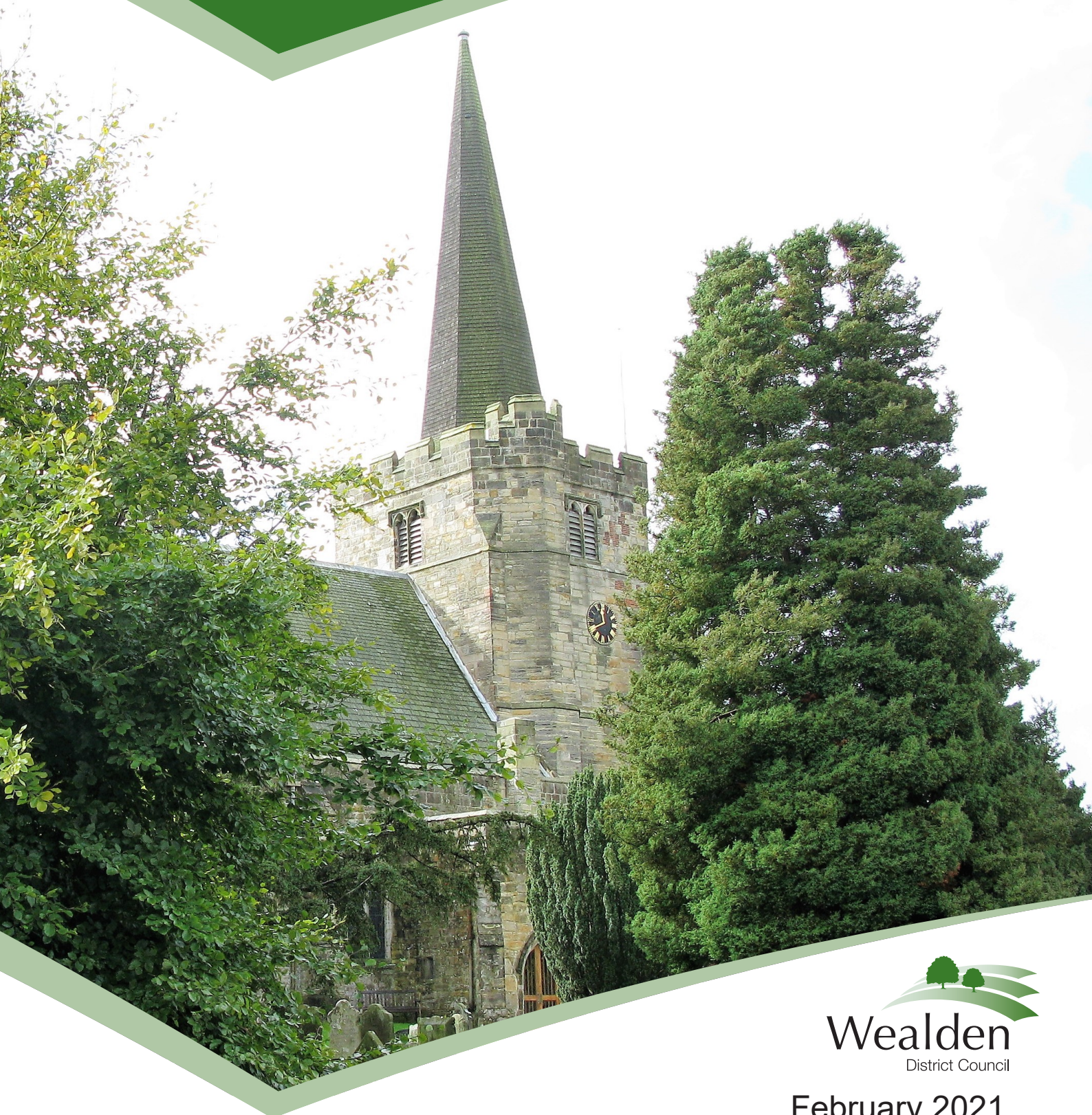


Draft Conservation Area Character Appraisal

Rotherfield



How to Contact Us

Heritage Team

Wealden District Council

Council Offices, Vicarage Lane, Hailsham, East Sussex BN27 2AX

Telephone 01323 443322 or 01892 653311

E-mail: planning@wealden.gov.uk

Website: www.wealden.gov.uk

Office hours Monday, Tuesday, Thursday, Friday 8.30am to 5.00pm and Wednesday 9.00am to 5.00pm

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 Rotherfield conservation area, designated 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 Rotherfield 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 Rotherfield conservation area was first designated in 1976 and was reappraised in 1997. The conservation area also has an Article 4 Direction, approved in 2006. The conservation area was reappraised and re-designated with its current boundary 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 The village of Rotherfield is situated three miles east of Crowborough and six miles south of Tunbridge Wells. The historic core of the village is centred around the church of St. Denys and the High Street, which follows the B2100 as it doglegs through the village and then extends east towards Mark Cross and Wadhurst (Station Road) and west towards Crowborough (Church Road). The High Street section runs north to south through the village and continues southwards along Mayfield Road towards Argos Hill and Mayfield, and northwards along North Street towards Eridge Green.

2.1.2 The village lies within the wider Parish of Rotherfield, which covers an area of almost 18 square miles and includes the villages of Rotherfield, Mark Cross, Eridge and Boarshead. The Parish had an overall population of 3,208 in 2011⁽¹⁾.

2.1.3 It is believed that Rotherfield is one of the oldest areas of settlement in the High Weald. The Domesday Book records that it was one of only seven clearings in the great forest of Andredsweald that covered the Weald in the later 11th century. Records show a settlement in the 8th century when a wooden church was built here and a priory established.

2.1.4 The village of Rotherfield seems to have emerged as a nucleated settlement from the mid-later 13th century around the earlier market and church, but there would have been some dispersed settlement in the area prior to this.

2.1.5 Farming was important to the local economy, with Rotherfield using the cleared fields and woodland for pastoral farming. The village also provided local trades and services for the wider farming community, with the market recorded from 1318 AD, but likely formalising an earlier market in the village.

2.1.6 Wealden iron production had a significant impact on the economy of the area from the 16th century, with a large number of ironworks within operating in Rotherfield and neighbouring parishes at its peak, and the Eridge estate operating as a principal iron manufacturer in the 16th and into the 17th century.

