boarding, tile hanging, clay tiles and thatch, has a significant influence on the character of built form, including boundaries, and the overall visual nature of an area. The more historic buildings will display traditional building techniques based on the materials available in the locality. However, with improved transport in the 18th and 19th centuries, a wider choice of materials from around the country became available, often leading to more standardised building styles and forms.

4.1.2 The traditional use of materials, construction techniques, scale, form and pattern of development within a particular area is important to understand prior to considering work to existing buildings and construction of new buildings within a conservation area or development within its setting.

4.2 Key Characteristics

Key Characteristics

- Most of the older buildings in the area are constructed of materials from local source.
- Building materials vary in the different character areas, reflecting the more urban or rural character of the areas, status and age of the buildings.
- A limited number of early buildings still have exposed timber framing, some of which is very high quality.
- Many early buildings have been refaced in brick, with tile hanging or weatherboarding to the first floor.
- Weatherboarding is far more commonplace in the peripheral and rural character areas and less so in the urban village core.
- Some buildings are constructed of red brick, with earlier examples incorporating grey brick headers, often in a chequered pattern.
- A small number of buildings have render or white painted brickwork, which is mainly limited to the ground floor with tile-hanging or weatherboarding above.
- Red brick is found in the later 19th-earlier 20th century extensions to the village and in other character areas on buildings constructed in this period.

- There is some use of stone as a building material, which is mainly limited to high status buildings, such as the church and buildings associated with the Archbishop's Palace and its former owners.
- Stucco is not a common finish in the conservation area, with very few examples.
- There is some use of roughcast render on the 20th century buildings in the later extensions to the village, representative of the Arts and Crafts movement.
- Roofs are predominantly gabled, with hips and half-hips also present, and clay tiles are the main roofing material.
- Slate is not a common roofing material in the conservation area, but can be seen on a limited number of buildings, especially along South Street.
- Chimneys are an important feature of the roofscape.
- Historic windows are mainly vertical sliding sash windows or casement windows, with some use of lead lights.
- The majority of the doors in the conservation area are simple plank or recess panelled timber doors.
- There are few examples of historic shop fronts within the village.
- Brick and stone walls mark historic boundaries and are used on the front boundary of some high-status residential houses on the edges of the High Street, such as Stone House and Aylwins, and along the rear boundaries of historic boundaries along South Street.
- Hedges are the most common boundary treatment and contribute to the character of the area.
- There is limited use of picket fences in Fletching Street and Coggins Mill and very occasional use of railings.

4.3 Architectural Form and Layout of Built Form

4.3.1 Mayfield is located along a primary north-south route through the Weald, the settlement emerged from the late 13th and early 14th century as a trading settlement that developed around the earlier market, church and the Archbishop's Palace.

4.3.2 Mayfield has undergone much change and development over the centuries, evolving from its medieval core focused around the church, High Street and Archbishop's Palace, to expansion that has been especially marked in the 19th century with the arrival

of the railway in the later 19th century, which provided an extra impetus for growth and extension of the village to the west.

4.3.3 Despite subsequent growth and development throughout the 19th and 20th century, Mayfield still retains its character and significance as an historic village. Coggins Mill has seen less development and despite 20th century development between this medieval hamlet and Mayfield village, has retained a strong sense of its rural character.

4.3.4 Built form within the village has varied setbacks and plot sizes, ranging from no front setbacks and minimal gardens on some of the High Street and South Street plots, to large plots surrounding detached houses along Station Road and West Street.

4.3.5 Development within the conservation area is from a mix of periods and represents a mix of architectural styles. These vary from small attached cottages to larger detached properties, representative of the former use, status and period of building within the conservation area. There are rows of attached shops along the High Street, which vary in architectural style and period, with earlier phases concealed behind later refronting. Small attached cottages extend along the top of West Street and South Street, whereas Fletching Street and Coggins Mill contains a mix of detached houses and attached cottages, but on larger plots. West Street, Station Road and Old Lane have been developed in the later 19th and earlier 20th century with large detached villas and houses, with the peripheries of the village developed with a more modest mix of houses along Alexandra Road and Stone Cross.

4.3.6 The church tower and Archbishop's Palace are the tallest buildings in the village and as such can be seen within and around the village, especially the church. This can also be seen in long views into the village, making this an important landmark in the surrounding area. Nearly all of the buildings in the town are two-storey in height, even though some contain an additional attic storey. Generally, the older buildings are more modest in height, unless very large and high status, and the scale and massing of the Victorian buildings are a little larger, which is especially notable in some of the large villas along Station Road. Some buildings are single-storey, such as St. Mary's in the Field.

4.4 Walls

4.4.1 The mix of periods of building can be identified, to some extent, by the uses of building materials, although some of the buildings in the village may be of earlier timber framing with later refronting in brick and tile-hanging or weatherboard. The buildings are in a mixture of materials, including red brickwork, some with grey brick header chequered decoration, tile-hanging, render, weatherboarding and stone.

Brick

4.4.2 The predominant building material seen in the village is brick, sometimes in combination with tile-hanging or weatherboarding above. Up until the 19th century and the coming of the railways, brick would have been made locally from the abundant clay within the High Weald landscape.

4.4.3 The pre-1894 parish area of Mayfield (as recorded by Molly Beswick⁽⁷⁰⁾) had 12 recorded brickworks in the parish, although not all were in operation at the same time. A brick kiln to the south of the Old Palace in Mayfield is identified on a circa 1640 map as 'brickhouse field' and may have been sited here when roof tiles were made for the Archbishop's Palace in 1456.