2.1.7 Agriculture has continued to be of local importance to the in the area, as attested by the many outlying farms around the village, as well as Court Farm and Horsegrove Farm in the village itself and many farm labourers listed in the census records. In addition, the distinctive round oasts visible in the landscape signify the importance of the hop industry to supplement pastoral farming in this area between the 17th century and the first half of the 20th century, when it began to decline.

2.1.8 There was no significant expansion of the town in the early 19th century and development in the later 19th century continued to be relatively modest. In the 19th century, as well as the school, church and two inns, the village had a blacksmith and wheelwright's

1 Source: 2011 Census, Office for National Statistics

shop, a plumber, saddler, chemist-apothecary, cartwright and carpenter, tailor, baker, hand laundry, cobbler, two butchers, a post office, draper and ironmonger, sweet shop and two grocers

2.1.9 There has been very little 20th-century redevelopment within the historic core, with good survival of pre-1860 buildings. The most substantial change has been outside the conservation area, with the development of Court Meadow on the south side of the town, and some smaller scale infill on the eastern side of the historic core, to the rear of properties on High Street and North Street, includes cottages and detached houses on Station Road and a garage opposite the War Memorial Institute on North Street.

2.1.10 The village still retains a mix of local shops and services serving the outlying community, including the church, two public houses, as well as a variety of stores, a doctors surgery and pharmacy, and small eateries.

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 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

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

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

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.

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2.3 Topography and Landscape Setting

2.3.1 The village of Rotherfield is located within the High Weald Area of Outstanding Natural Beauty, on the east-west Forest Ridge. The River Rother runs through the parish has its source on the south side of the hill on which Rotherfield village is built.

2.3.2 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 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

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

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

6 East Sussex Historic Environment Record

in the form of hammer ponds, furnace sites and evidence of charcoal-burning. There is evidence for hammer ponds and iron working in the wider landscape. It is understood that the first cannon was cast in East Sussex in 1543, at a furnace in Buxted. By 1574, there were at least 77 iron furnaces working in the Weald, but the ironmaking industry within the Weald had largely died out by the end of the 18th century.

2.3.8 Another local historic industry of note in the Weald is hop growing, which was introduced first by Flemish settlers in the 16th century, before becoming more prominent in the 18th and 19th centuries. Hops were brought back from Flanders in 1533, and had become a major industry by the 19th century. The most visible remains of the industry are the oast houses with their distinctive roundels and white cowls, which can be seen dotted around the High Weald. Local examples within the conservation area include the converted oast at Horsegrove Farm.

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.

Rotherfield

2.3.9 The historic settlement setting of Rotherfield is created by:

- a historic landscape setting comprising ancient fieldscapes, predominantly regular piecemeal enclosure, particularly abutting the northern settlement edge, with extensive areas of aggregate assarts and pockets of irregular piecemeal enclosure;
- areas of Ancient Woodland;
- areas of planned private enclosure;
- an undulating patchwork of fields and patches of woodland;
- open views across the High Weald facilitated by the elevated position of the village;
- the River Rother, which starts to the south of the village;
- numerous springs, woodland lakes and small streams;
- deep lanes and high mature hedges;
- footpaths connecting the settlement with the surrounding countryside.

2.3.10 Landscape characteristics include:

- many historical buildings in the village;
- the church of St Denys, which is an important landmark in the village and the surrounding area;
- sensitive urban edges around the village with mature vegetation and a few slightly prominent edges near Horsegrove Farm and Highfields Farm, as well as at the top of the Millennium Green;
- strong inter-visibility between historic buildings within the Conservation Area (situated on a ridge) and adjacent areas due to the elevated position of the village⁽⁷⁾.

2.3.11 The landscape surrounding Rotherfield falls within the Central High Weald landscape setting area as identified below.

Rotherfield Landscape Setting Areas

To the north and east of the village, the area is characterised as:

- North-south oriented stream corridor which is lined with linear Ancient Woodlands and a patchwork of pastoral fields.

To the south of the village, the area is characterised as:

- An undulating area of hills and slopes.
- Numerous small ponds and pockets of Ancient Woodland.
- Cottage Hill is a key landscape feature.

To the west of the village, the area is characterised as:

- Pockets of small-scale fields in the north and south of the area.
- Larger-scale, modern fields towards the centre of the area.
- Dewlands Manor golf club is a key human influence⁽⁸⁾.

2.3.12 This area is situated within the High Weald AONB and is therefore considered to have high landscape value. They include highly sensitive landscape features, including the north-south stream corridor and numerous ponds, pockets of Ancient Woodland and pastoral fields, and undulating topography. There is a strong landscape structure and pattern, and strongly recognizable strength of place around the village⁽⁹⁾.

2.3.13 The landscape around the village is considered to make a major contribution to the landscape setting of the settlement as a result of its strong strength of place and from views to historic buildings within the historic core, as well as views out from the village⁽¹⁰⁾.

2.3.14 The topography in the area has influenced the layout and development of the village, with the historic core along the High Street and the church located on the most elevated point on the ridge at 158m AOD.

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

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

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

2.3.15 Features still visible in the landscape and around the village provide evidence of earlier development and activity, such as hedges demarking field systems, ponds, mature trees, and boundary treatments.

2.4 Geology and Building Materials

2.4.1 Along with the whole of Sussex, the rocks of the Rotherfield area are sedimentary. Descending the higher land of the High Weald towards the Low Weald, the rocks 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. All of Rotherfield lies on a succession of sandstones, siltstones and mudstones (commonly clays) of the Hastings Beds (Lower Cretaceous).

2.4.2 Rotherfield sits predominantly on sandstone and siltstone of the Ashdown formation. Mudstone of the Wadhurst clay formation lays close to the village.

2.4.3 Clay ironstone, or siderite mudstone, provided ore for the Wealden iron industry, and post-medieval forges and blast furnaces lie near the village. These are generally concentrated on fault lines marking the edge of the Tunbridge Wells Sand Formation, the Ardingly Sandstone, and the Ashdown Sandstone Formation.

2.4.4 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.

2.4.5 Chapter 5 of this appraisal provides location specific information on traditional materials and building techniques within the Rotherfield conservation area.

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 Rotherfield is not fully understood, although there is evidence of early activity in the area. A Mesolithic retouched blade or flint flake was found in Rotherfield, but its specific location is unknown ⁽¹¹⁾.

2.5.2 It is likely that the historic routeways leading into Rotherfield were formed in the later Prehistoric periods by communities utilising this section of the Weald forest. Identified prehistoric ridgeways include a ridgeway forming part of the Newenden- Hawkhurst-Ticehurst-Wadhurst route, which runs approximately along the route of the B2100⁽¹²⁾ and then joins another routeway that partly follows the route of the current A267⁽¹³⁾. It is probable that the north-south route through the village along South Street, High Street and North Street and on to Eridge and Mayfield, has similar origins. These are believed to have continued as Roman roads.

2.5.3 There are three known Iron Age ironworking sites within 5km of Rotherfield, as well as the Iron Age hillfort of Saxonbury camp.

Saxon and Roman

2.5.4 Roman occupation of the wider area commenced in A.D.43, after the Roman conquest. There have been numerous discoveries of Roman iron workings in the wider area, with 14 known ironworking sites within 5km of Rotherfield.

2.5.5 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.

2.5.6 Rotherfield is first recorded in the 8th century, although at this time the name is likely to have related to the area rather than a nucleated settlement. The abbey of St. Denis in Paris claimed to have founded a monasterium, or alien priory⁽¹⁴⁾, at Rotherfield around the year 790 AD. There are no contemporary documents to verify the foundation, but 11th century documents referring to the grant survive, although as forgeries of the earlier lost documents their reliability has been put in doubt.

2.5.7 In 1693 Sir William Dugdale wrote 'Bertoaldus, a Duke among the English Saxons, being afflicted with a Distemper which the Phisitions could not cure, travail'd into France to the Abby of St. Dennis, and there found, through the mercy of God, a perfect Recovery. Hereupon he gave to that Abby his Town of Ridrefeld [Rotherfield] in Sussex, with other

11 Esher MES4780

12 Esher LIN 132

13 Esher LIN 134

14 Alien priories were religious establishments in England, such as a monastery or convent, which were under the control of another religious house outside England, usually in France

profits; Confirm'd to these Monks by King Offa, then Reigning⁽¹⁵⁾. Lower provides a similar account in his compendious History of Sussex (1870). He states that Rotherfield was held by Bertoaldus, a Saxon Dux, who made a pilgrimage to St Denis after falling sick, was cured and returned with some holy relics, and dedicated a church in Rotherfield to St Denis in 792 AD.

2.5.8 If the documents are to be believed, then Rotherfield may have been a Saxon minster from the late 8th century; an ecclesiastical settlement than in turn attracted non-religious people⁽¹⁶⁾. Pullein asserts that monks from St Denis came from France to form a Benedictine cell at Rotherfield⁽¹⁷⁾ and likely used the church, as well as a refectory, cloister and dormitory⁽¹⁸⁾.

2.5.9 Neither the priory nor the holdings of St Denis are mentioned in the Domesday Book or later, although the manor of Rotherfield is recorded, suggesting that the priory, and connection with the French abbey, had ceased to exist by the end of the Saxon period.

Place name, Domesday and early manors

2.5.10 Rotherfield is referred to as *Rederfeld* in its earliest form, with the name recorded from the 8th century. The name comes from the Old English *hr ther-feld* and means 'open country of the cattle'. In the Weald, the field (Old English *feld*) element is strongly associated with ridges and with areas of later medieval common; an area of common or 'open country' suggesting that the woodland was thinner than elsewhere in the Weald or had been cleared and kept so by grazing⁽¹⁹⁾.

2.5.11 The reference to Rotherfield in the 8th century states that Bertoaldus had inherited the estate 'from his ancestors'⁽²⁰⁾. It was a Royal estate by the 9th century, recorded in the will of Ethelwulf in 858 AD (with mention to the possessions of St. Denys) and was bequeathed on the death of King Alfred in 899 AD to Osferth, a 'kinsman' of Alfred, when it was referred to as *Ritherhamfeld*⁽²¹⁾. It is mentioned again in 960 AD when a reeve of King Edgar allegedly took livestock from the vill of *Ridrefeld* belonging to the monks. The will of Æthelstan Ætheling⁽²²⁾ mentions Rotherfield in 1014 AD, when he left lands in Rotherfield to the nuns of St. Mary's Abbey in Winchester, perhaps indicating that the priory no longer existed at this time. It would appear that Rotherfield manor remained a Royal estate and was given by Edward the Confessor to his father-in-law, Earl Godwin in the mid 11th century.

2.5.12 Rotherfield is next mentioned in the Domesday Book of 1085 AD, with the manor recorded as containing 24 households, consisting of 14 villagers, six smallholders and four slaves, and with land for 26 ploughs, woodland for 80 swine, and a park. It was held

15 Offa was King of Mercia, but controlled Sussex in the later 8th century

16 Rotherfield EUS

17 a cell comprises a minimum of 12 monks and a Prior

18 Pullein, C. 1928

19 Rotherfield EUS

20 Lower, M.A. 1870

21 Lower, M.A. 1870

22 son of King Ethelred the Unready and brother of King Edward the Confessor

by Earl Godwin (father of Harold Godwinson, defeated by William in 1066) before the Norman Conquest and King William thereafter⁽²³⁾.

2.5.13 Neither the priory or the holdings of St Denis are mentioned in Domesday Book or subsequently and it therefore seems likely that the priory had ceased to exist by the later 11th century. It has been suggested by Pullein that the church and lands were seized at the time of the Conquest and the monks dispersed⁽²⁴⁾, but there is no mention in Domesday of the Manor having been owned by St Denis in 1066 AD or of the priory, so this seems to be conjecture only.

2.5.14 In 1089 AD William Rufus (King William II) held the manor and made a gift from several of his manors, including Rotherfield, to St. Andrews church and clergy of Rochester. Gilbert de Clare confirmed the charter for the bestowal of the church on the clergy of Rochester around 1100 AD.

2.5.15 The manor of Rotherfield was granted by William to his relative Gilbert de Clare (aka Gilbert Fitz Richard and Gilbert de Tonbridge) in the late 11th century, who had a manor house at Rotherfield and owned extensive land and property in Kent (including Tonbridge Castle), Sussex, Surrey, Essex, Suffolk Norfolk, and Wales.

2.5.16 The manor of Rotherfield was held by the de Clare family from the 11th-14th centuries. When the last de Clare died without heir at the Battle of Bannockburn in 1314 AD, the Manor of Rotherfield passed to a sister, Eleanor, wife of Hugh Le Despenser. It passed down through the Despensers until 1414 AD, when Richard le Despenser died without issue and his sister Isabella le Despenser became heir. She had married Richard de Beauchamp, Earl of Worcester, in 1411 AD. They had a daughter, Elizabeth, who married Edward Nevill, 1st Baron Bergavenny, and inherited the family estates in 1424 AD⁽²⁵⁾. Thus the estates became the property of the Nevills from the earlier 15th century, which included a manor house in Rotherfield and a hunting park at Eridge.