4.4.4 There were no limekilns recorded on the 1st edition O.S. map for the pre-1894 parish area of Mayfield, with the nearest being in the neighbouring parish of Heathfield. Lime would have been used to create lime mortar for building and lime plaster, which could be applied as an interior or exterior finish to buildings. Lime was also used in agriculture to make the Wealden clay soils easier to work⁽⁷¹⁾.

4.4.5 Buildings survive from the 15th century or earlier within the village. Some of these buildings have externally visible timber frame and render, but many have undergone later re-facing with brickwork or clad with tile-hanging or weatherboarding to create a more 'modern' facade.

4.4.6 The 18th and 19th century brickwork construction is mainly of Flemish bond, where bricks are laid in a chequered pattern. Bricks could be produced in different colours through a combination of firing techniques and temperatures and the clay used. Brickwork can also be used to create decorative patterns such as diaper patterns, polychrome work and header bond⁽⁷²⁾. A number of buildings in Mayfield incorporate red and grey bricks to create a chequered pattern, such as The Vicarage and Kestrels on the High Street. There are also some good examples of the use of decorative polychrome brickwork, such as Manor House and Yew Tree Farmhouse.

4.4.7 It is only as we enter the 20th century that the modern 'stretcher' bond has come into general use, as brickwork generally provides a face to an internal blockwork wall. Examples can be seen on the former Barclay's Bank, The Warren Bakery and some of the 20th century buildings within the Western Extension character area.

4.4.8 Photos of brick detailing

4.4.9 Although brickwork remains predominantly uncovered, the brickwork on some buildings within the conservation area has been painted, such as the ground floor of Royal Oak Cottages and The Rose and Crown public house. The paint work appears to be modern, but when used as a finish historically would have been a limewash to provide a sacrificial coat to the brickwork, provide a more uniform colour and appearance, and/or mimic stone.

Tile-hanging

4.4.10 There is some use of tile-hanging in the conservation area, which is mostly limited to the first floor area, with brick or render on the ground floor. The tiles are generally plain and some examples no doubt conceal timber-framing. The tile-hanging on some of

70 M. Beswick, (1993) Brickmaking in Sussex : A history and gazetteer

71 Leslie and Short eds. (1991) Historical Atlas of Sussex

72 where the entire elevation is laid in headers

the 19th century buildings is more decorative, such as the shouldered club tiles on Cranesden Lodge.

4.4.11 Photo of tile hanging

Weatherboarding

4.4.12 There is only limited use of weatherboarding in the core of the village, reflective of the urban character. However, it is used more commonly in Coggins Mill and the less urban areas of the village, such as the historic back lanes and streets away from the High Street. There are many examples in Fletching Street and South Street and some on the historic cottages near the top of West Street. Where present the weatherboarding is almost always painted white and with brick on the ground floor, the few exceptions being the full height weatherboarding seen on The Ancient Cottage and the very occasional use of dark weatherboarding, such as Maynards on Fletching Street.

4.4.13 photo of weatherboarding

Timber framing

4.4.14 There are few examples of exposed timber framing and render infill panels visible within the conservation area, with many timber-framed buildings being covered with later cladding. Of the examples that do retain visible external framing, there are examples of simple box framing, such as Pound End and Yeomans; close studding, as seen on Walnut Tree House and Truffles Bakery; and highly decorative quadrant bracing on the Middle House.

4.4.15 Mock timber framing is occasionally used as a decorative feature on gables of later 19th-earlier 20th century buildings within the conservation area, such as the examples seen on Station Road and Stone Cross.

4.4.16 Photo of timber framing

Stone

4.4.17 Stone is found on high status buildings in the conservation area, including the church and those buildings historically associated with the former Archbishop's Palace and/or owned by the same wealthy family (the Bakers). The buildings within the village that demonstrate a significant use of local stone are the Church, the former Archbishop's Palace (now Mayfield School), the gatehouse, Aylwins, and Stone House. Many of the stone buildings, such as the afore mentioned, were owned by the Baker family and are believed to have used stone from the Archbishop's Palace during a time of it's decline in the 18th century.

4.4.18 Photo of stone

Render

4.4.19 The use of stucco or smooth render to simulate finely dressed stonework or rustication became popular in parts of Britain in the early 19th century, often applied over brickwork. The finish was used to achieve the Regency and earlier Victorian fashion for smooth, evenly coloured house fronts where stone was not available and/or too expensive, declining in use and popularity from the 1870s, when it was superseded by the Gothic Revival and the use of decorative brickwork, but slower to decline in more provincial towns. The topcoat of stucco was often given a smooth, trowelled finish, and scored or lined in imitation of ashlar and was generally painted. Later, roughcast render was a popular finish during the Arts and Crafts movement in the late 19th and early 20th century.

4.4.20 Whilst not common in the conservation area, examples of stucco can be seen on the Pink Cabbage, Morel House and the former Baptist Chapel on the corner of West Street and South Street.

4.4.21 There is use of roughcast render in the village on 20th century buildings, with examples seen on West Street and Stone Cross.

4.4.22 Photo of render

4.5 Roofs

4.5.1 The traditional roof forms, materials, chimneys and detailing create an interesting and varied roofscape throughout the village that contributes to the historic character of the conservation area.

Clay tile

4.5.2 The predominant roofing material throughout the conservation area is clay tile. Traditionally, the tiles would have been locally sourced and are a red/orange in colour, which has weathered.

4.5.3 There is little use of alternative roofing materials throughout the conservation area, even on later 19th and 20th century buildings, when the railways allowed the easier sourcing of alternative material.

Slate

4.5.4 Slate is not a common material in the conservation area, but is found on the a limited number of buildings, such as the Carpenter's Arms and some of the buildings in South Street.

Roof forms

4.5.5 Roof forms throughout the conservation area are predominantly gabled, with some hipped and half hipped roofs, which create an interesting and varied roofscape throughout Mayfield.

4.5.6 The roofs generally run parallel to the road with end gables or hips, reflecting the juxtaposition of the buildings along the road frontages. There are examples of the use of gable running perpendicular to the roads, especially along the High Street, sometimes in the style of a cross-wing at the end of a building. Gables and articulated roof forms are more common in later 19th and earlier 20th century buildings, as seen in the western extension to the village.

4.5.7 The roofs to buildings within the conservation area are predominantly uninterrupted by dormers, although there are some small dormers, especially in the High Street buildings where roofs have been used for storage or accommodation. The use of rooflights is restricted.

Chimney stacks and pots

4.5.8 Brick chimney stacks survive to many of the buildings in the conservation area. Chimney stacks are an important part of the roofscape and remaining chimney stacks should be retained.

4.5.9 The majority of chimney stacks in the conservation area are quite plain and vary in size depending on the size, age and status of the building. The stacks are generally unpainted brick and include larger centralised stacks and simple end stacks, with larger buildings often having multiple chimneys.

4.5.10 Chimney stacks and associated pots create articulation and interest to the buildings within the street scene and are often part of the evolution and/or historic significance of a building. Loss of such features, where historic, can detract from the character and appearance of the conservation area, through an erosion of traditional detailing of buildings, and should be discouraged.

Rainwater goods

4.5.11 There are some traditional rainwater goods throughout the conservation area, with most surviving examples being standard half round cast iron gutters and round cast iron downpipes.

Barge boards

4.5.12 There are some plain barge boards to roofs within the conservation area, whilst others have small mortared verges. Decorative barge boards are not a common feature of the conservation area, even on the large Victorian villas found along Station Road. One exception is the decoratively carved barge boards on the gables of the Middle House.

4.6 Windows

4.6.1 Windows are a critical element of a building's design and even subtle changes can significantly alter the character. As distinct from their modern counterparts, windows found in older properties are designed with the sub-frame and opening or fixed light flush, as opposed to the cruder design found in modern storm proofed windows. The traditional detailing produces a more harmonised design. Likewise, the position of the window in

the wall, whether flush or set in a reveal, and the form of the glazing affects the play of light and shade, significantly affecting the visual appearance.

4.6.2 Survival of historic window detailing within the conservation area is represented through the use of traditional timber vertical sliding sashes; and use of simple side hung timber casement windows.

4.6.3 Within earlier domestic buildings, where the building is timber framed and has either exposed framing or timber frame that has been concealed by brick, tile-hanging or weatherboarding, casement windows are often used. These small window types fit within timber framing, such as the small casement windows in some of the earlier properties in the village, such as Pound End and Courtney Cottage on Fletching Street, Laurel Cottage and Rose Cottage on South Street, and many of the historic cottages in Coggins Mill.

4.6.4 Casement windows were the norm in the 17th and 18th centuries, but did continue to be used throughout the 19th and 20th centuries. The casement windows in the conservation area have either timber glazing bars, such as Chapel Cottages on South Street and Coggins Mill Cottages, or leaded lights, seen in either small rectangular or diamond panes on many of the upper floor windows along the High Street and throughout the conservation area.

4.6.5 Later in the 18th century and into the 19th century, the double hung sash was introduced, containing small panes of glass between timber glazing bars, and became the popular window style of this period. These can be seen in a number of buildings in the village either built or refaced at this time, such as Stone House, Crossways, Yew Tree Farmhouse and Coggins Mill House.

4.6.6 As the 19th century progressed, panes of glass became larger and both sash and casement windows had larger panes of glass with fewer, if any, glazing bars. Larger panes can be seen in the sash windows on the Royal Oak and many of the late 19th-early 20th century villas along Station Road.

4.6.7 The earlier 20th century saw the re-popularisation of casement windows, with their resurgence as part of the Arts and Crafts movement. Examples can be seen on the earlier 20th century houses along West Street, Old Lane and on the former Barclay's Bank.

4.6.8 There has been some intrusion of modern window detailing and materials within the conservation area, with some use of non-traditional materials, such as PVCu replacing traditional timber windows on unlisted buildings in South Street. While aspirations to improve thermal insulation are understood, wholesale replacement of well-designed traditional windows can rarely be achieved satisfactorily using sealed double glazed units. A more appropriate solution is likely to be through proprietary draught stripping and secondary glazing. Existing windows can normally be retained, repaired or remade to a design appropriate to the period and design of the property.

4.7 Doors

4.7.1 Doors and associated architectural detailing are an important feature which often complete the character of the building. The significance of doors to the historic character of a building is often overlooked and doors are replaced with modern replicas of inappropriate detail. The associated architectural detailing of porches to lower status buildings, or ornate door cases to the higher status buildings reflect the styles and periods of buildings and the social standing of the buildings.

4.7.2 The majority of the doors to domestic properties within the conservation area are traditionally detailed recess panelled timber doors, such as The Vicarage and Kestrels, or simple planked doors, sometimes with upper glazed panes, such as September Cottage. There are some decorative surrounds to front doors, such as the Doric columns and fanlight on Crossways and recessed example found on London House. Stone House has a large door hood supported on stone columns. There is some use of simple flat door hoods above doors within the conservation area, with examples on The High Street, Fletching Street, and the top of West Street. There are front porches to a few historic properties within the conservation area, but many appear to have been a later addition, such as on Yeomans.