Medieval development

2.5.17 Rotherfield was granted a weekly Wednesday market in 1318 AD, likely formalising an earlier market. An annual fair was held on the feast of St Denis (9th October) is recorded in 1376 AD.

2.5.18 The site of the medieval market is not known, but Gardiner has suggested evidence of a triangular-shaped open space, or former market place, running west from South Street/High Street and the Square, bordered by Church Street on the north and following an approximate line from the rear of the former Providence Chapel westwards beyond the churchyard and following the rear boundary of the properties that extend along Church Lane for a total of around 500m. The area forms a long rectangular shape containing the church itself, as well as what Gardiner believes to be a focal place west of the church, and an area where part of the early, 13th-14th century village

23 <https://opendomesday.org>

24 Pullein, C. 1928

25 Isabella later married Richard de Beauchamp, Earl of Warwick, her late husband's cousin, and their daughter Anne married Richard Nevill, the 'Kingmaker'.

was established ⁽²⁶⁾. If this is the case, then development may have been quite limited and the village focus seems to have shifted or contracted, as a 1597 map shows houses limited to the areas north, east and south-east of the church.

2.5.19 The village of Rotherfield seems to have emerged as a nucleated settlement from the mid-later 13th century around the earlier market and church. There would have been some dispersed settlement in the area prior to this, with the current church built to serve the wider community in the 12th century, but replacing an earlier church. The market is thought to pre-date the church, with the former market place located by the ridgetop route and the church set back behind it, suggesting the market was already in existence. This may indicate that the market was in existence in the Saxon period and existed at the same time as the possible late 8th century priory. If this is the case then Rotherfield may have developed from a Saxon minster; originating as a small ecclesiastical settlement and market that served the wider non-religious community, but not developing as a village settlement until much later. If the market is this early, it is not known whether it remained in continuous use and survived after the priory disappeared, or is it known whether the priory church also survived and continued to serve the wider community as a parish church. No documents survive to tell us at what point the priory ceased to exist between its foundation in 792 AD and absence from the 1085 AD Domesday survey.

2.5.20 The late 13th-14th century Lay Subsidy Rolls for Sussex lists all tax-payers in the *Villatae* (township) *de Retherfeld* in this period. In 1296 AD there were 41 taxpayers in Rotherfield, which indicates a population of around 205 ⁽²⁷⁾. The records for 1327 AD lists 49 taxpayers, estimated to represent around 295 people, and by 1332 AD the number of taxpayers listed had reduced to 39 ⁽²⁸⁾. The manor of Rotherfield also included Eridge (*Eregge*), which was a grange pertaining to the manor and comprised 100a land, 100a heather and fern, and a watermill ⁽²⁹⁾. The woodland within the manor was an important source of wood and pannage/ common mast ⁽³⁰⁾, which was assessed as a value of 200 pigs payable to the Lord of the manor in exchange for pannage in his forest.

2.5.21 A manor house, or principal messuage, is recorded in Rotherfield from 1262 AD, although it is unlikely that it was used as a residence by the Lord, who's main residences were elsewhere ⁽³¹⁾. The house/court was set within 4 acres and almost certainly located in the area south of the church, which is shown as Court Mead and demesne land on a 1597 map (see below).

2.5.22 In 1346-7 there were 34 plots with buildings in the village, referred to as the tenements 'on the hill'. Three of the buildings in the village were occupied by chaplains and a fourth cleric held other land 'on the hill', presumably serving the church. The subsidy rolls provide little information on trades and occupations, although in 1296 they include a smith and a draper. Less than half the village tenants had landholdings elsewhere,

26 Gardiner, M. 1995

27 Rotherfield EUS

28 <https://www.british-history.ac.uk/suss-record-soc/vol10>

29 The Inquisitions Post Mortem; Vol 3, Edward I, covering the years 1291-1300

30 practice of releasing pigs in a forest, so that they can feed on fallen acorns, beechmast, chestnuts or other nuts

31 Tewsbury, with a principal residence in the locale at Tonbridge Castle under the de Clares, and Birling under the Nevills

suggests that many may have been craftworkers or wage labourers as opposed to farmers working their own landholdings⁽³²⁾.

2.5.23 The 1524 subsidy is for the whole hundred (Rotherfield and Frant) and records a total of around 800 people for the hundred, compared to around 295 for the same area in 1327, representing significant growth in the area⁽³³⁾.

2.5.24 A plan of 1597 gives an indication of how the medieval village had developed during this time. It shows buildings to the north of the church on the opposite side of Church Street, and to its east around The Square and High Street and the top of South Street. The map also shows over 300 acres of 'demains'⁽³⁴⁾ held by the Lord of the manor, by this time Henry Nevill, in and around the village and Court Mead, the site of the manor house, and to the south of the church. Gardiner has suggested that development also extended to the west in the medieval period and may have included the site of the early market place. As already noted, if medieval development and the market was focused to the west of the church, then it is not shown on the 1597 map, but it is unclear whether this indicates that development to the west was limited and the village focus had shifted or contracted by 1597, or that buildings were not shown on demesne land (the manor house is not shown for example).

2.5.25 There are three buildings in the village that have been identified from the medieval period, refaced and concealing earlier fabric within. The earliest known remains are in the church (see Church), the earliest datable fabric from the late 12th and 13th centuries. There has been no systematic study of the buildings of Rotherfield and it is very likely that later façades hide medieval buildings. The two medieval houses known within the village centre were considered to date from the 17th and 18th centuries based on external appearance and it was only through archaeological survey that their earlier date was revealed.

2.5.26 Cellar Cottage, The Square, contains the remains of a 14th century two-storey cross-wing. This formed the northern end of an open hall running along the street frontage (now occupied by the Old Bakery), with the hall range rebuilt in the 16th century (see post-medieval development)⁽³⁵⁾.

2.5.27 Barbers Cottage and Rolands on South Street, contain the remains of an early 15th century open hall with a parlour and chamber over at the northern end. It has been suggested that the replacement of the service bay at the southern end of the hall in the 18th century could indicate that the 15th-century house incorporated part of an earlier medieval house, but there is no surviving architectural evidence⁽³⁶⁾.