4.7.3 The use of non-traditional materials, such as PVCu, has not yet begun to replace traditionally detailed domestic timber doors within the core of the conservation area, but they are more common on unlisted buildings on the back streets such as South Street. Modern door styles attempt to replicate traditional detailing, but normally without success, leading to chunky applied modern detailing, which together with inappropriately detailed door furniture, can be particularly visually incongruous in relation to the historic built environment within which it is viewed.

4.8 Shopfronts

4.8.1 Shop fronts are a surviving feature within many of the villages and towns in the District and can sometimes outlive a commercial use of a property, providing the evidence for past use. Shopfronts and their associated signage are an important feature in the street-scene of many of our towns and village and their design and detailing help to define the character of an area. Where historic shop fronts survive, every effort should be made to retain them and the different architectural elements of which they comprise.

4.8.2 Shop fronts were introduced in the 18th century and the majority dating from the 18th and 19th century are designed on an individual basis, utilising a variety of architectural detailing and styles, with small paned windows. Later 19th century shop fronts have larger areas of plate glass as this material became more widely available, changing the scale in the design of shop fronts. ⁽⁷³⁾

4.8.3 There are some remaining examples of earlier shopfronts within the village High Street, which are shown on the Visual Appraisal map in Appendix 1, although many have undergone later replacement. These add individuality, variety and visual interest to the

73 For further information relating to historic shop front detailing, please refer to Chapter 13 of the Wealden Design Guide, 2008, or refer to any future equivalent Design Guide produced by the Council

conservation area. Hamilton House has a large shop window with a flat hood above and glazed tiles below, as well as ventilation holes above the window and door indicating it was a butcher's shop. St.Dunstan's pharmacy retains large windows with decorative detailing. Other premises along the High Street have bay or bow windows, which may have served as small traditional shop windows. Even where shop fronts have been altered by later additions, some historic elements may still remain. These make an important contribution to the character and appearance of the conservation area, both individually and collectively.

4.8.4 The use of non-traditional materials and designs has replaced traditional shop fronts within the conservation area, but there is generally an enhancement in shop fronts and signage where they have replaced unsympathetic designs in more recent years. While aspirations to improve thermal insulation, security and utilize standardized corporate signage and designs are understood, the replacement of well-designed traditional shop fronts can rarely be achieved satisfactorily without loss of character to the building and the conservation area. Existing shop fronts and signage can normally be retained, repaired or remade to a design appropriate to the period, scale and design of the property. Where inappropriate shop fronts and signage have been installed in the past, opportunities should be taken for their enhancement.

4.9 Garden Walls, Fences and Other Means of Enclosure

4.9.1 Garden walls, traditionally detailed fences and other means of enclosure such as hedges (discussed later) are important components and make a significant contribution to the character of conservation areas.

4.9.2 Mayfield contains a mixture of boundary treatments, which vary within the different character areas. Within the village core along the High Street there are few boundary treatments, many properties facing directly onto the road frontage. Along South Street there is a mixture of large brick walls enclosing rear plots and buildings sitting directly on the street. There is also some use of large coursed stone walls that represent historic plot boundaries that historically extended all the way down from the High Street to South Street, such as those seen at the rear of Middle House, Walnut Tree house and Londis, which also extends along the side boundaries of Holders Lane. These buildings were owned by the Baker family and the walls may used stone from the Archbishop's Palace which was partly dismantled and used for building material in the 18th century.

4.9.3 Moving away from the core, hedges become a common boundary treatment and extend along the street frontages along West Street, Fletching Street, The Avenue, and Coggins Mill Road. Hedges are also used as a boundary treatment along Station Road, sometimes in combination with low walls. Many of the hedges in the conservation area are quite high and sometimes sit along roadside banks in combination with trees.

4.9.4 There is also the occasional use of low brick walls, fences and railings, and picket fences sit in front of some of the historic buildings along Coggins Mill Road and Fletching Street, such as Pound End.

4.9.5 Some fences are more modern, such as the use of close boarded type fencing and gates. These can be an alien feature, detracting from the historic character of the area, and further incursion of this feature should be discouraged.

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4 Architectural Form, Detail, Materials, Textures and Colours

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5 Trees, Open Spaces and Views

5.1 Introduction

5.1.1 Trees, hedges, open spaces and other natural elements form a significant part of the character and appearance of the conservation area.

5.1.2 The landscape around the village still has a very rural character of fields, hedges and trees, characteristic of the High Weald, which provides an important backdrop to the settlement. This is discussed further in Chapter 2.

5.2 Key Characteristics

Key Characteristics

- Trees form an important backdrop to the conservation area.
- Prominent tree specimens and groups of trees include those around the King George's Field recreation ground, the trees within the churchyard, those within the grounds of Mayfield School, the groups of trees within the grounds of Heron's Folly, trees in the grounds of Aylwins, and the many mature trees within gardens. There are also many trees along roads throughout the conservation area.
- Hedgerows and trees are an important boundary feature and help to reinforce the rural location of Mayfield and Coggins Mill within the High Weald.
- Important open spaces include King George's Field recreation ground and the churchyard.
- Views through the character area are generally along the roads extending through the conservation area, some terminated by buildings; glimpsed views in gaps between buildings and along the narrow twittens; and views across the King George's Field recreation ground and the churchyard.
- There are views back to the church tower and, from some vantage points, the Archbishop's Palace, from both within and out of the conservation area.
- Views across the wider countryside are also important from the conservation area, with views from the village across the High Weald, especially where the land falls away to the south.
- Views of the village and church are important within the wider landscape given its prominent position on the ridge top, with the church tower visible and forming an important landmark in long distant views.

5.3 Trees and Hedgerows

5.3.1 It would be unrealistic to identify all trees which make a positive contribution to the character of the conservation area. The most significant trees and groups of trees are shown on the character appraisal maps.

5.3.2 Important trees in the conservation area may have been identified and protected with Tree Preservation Orders (TPOs), but designation of a conservation area extends protection to the remaining trees within the boundary. TPOs are not shown on the appraisal maps, but can be viewed by carrying out a search at: <http://www.planning.wealden.gov.uk/advsearch.aspx>

5.3.3 The location of the village within the High Weald means that there is open countryside and some areas of woodland surrounding the conservation area. Trees form an important backdrop to the village, with areas of woodland and smaller groves and shaws seen in the landscape around the hilltop village and in Coggins Mill. Field boundaries and lanes are also lined with trees and hedges in this High Weald landscape, as well as streams such as seen at Coggins Mill.

5.3.4 Particularly prominent trees and groups of trees within the conservation area include those around the recreation ground, the trees within the churchyard, those within the grounds of Mayfield School, the groups of trees within the grounds of Heron's Folly, trees in the grounds of Aylwins, and the many mature trees within gardens. There are also many trees along the roads, which make an important contribution to the character of those streets away from the more urban character of the High Street. These include the trees seen along sections of Station Road and Coggins Mill Lane, which sit on top of raised banks; the trees that sit on the stone outcrop at the rear of the north side plots along Fletching Street, which mark the boundary with the recreation ground atop the bank; the trees along the Tunbridge Wells Road, Vale Road and West Street.

5.3.5 Hedgerows and trees are an important boundary feature throughout the conservation area and help to reinforce the rural location of Mayfield and Coggins Mill within the High Weald. Hedgerows can often be fundamental in understanding the development of the landscape, being remnant boundary features which have remained after later development has taken place.

5.3.6 Hedgerows can be easily lost through disease or replacement by modern, less sympathetically designed boundary treatments, such as close boarded fencing. Hedgerows also form a very important habitat for birds and small mammals and often contain many species of plants.

5.4 Open Spaces

5.4.1 Open spaces within and on the edge of the conservation area are important as they help to define the built environment and create a sense of place. The important open areas are defined on the character appraisal map.

5.4.2 Within the conservation area, King George's Field recreation ground provides a large public open space within the village, with the churchyard also providing a tranquil space within the village. The small quadrangle that forms part of St.Mary's in the Fields makes an important contribution to the historic grouping of buildings around it within this area of the village.

5.4.3 The open landscape making an important contribution to traditional open setting of the conservation area, with the High Weald setting means that there is open countryside and woodland surrounding the conservation area.

5.5 Important views - within, into and out of the Conservation Area

5.5.1 The most important views looking into, out of and through the conservation area are shown on the character appraisal map in Appendix 1. These contribute to the character and setting of the conservation area and care needs to be taken to ensure that they are not lost or compromised by future development or poorly sited services.

5.5.2 Consideration should also be made to the seasonal changes in the landscape and that views may more easily be gained into, out of and through the conservation area during certain times of the year, and particularly in the winter and early spring when the trees are without full leaf.

5.5.3 Within the conservation area, the key views are along the roads extending through the village and the roads leading into it, such as High Street, West Street, South Street, Vale Road, Fletching Street, Tunbridge Wells Road and Coggins Mill Road. Some of these views are terminated by buildings along the road. There are also glimpsed views throughout the conservation area in gaps between buildings, along the narrow twittens like Star Lane and Holders Lane, and over some of the lower buildings.

5.5.4 There are views back to the church tower and, from some vantage points, the Archbishop's Palace, from both within the conservation area and when looking back into the village from the wider area.

5.5.5 Views of the village and church are important within the wider landscape given its prominent position on the ridge top, with the church tower visible and forming an important landmark in long distant views.

5.5.6 Views across the wider countryside are important from the conservation area, with views from the village across the High Weald. These include the extensive views of the open countryside to the south where the land falls away and far-reaching views across the King George's Field recreation ground and the churchyard to the High Weald beyond.

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6 Considerations for change in conservation areas

6.1 Introduction

6.1.1 The National Planning Policy Guidance clarifies that a good conservation area appraisal will consider what features make a positive or negative contribution to the significance of the conservation area, thereby identifying opportunities for beneficial change or the need for planning protection. This conservation area character appraisal has been used to identify and articulate the significance of this particular conservation area.

6.1.2 The Council has a duty under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to prepare proposals for the preservation and enhancement of conservation areas. The production of a Management Plan is particularly relevant where there is pressure for development and where cumulative minor changes may affect the character of the conservation area. Management of the conservation area to maintain and enhance its significance will be important and will form part of a future, separate overarching Management Plan document for all the designated conservation areas in Wealden, in conjunction with the individual conservation area appraisals and Local Plan policy. Management of the conservation areas in the District will include Article 4 Directions to limit permitted development rights; the positive use of National and Local historic environment policies; and Enforcement to support the reinstatement of lost detail and visual character.

6.1.3 Any future development within or on the edge of the conservation area, or within its setting, should respect the elements that form the significance of the heritage asset, including views, open space and boundary treatments and spaces between buildings. It is also important that the scale, massing, design, layout, siting and the use of materials within future development are carefully considered in relation to the historic character of the area, including the utilisation of locally distinctive traditional materials; architectural form and massing; spaces between buildings; and layout of existing development.