2.5.28 A lack of excavations in the village means that below-ground archaeology has yet to contribute to the understanding of the development of the medieval and post-medieval village. Whilst no archaeological evidence has been found for a former

32 Gardiner, M. 1995

33 Rotherfield EUS

34 demains or demesne means land, especially surrounding a house or manor, retained by the owner for his or her own use

35 Martin & Martin ASE report 1/1432

36 Martin & Martin ASE report 1/1533

priory in Rotherfield, reports of remains of foundations revealed during construction work off North Street (to the rear of The Priory) and the construction of Salforda have been interpreted as remains of the monastery. A structure known as The Cave by Chant Lane and remains visible in adjacent field have also been interpreted as possible priory buildings, but there have been no investigations to verify. There are other reports of large stones unearthed in building houses in the village, especially along Church Street at Monastery Cottages, Priory Cottage, and Kingsclere, but these are more likely to be from the demolished house of Anthony Fowle shown in this locality on the 1597 map of the village. Nevertheless, the finds of large worked stone in later building work highlights the potential for the survival of archaeological remains to interpret the early development of the village and priory.

Post medieval development

2.5.29 By the end of the 16th century the 1597 map shows that the focus of the settlement was consistent with the current historic core around the church that extends along the High Street, The Square, and the top of Church Street. It is also consistent with the topographic evidence for small plots on the north-eastern perimeter of the churchyard, which must have encroached on either the highway or the churchyard, suggesting that this area was at the centre of the village.

2.5.30 The map shows the extent of the demesne land, which surrounded the village and included the land forming the Horsegrove estate and the Millenium Green. Gates are shown on the map, which derived from the Danish gata meaning way or road. The lords park or chase was enclosed by a paling, which we know from documents had to be maintained by the tenants who bounded it. Survive in place names. High Gate is shown at the junction of Eridge Lane and Chant Lane to the north of the village, Browne gate is shown to the west at the junction of Rotherfield Lane and Old Forest Lane, with Mainards Gate further west near Palesgate Lane. Other gates in the parish included crowbarrowe gate, browngate (on Frant Road), redgate, blackham gate, markegate, town gate, boreshead gate, and pockock gate, with the names still familiar in the parish.

2.5.31 A lease between Edward Nevill (Lord of the manor) and Anthony Fowle, for land and property in Rotherfield from 1615 provides some further insight into landholdings in the village at this time. Anthony Fowle, who resided opposite the church and was from a wealthy and established landed family, that also found further wealth as ironmasters, leased many pieces of land and property from the manor. These included a messuage called Knight Place in Rotherfield, with all houses and land belonging; lands called the Great Meade and the Budlettes, in Rotherfield (described as located S: highway from Crowborough to town of Rotherfield; W and N: demesne lands of Lord Abergavenny; E: lands sometime William Fowle's, gent), parcel of land of Lord Abergavenny called the Moores (described as located S: two parcels of land called the Moores (eight acres) together lying to the lands sometime of William Fowle; W: meadow and lands called the Budlette and to lands of Lord Abergavenny called Bromecroft; N: the Forest pale of Waterdown; E: highway from Forest to Rotherfield town); parcel of land called the Buttes Place (two acres) (described as located E: lands and meadow called the Greate Meade; S: highway from Crowborough to Rotherfield; W and N: lands of Lord Abergavenny); two

parcels of land called the South Field; one piece of land called Friers Field; one piece of land called Petfield; one piece of land called Court Mead, all in Rotherfield (described as located N: highway from Crowborough to Rotherfield town and to churchyard of Rotherfield; E: lands sometime of Thomas Farmer; S: lands of the parsonage of Rotherfield; W: lands sometime of George Farmer); and all other messuages, lands, etc, formerly demised or leased by Henry Nevill, Lord Abergavenny, deceased, to William Fowle, Nicholas Fowle, and Anthony Fowle, also deceased, for term of their lives, always excepting one common pound in or near Court Mead.⁽³⁷⁾

2.5.32 The document gives an insight into the property and land held in Rotherfield by the manor, a good description of their location, and field names that may relate to use etc. The description of location allows us to deduce that the lands sat to the north and south side of Church Street and to the north extended as far as the forest pale. To the south they included Court Mead, which with other land extended north to Church Street and the churchyard, and south to the parsonage lands of Dewlands. We are also informed that there was a 'great meade' to the north of Church Street, and a common pound in/near Court Mead, which was usually used to lock up stray livestock. Of interest is the name 'buttes place' on the north side of Church Street, which may be linked to the medieval practice of archery in the village. The use of the longbow by English archery was of great importance in medieval warfare and was set out in a number of Acts; one from 1252, required every able bodied man to become proficient in the use of the bow; one in 1388 requiring all servants and labourers to have bows and practice on Sundays and holidays, and another in 1542 that laid down rules for regular practice. and that men over 24 should be able to hit the target at a minimum distance of 220 yards (more than 200 metres) . Every town and village would have had archery butts for practice in the medieval period, which were usually located on the margins of villages where archers could practise shooting their arrows. It may be that the name 'buttes place' in this location represents the field that was used for archery practice in Rotherfield. By the end of the 16th century the longbow was gradually being replaced with firearms and so the field would have fallen out of use for this purpose.

2.5.33 Rotherfield has good survival of buildings, or groups of buildings, that have been identified as dating from between the 16th century and the end of the 18th century. The buildings are mostly timber- framed, even being used into the 18th century. Much of the timber-framing is concealed beneath later brick and tile-hanging.

2.5.34 The Old Bakery on North Street is the hall range to a medieval hall house, with the hall rebuilt in the 16th century. Fir Tree Cottage and Virginia Cottage on Church Street are a 16th century timber-framed building, now tile-hung on a stone base. The Friars is a house on Church Street dating to 1927, but the front garden wall with diaper work and vitrified headers survives from an earlier house on the site and is likely 16th or early 17th century. The George is recorded as an inn from 1593, but the present building has an 18th century facade, so it is not clear whether any earlier fabric is concealed within.

2.5.35 Buildings from the 17th century with some exposed timber-framing include 1-2 Chapel Cottages on Church Street, where the eastern end wall shows exposed timber

framing, as well as the adjacent building (Builth Cottage and Timbers) where timber-framing can be seen within the tall wagon-way. The King's Arms also has some visible timber framing, but much of its 17th-century fabric has been heavily restored and may also be concealed behind later tile-hanging and brick.

2.5.36 Most of the 17th century buildings are clad in tile, weatherboarding and brick, concealing earlier timber framing. Old Forge Cottage, The Square, was built as a timber framed free-standing cottage in the mid to late 17th century. The Manor House, High Street, has a timber-framed early to mid-17th century rear range and basement, with the main range rebuilt around 1700, also in timber frame, but with tile-hanging from the outset. The site was sold off from the manor in the early 17th century and a house built upon it by the Maynard family. The house was called Maynards and only renamed the Manor House after its restoration in 1881⁽³⁸⁾. The Three Guns (1 High Street) can be traced back to 1671, but is now clad in brick and tile-hanging so its age is unclear. The End Cottage and Old Tiles (7-8 South Street) is late 17th century and is brick and tile hung. 1-4 North Street is also late 17th-early 18th century and has brick and tile-hanging.

2.5.37 Some of the 18th century buildings have timber-framing concealed behind weatherboarding. The Old Butcher's Shop, The Square, is a mid-18th century timber framed outbuilding of The George, which incorporates a wagon-way and has weatherboarding on the first floor. 1-6a High Street appears to be 18th century externally, but possibly of earlier origins, also with weatherboarding to the first floor. 1 Church Cottage to the east of churchyard along Church Path is 18th century and is also weatherboarded on the first floor.

2.5.38 The 18th century saw brick become the main building material, in some instances used in conjunction with tile-hanging. The George Inn has a 19th-century façade, but appears to be largely an 18th century brick building. The 18th century Catt (or Catts) Inn, High Street, is built of brick. Garden House and Babbington House is a substantial late 18th century house, with two original canted bay windows, built of brick and tile-hanging. The former workhouse (White Cottage, Olinda House and the Old Almshouse, South Street) dates to the 18th century or earlier and is built of brick. Town Hill House on Church Street is 18th century and built of brick and tile.

2.5.39 To the rear of 1 High Street is a stone building that was recorded as the workhouse schoolroom in the later 18th century. It was then used as the National School until the replacement school was built on North Street in 1876. The building adjacent is said to have housed the village fire engine in the early 20th century and then been used as a mortuary.

2.5.40 Horsegrove sits on the edge of the village along South Street. It is named in late 16th century Court Rolls, but an earlier reference is thought to survive in an undated Court Roll believed to date to the 14th century. The land forming Horsegrove, up to and including the Manor House and King Head, were part of the demesne land on the 1597 plan and so are not specifically identified. Pasture in le horsegrove is mentioned from this time and horses may have been kept there. The name continues to occur in 17th and 18th century,

but as a reference to land rather than buildings. There was a farmstead on the land by the earlier 18th century, as the will of Mr John Plumer in 1723 recorded that he held a capital messuage with barn, buildings and land of 130 acres called Horsegrove⁽³⁹⁾. There is a cluster of buildings shown around Horsegrove House on the circa 1800 Budgen map and the house and long farm building that sits perpendicular to the road to the south of the house is shown on the Tithe map. This suggests that Horsegrove House and the barn to the south may be 18th century. The house is stuccoed and the barn is brick built, with the old farm buildings described in the early early 20th century as cow sheds, pig sties and a slaughter house⁽⁴⁰⁾.

2.5.41 In addition to Rotherfield, the Nevills held extensive land close by, including Eridge Park and, from the later 16th century, the neighbouring manor of Mayfield, which included Wadhurst. Henry Nevill resided at Mayfield Palace for a brief period in the late 16th century, before selling the Palace and much of the manor of Mayfield. Henry Nevill was a powerful iron master and, in partnership with his brother-in-law Thomas Sackville, owned several iron foundries, and gained the Royal Patent (national monopoly) for the export of cast iron guns from Queen Elizabeth in 1592.

Eridge Park

2.5.42 Eridge Park, to the north of the village, was part of the manor of Rotherfield until 1588 AD and even after both remained in the hands of the Nevill family, meaning their histories are closely intertwined. The Eridge Estate appears to have been a hunting park with a homestead for most of the medieval period. The first definite mention of Eridge is in 1344 AD when the lands were described as a 'chase containing 600 acres' with a 'messuage called Erugge' (quoted in Cobham 1993). The area was still heavily forested in the medieval period, with Waterdown Forest extending between Tunbridge Wells and Rotherfield, and by 1400 AD Eridge was enclosed as a deer park, likely containing a homestead or hunting lodge, with the manor house being in Rotherfield.

2.5.43 Some time in the earlier 16th century a manor house seems to have been erected called Eridge Place. Henry VIII is reported to have stayed there in 1538 and Henry, Lord Burgavenny, spent time at the park hunting. Elizabeth I also stayed at Eridge for six days, indicating a house of some size and grandeur. During this time Eridge, like Rotherfield, was never the principal family seat in England, which seems to have been at Birling, Kent (inherited in 1450 through Elizabeth Beauchamp)

2.5.44 The Eridge estate became a principal iron manufacturer in the 16th century (see Trade and Industry). There are records of French workers, presumably skilled blast furnace operators, on site since 1538 AD, and a forge and furnace is recorded in 1574. In 1588 AD Eridge was established as a separate manor, distinct from Rotherfield manor, and may reflect its importance as a hunting park and centre of iron production. By 1603 woodland cut for fuelling the furnace was so great that tenants complained about their annual swynyeld (hog rent in which the lord took a number of hogs in exchange for the right to pannage in the Lord's park at Eridge) as the trees that bore the mast in the forest were

39 Pullein, C. 1928

40 Carr, E. & Lunt, A. 1993

mostly cut down by the previous Lord Henry. The furnace is last recorded at this time, but the forge continue to work until 1723 using pig iron from other local furnaces. The ponds were later incorporated into the landscaped park.

2.5.45 The Nevills built a new principal seat at Kidbrooke, Forest Row in 1733-5, although still retained Birling. Eridge park seems to have been used as a hunting park by the family rather than a principal residence and was largely abandoned by the family until the late 18th century, unsurprisingly considering the park had been so heavily exploited for iron production.

2.5.46 When Henry Nevill, second Earl of Abergavenny, returned to the Estate and rebuilt the house in 1787, his ongoing works and the operations and maintenance of the house and Estate must have provided local employment. In addition to building the new mansion, he had the park fenced, carried out extensive landscaping and planting, created miles of walks and carriage ways, and built many new buildings, including follies, lodges and workers cottages.