6.1.4 Where elements are to be removed and/or replaced that are considered detractors or that do not make a positive contribution to the conservation area, these opportunities should be taken for enhancement of the conservation area.

6.1.5 Research can help with the understanding of the significance of the architectural design and individual features of a building, perhaps as originally designed, or as altered at an early date, including fenestration, doors and shop fronts, and with respect to particular details to facades, roofs and chimneys. This would provide opportunities for positive change and alteration to take place to the visual character of existing buildings in the conservation area, and could also help to reinstate lost features that have been subject to past erosion of detail. Where infill development is proposed, historic research can help to inform the appropriateness of proposals, including siting, design, bulk, massing and detailing of any new building or structure and to understand the impact on the setting of any heritage asset. This would help to ensure that opportunities for new development within Conservation Areas and within their setting enhance or better reveal their significance as required by the NPPF.

6.2 Guiding principles for changes in conservation areas

Guiding principles for changes in conservation areas

- Preserve and enhance the character and appearance of the conservation area.
- Understand and respond to significance.
- Respond to historic pattern of development.
- Retain historic features that contribute to the character of the conservation area.
- Retain architectural detailing.
- Ensure consistency and quality in design, materials and finishes.
- Retain landscape features, open spaces and boundary treatments that contribute to the character of the conservation area.
- Avoid visual clutter.
- Ensure the conservation area is not harmed by inappropriate change within its setting.
- Preserve and enhance views into and out of the conservation area.

6.3 Key issues impacting on the character and appearance of the Conservation Area

Key issues impacting on the character and appearance of the Mayfield and Coggins Mill conservation area

- Erosion of architectural detail.
- Inappropriately detailed window replacement.
- Scale, design and location of new development, including infill development and outbuildings.
- Loss of traditional boundary treatments through inappropriate replacement or loss as a result of development, access and/or parking.
- Inappropriate shop fronts and/or shop signage.
- Wirescape.
- Volume of traffic.
- Parking.
- Highways works.
- Road signage.

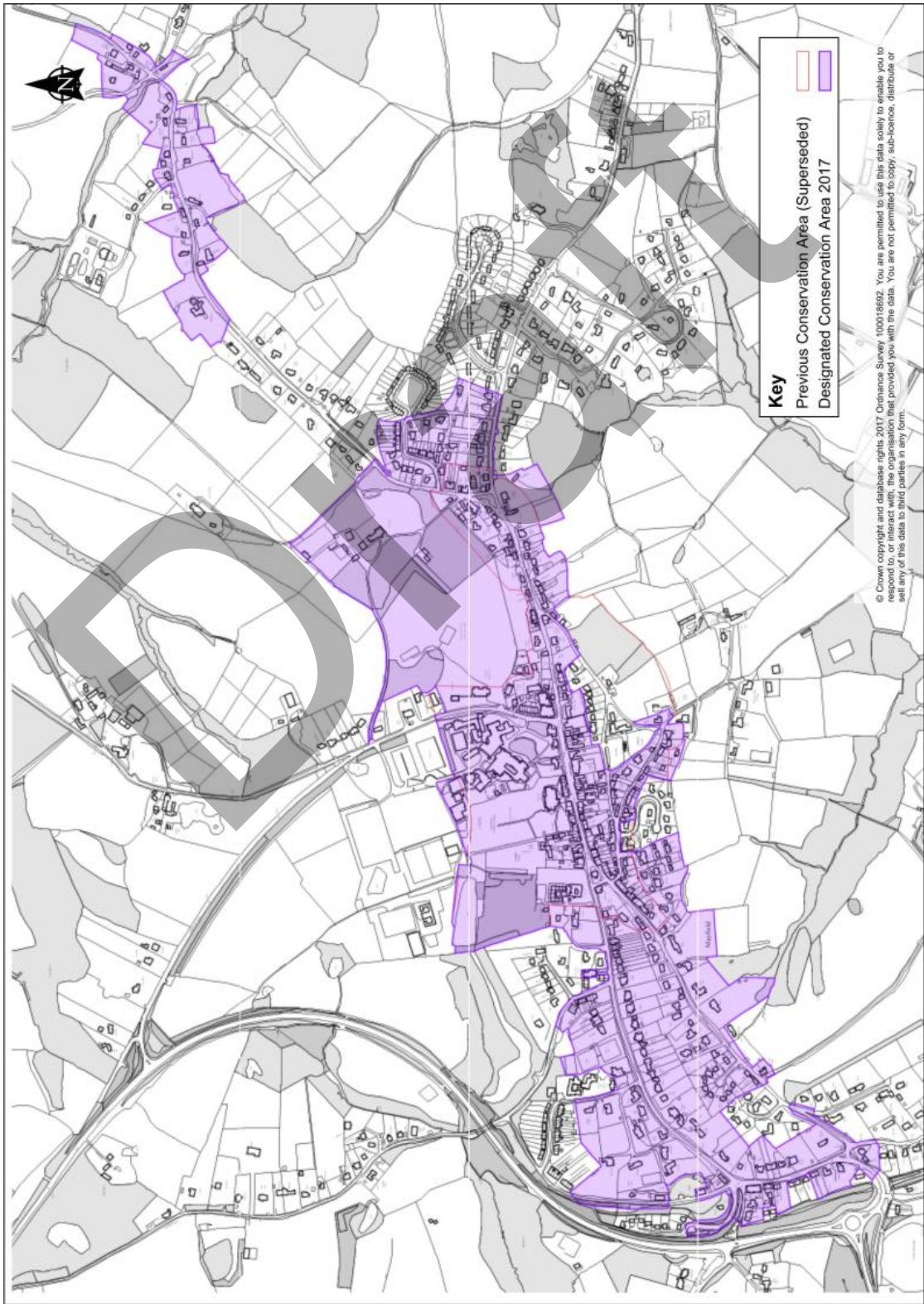
6 Considerations for change in conservation areas