2.5.47 The Nevills made Eridge their principal residence in 1792 and the family and their visitors, who amongst others included the Prince of Wales, necessitated many staff to maintain the house and park. The Estate list gives the names of 104 outside workers from this period, including grooms, gardeners, carpenters and game-keepers. This number did not include farm and domestic staff, which must have been many more. Staff were brought from the family estates at Kidbrooke Park and Wales⁽⁴¹⁾ and whilst many settled in the estate village at Eridge, presumably the proximity to Rotherfield also provided employment through the demand for goods and services here too.

Trade and industry

2.5.48 Farming was important to the local economy in the area, with cleared fields and woodland used for pastoral farming. The village also provided local trades and services for the wider farming community, along with the market and fair.

2.5.49 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, who established the first cast iron gun foundry in 1543 in Buxted.

2.5.50 Flemish clothworkers encouraged to settle in England by Edward III in the 14th century and by 1341 AD there were 13 fulling mills in Rotherfield and Frant⁽⁴²⁾.

41 Wright, P. 2009 Frant: The Story of a Wealden Parish

42 Pullein, C. 1928

2.5.51 Wealden iron production had a significant impact on the economy of the area from the 16th century, with a large number of ironworks operating in the Wealden area at its peak. There were 37 ironworks of this period within 10km of Rotherfield.

2.5.52 Local families were the principal owners and operators of furnaces and forges in the 16th and early 17th centuries, with some already established as landowners in the area, such as the Nevills and the Fowles, and therefore already possessing the land and wealth with which to establish ironworks. Many of the families also inter-married, such as the Nevills and the Sackvilles, further consolidating their power and influence.

2.5.53 From the mid-16th century the Nevill family invested heavily in the construction of a forge and furnace within Eridge Park with a large furnace pond, series of pen-ponds and forge pond with sluices dykes and bays. The Eridge estate became a principal iron manufacturer and exported iron to Europe under a Royal licence. There are records of French workers, presumably skilled blast furnace operators, on site since 1538. The furnace is last recorded in 1603, but the forge continue to work until 1723 using pig iron from other local furnaces.

2.5.54 In addition to Eridge forge and furnace the Nevills ran Cowford furnace, which was built in 1562 and only operated for a few years, and the family also operated Mayfield furnace in the later 16th century.

2.5.55 Other forges and furnaces in the locality operated by local Rotherfield families include Hamsell furnace, owned by John Waller until his death in 1567. It was owned by Alexander Fermor, of Walsh Manor, in 1574, and was leased in 1677 by John Baker. By 1692 it was producing shells and eventually cast shot until around 1758. The furnace was demolished by 1787.

2.5.56 The Baker family, primarily based in Mayfield, but also with members of the family living in Rotherfield, leased Birchden Forge by 1553 and then owned it from 1617 to 1737. Richard Maynard (of Copyhold Farm, Hamsell) was a tenant of Birchden forge in 1618, and also connected with Hamsell furnace. Anthony Fowle (resident of Rotherfield, and part of the long established landowning family in the Rotherfield and Wadhurst area) operated Maynards Gate furnace in 1562 and his family continued to operate it until the 1650s.

2.5.57 The iron industry brought great prosperity to the area and was a source of employment, with hammermen recorded in the burials in the parish registers in 1587, 1638 and 1646 and names suggesting that some were French iron workers. However, the iron working 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. As already noted, the volume of trees chopped down to prepare charcoal had a significant impact on the landscape, to the extent that the villagers of Rotherfield were unhappy about impact on pannage for swine in the Lord's forest at Eridge.

2.5.58 Like the rest of Wealden, the area would have suffered with the decline of the iron industry, with the local ironworks ceasing operation by the end of the 18th century with water shortages hindering production, increased foreign imports and increased national competition for more efficient coal powered ironworks.

2.5.59 The leather industry was another important local trade. 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 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. Water was also available for the process, which required soft water for the tanning stages. The Wealden social composition of small farms with multiple-occupation work-forces also involved in the iron industry, allowed for a seasonal cycle of skilled workers. However, the industry died out with the increased competition from the more efficient and cheaper production in the factories of more industrial towns ⁽⁴³⁾. A tannery is mentioned in 17th century on the road between the village and Mark Cross and 17th century workers included tanners, curriers, saddlers and glovemakers, and in 1652 tanners from Rotherfield sold their goods at the Lewes leather market ⁽⁴⁴⁾. Leather working and shoe making was carried out in the workhouse in the 18th century (see Institutions below).

2.5.60 Weaving seems to have been carried out in the village as a cottage industry. In the 16th century land in the village called Tenters Mead indicates land where cloth was extended on hooks for stretching after weaving (origin of the phrase 'on tenterhooks'). Weavers are mentioned in the 17th century and weaving was carried out in the workhouse in the 18th century (see Institutions).

2.5.61 Other trades include smiths/blacksmiths, recorded from 16th century, and clockmakers recorded in the 18th century.

2.5.62 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. Flemish names and early references to hops are recorded in the manorial records.

2.5.63 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. A roundel oast, albeit converted, is located at Horsegrove Farm, and the familiar white cowls that cap the roundels are a familiar sight in the surrounding landscape.

43 Sussex Industrial History Issue 19, 1989

44 Pullein, C. 1928 and Rotherfield EUS

2.5.64 In the survey of inns and alehouses of 1686, Rotherfield had modest provision of stabling and accommodation., with over 20 stablings and fewer than 20 guest beds. The main inns in the village were the George (possibly in reference to St George), which was recorded as an inn from 1593. The Bull (a likely reference to the Nevill coat of arms and found elsewhere on estate buildings) was opposite the Catt Inn and recorded from 1685 until 1807, with its conversion to a shop possibly dating to 1809. The Three Guns (1 High Street, now Highgate florist) can be traced back to 1671 and has a distinctive chimney with three brick pots in the shape of canons. It is referred to as a messuage in two dwellings called in the 1830s. The Catts Inn, opposite the Bull, was in existence by 1769. It may have originated as an inn called the White Swan, occupied by Thomas Catt in 1747 and 1751. The King's Arms was in operation by 1724 ⁽⁴⁵⁾.