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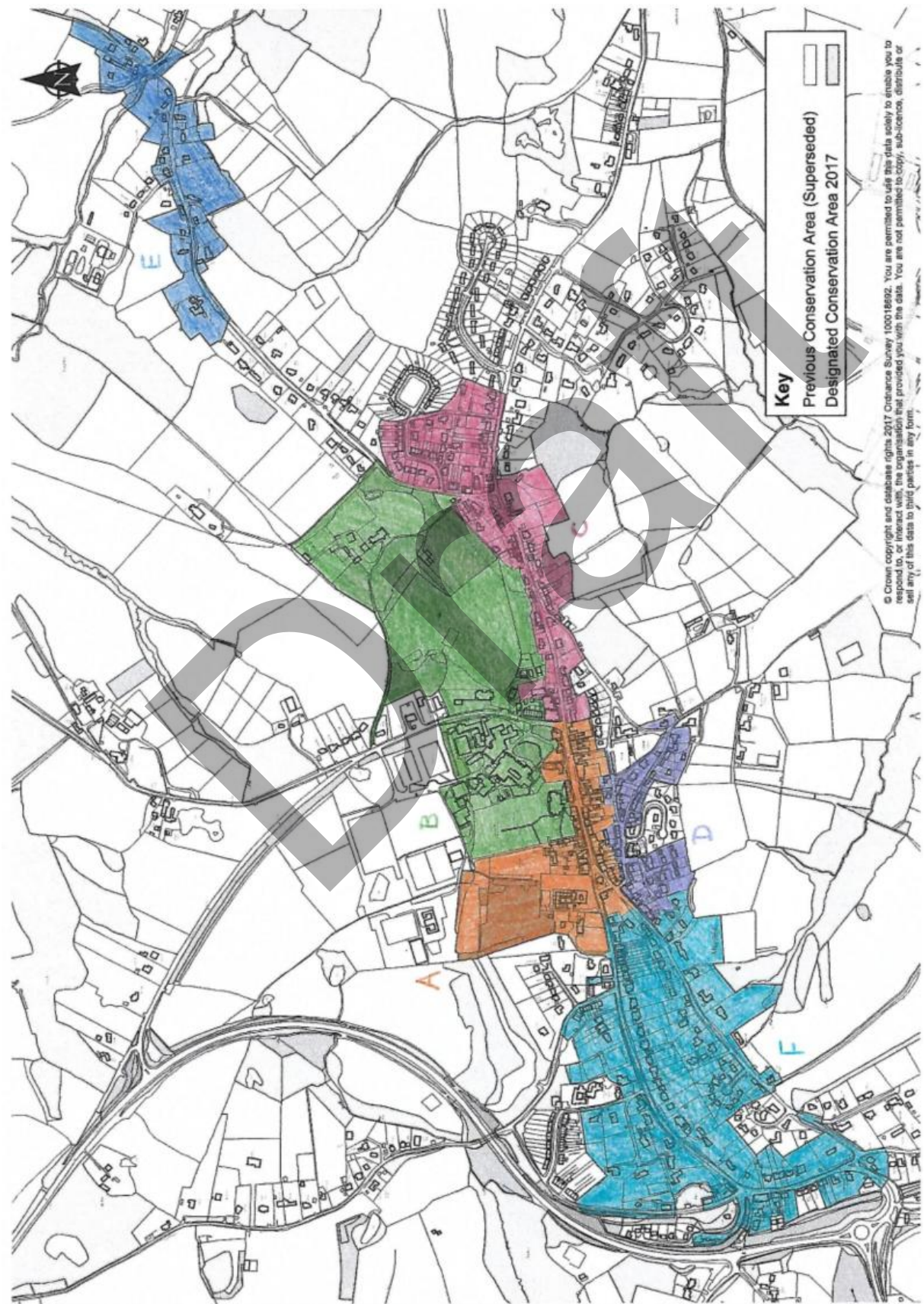
Appendix 1: Maps

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1.1 Designated Conservation Area



1.2 Character Areas



1.3 Visual Appraisal

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1.4 Views

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Appendix 2: Glossary of Terms

Ancient Woodland: An area that has been wooded continuously since at least 1600.

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Archaeological Notification Areas (ANA): These have been identified by East Sussex County Council Archaeology Section based on data held within the East Sussex Historic Environment Record (ESHER). Any proposed development within an ANA will trigger consultation with the East Sussex County Council Archaeology Section. This helps to meet the aims of the National Planning Policy Framework paragraph 128, which states: 'as a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

Article 4 Direction: A direction which withdraws automatic planning permission granted by the General Permitted Development Order.

Arts and Crafts style: The style of architecture prevalent in the late 19th and early 20th centuries and typified by the use of traditional local building materials and traditional craftsmanship championed by such people as William Morris.

Ashlar: Masonry comprising large blocks wrought to even facing and square edges. Also used to describe plaster scored to imitate blockwork.

Assarting: The practice of cultivating small parcels of land for rent.

Bargeboards: Projecting, sometimes decorative, boards placed against the eaves of the gable of a building and hiding the horizontal roof timbers.

Bay: Internal compartments of a building, each divided from the other, not necessarily by solid walls, and by divisions only marked in the side walls, or the ceiling. Also, external divisions of a building by fenestration.

Casement window: A window hinged on one side to open outwards or inwards.

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Conservation Area: an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Curtilage: An area of land attached to a house, often within the same enclosure, which serves or historically served the purposes of the dwelling in some necessary or useful manner, but is not necessarily in the same ownership.

Curtilage listed building: Any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before July 1, 1948. The object or structure may not necessarily be included in the listed building description.

Demesne: A piece of land attached to a manor and retained by the owner for their own use.

Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation.

Development Plan: This includes adopted Local Plans and neighbourhood plans and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

Diaper Brickwork: A decorative pattern in brickwork, achieved by a diamond pattern of blue headers. Popular in 17th Century and revived during the Arts and Crafts movement.

Dressings: A brick or Stone that has been worked to a desired shape; the faces to be exposed are smooth, usually ready for installation. Dressed stone can project or be flush around an aperture such as a door or window, or at the corner of a building (quoins) and is often distinguished in texture or colour from the rest of the wall.

Fenestration: The arrangement of windows in a building.

Flemish Bond: The use of bricks laid in an alternating header and stretcher pattern to create a chequerboard pattern. The headers are often a heavier fired, darker brick, which are vitrified (glazed).

Galleting: Slivers of stone or splinters of flint, spalls or small pebbles inserted into the mortar joints of a rubble or flint wall to fill the gaps between stones and leave less mortar exposed.

Georgianised: The modernisation of buildings in the 18th Century. Usually refers to modernisation of fenestration and walls of buildings.

Hand thrown brick: A brick which has been made by hand rather than machine.

Heritage Asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic Environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past

human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic Environment Record (HER): Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Jetty: The overhanging upper floor or floors to a medieval building.

Kellys Directory: A directory of businesses and private households, written from the 1860s for many regions in the south east of England.

Knapped flints: Flints which have been shaped through the process of striking to produce a flat-face for building walls.

Lead comes: Pieces of moulded lead, H-shaped in section, separating small pieces of glass within a window.

Leaded light: Individual pieces of window glass separated by lead comes or by an ironwork frame.

Listed building: A building identified under the Planning (Listed Buildings and Conservation Areas) Act 1990 and included in a list as being of 'special architectural or historic interest' which is subject to the need for listed building consent for alterations.

Local Planning Authority: The public authority whose duty it is to carry out specific planning functions for a particular area.

Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Manor: A unit of estate management usually with a principal house. The holder is known as Lord of the Manor, and as such, has various rights over land and tenants. A Parish could contain several manors or a manor could embrace more than one Parish. Usually a manor would also have certain rights associated with it, most importantly the right to hold certain courts: court leet and court baron.

Mullion: A vertical post or upright, dividing a window into two or more lights.

National Planning Policy Framework: Sets out the Government's planning policies for England and how these should be applied and provides a framework within which locally-prepared plans for housing and other development can be produced.

Oriel window:

An angular or curved projection usually on an upper floor, containing a window.

Pebble-dash: Mortar with pebbles in, used as a coating (render) for external walls.

Promontory: An elevated geological outcrop.

Render: An external coat of mortar covering stone, brick or cob.

Registered Park and Garden: A park or garden included on a register compiled by English Heritage as being of special historic interest in England.

Rubbed or gauged brick arches: The use of soft bricks, sawn to shape, then rubbed to a smooth surface and precise dimensions, laid with very fine joints. Most frequently seen in arches to door and window openings.

Sash window: A window comprising sashes (a frame holding glazing) which slides vertically in grooves. A sash window which slides horizontally is known as a 'Yorkshire' sash.

Scheduled Monument: A 'nationally important' archaeological site or historic building, given protection against unauthorised change.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy): the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

String course: A moulding or narrow projecting course of stone or brick running horizontally along the face of a wall.

Stucco: Render/plaster used for coating wall surfaces or moulding into architectural decorations.

Supplementary Planning Documents (SPDs): Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. SPDs are capable of being a material consideration in planning decisions, but are not part of the development plan.

Tithe map and apportionment: Produced circa 1840 to assess tithe payments on land to the local church. Record land and buildings, owner and occupier, and land use.

Topography: The arrangement of the natural and artificial physical features of an area.

Transom: Horizontal bar of wood or stone across a window or the top of a door.

Tree Preservation Order (TPO): Provides control over works to trees which could damage or destroy the health or appearance of selected trees.

Vernacular: Domestic or functional, rather than monumental buildings, usually constructed of local materials

Window 'light':

The glazed part of a window

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Appendix 3: References

LEGISLATION

- www.legislation.gov.uk
- Town and Country Planning Act 1990
- Planning (Listed Buildings and Conservation Areas) Act 1990
- National Planning Policy Framework 2018
- Further information is also available at: www.planningportal.gov.uk The Planning Portal is government's on-line resource for services and guidance relating to the planning system.

HISTORIC ENGLAND

- www.historicengland.org.uk the Government's adviser on the conservation of the historic environment
- <https://historicengland.org.uk/advice/hpg/has/conservation-areas/>
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- The Weald.org: www.theweald.org
- Wealden Iron Research Group: www.wealdeniron.org.uk/
- Old Sussex Mapped-Yeakell and Gardner's Map of Sussex 1778-1783: http://www.envf.port.ac.uk/geo/research/historical/webmap/sussexmap/Yeakell_36.htm
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OTHER SOURCES

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- East Sussex Record Office: www.thekeep.info
- East Sussex Tithe Maps : <https://apps.eastsussex.gov.uk/leisureandtourism/localandfamilyhistory/tithemaps/Search.aspx>

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