2.5.65 In the mid-17th century Rotherfield was one of a series of Wealden fairs used for livestock dealing. The village held a June and October fair, which were originally cattle and horse fairs held in the two fields either side of what became New Rd. In 1848 the weekly Monday market was largely for corn and fairs were held for cattle. An indenture of 1918 records the site of Springfield Cottages on New Road as formerly being known as Fair Field. In the 20th century the fairs spread right across Rotherfield, in Court Meadow, and along Mayfield Road, South Street and Church Street. There was a reference to a dew pond in Court Meadow used for watering animals on market days and fairs, which would have been adjacent to an 'old farmhouse' and farm buildings at Court Farm (now demolished) ⁽⁴⁶⁾. The fairs were still being held in 1938.

2.5.66 Farming was still important in the village, with Court Farm and Horsegrove Farm in the village and many farm labourers listed in the census records. There are references in the earlier 20th century to chickens being farmed in the village and drovers bringing sheep up from Romney Marshes and paying Rotherfield farmers for winter grazing.

2.5.67 There was increased hardship in the area as a result of economic depression and poor harvests following the end of the Napoleonic Wars in the earlier 19th century. The grievances of the poor resulted in the Swing Riots that broke out in the area in 1830.

2.5.68 Swing Riots began in the south and east of England in 1830 in response to low wages, tithes and mechanisation of farming leading to unemployment in a time of existing hardship and economic depression. In November 1830 a baker from Frant incited a crowd to march to Eridge Castle to protest against tithes and low wages and gained further support from neighbouring villages over the proceeding days. After several days of unrest the mob once again marched to Eridge Castle, but seem to have dispersed with little trouble, perhaps informed that the Dragoon Guards had been despatched from Battle. Four ringleaders were arrested and tried at Lewes for their part in the riots and received prison sentences ⁽⁴⁷⁾.

45 Pullein, C. 1928 and Rotherfield EUS

46 Carr E. & Lunt, A. eds 1993

47 Eeles, H. 1947 Frant- A Parish History

Church

2.5.69 Sussex was converted to Christianity between 681 AD and 686 AD by the Northumbrian prelate, St. Wilfrid, and it is thought that many of the Norman churches in the District may have replaced earlier Saxon churches.

2.5.70 As already noted, it has been suggested that the first church in Rotherfield was built around 792 AD and formed part of a priory.

2.5.71 In 1093 AD -1107 AD, the church dedicated to St Denis was given by Gilbert de Clare, Lord of the manor, to the cathedral priory at Rochester. The dedication to St Denis suggests that the church was built when Rotherfield was still a possession of the French abbey and may derive from the foundation of a pre-Conquest minster. Neither the church mentioned in the 8th century or the late 11th-early 12th century survive.

2.5.72 The current church of St Denys is mainly 13th century, although the north chapel, known as the Nevill chapel, is older and dates to the late 12th century. Chapels were usually added to existing chancels, but there is no sign of what date this might have been. Evidence suggests a south chapel or tower also existed in the late 12th century, but it is unclear which as the structure was removed in the 15th century. The north and south aisles and chancel were built in phases in the 13th century. In the 15th century the aisles were widened and heightened, and the tower and porch added. The roof of the north chapel is 15th century and is adorned with bosses with grotesque heads and the badge of the Nevills, to whom the chapel belonged and who may have supported the other 15th century work to the church. The church was restored in the 19th century and the 15th century spire was replaced following its collapse in the hurricane of 1987. The spire, reaching a height of 165 feet, is a familiar landmark for miles around.

2.5.73 The church contains a number of early fittings and features, including a 15th-early 16th century font, 16th century font cover decorated with the Nevill coat of arms, some 15th century glass in the north chapel, three 15th century wall paintings, and a 17th century pulpit reused from Bishopthorpe Archbishop's Palace, York.

2.5.74 The church contains a number of memorials, including an early iron grave slab with an embossed cross thought to commemorate a priest and of likely 15th-16th century date. The church also contains memorials to Nicholas Fowle (d.1656) and Humphrey Fowle (d.1756), who had a house in the village opposite the church (now demolished). Other memorials are dedicated to Threele, Vintner (17th century rector), Luxford, Wickham and Fermor. As already noted, the north chapel belonged to the Nevills.

2.5.75 The Tithe map shows buildings extending along Church Street in front of the churchyard. By the 1875 1st ed OS map the three building had been demolished and the churchyard extended to the street frontage. The churchyard was further extended to the south west in 1883 and the Victorian cemetery further extended to the south in 1910.

2.5.76 The lych gate appears to date from the late 19th century and provides access to the church through the stone wall that extends along Church Street. The wall and lych

gate are probably both roughly contemporary and date to when the cottages were demolished and the churchyard extended to the street.

2.5.77 A rectory is first recorded in 1259 AD, when Richard de Clare granted to the in-coming rector, John de Chishulle, the same messuage, building and woods in Rotherfield that had been held by the previous rector, Henry de Reydon, for life. This indicates that the rectory was in existence before 1259 AD. In 1342 AD Dewland manor was established as the rectory and given to the church by William Dewland.

2.5.78 As well as the rectory and glebeland, Horsfield records that according to a 1675 AD terrier of the rectory manor there were 25 tenements belonging to the rectory and a house and garden at the east side of the churchyard, called by the name of the vicarage house, which was part of the glebe ⁽⁴⁸⁾. Pullein provided a plan of the site, which shows the house facing onto the churchyard in the approximate location of Church Path cottages Pullein believes that this was only used as such from the late 16th century to late 17th century and was assimilated into the churchyard ⁽⁴⁹⁾.

2.5.79 In 1914 the rectory at Dewland Manor was sold, and a new rectory purchased nearer the village on South Road. It was decided that this was too large and was subsequently sold, with a new smaller rectory built adjacent.

Religion

2.5.80 As noted above, Christianity came to Sussex from the late 7th century and it has been suggested that the first church in Rotherfield was built around 792 AD and formed part of a priory. It is not clear what impact this had on the area, but it has been suggested that Rotherfield could have been a small Minster settlement around the priory. Although documents have not survived to confirm, it seems likely that the priory ceased by the 11th century and again it is not known if this had a significant impact on the area, although the assumed small size of the priory means the impact may not have been felt to any great extent by any dispersed settlement in the area.

2.5.81 More detailed records means that it is recorded that the village felt the impact of Protestant Reformation and counter-Reformation following the period of religious upheaval after Henry VIII's break with the Catholic church. 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 at Rotherfield, with the rector William Collyer a victim of Marian deprivation in 1556. More drastically, two local Protestants martyrs (Alexander Hosmer and Ann Ashdown) were burnt at Lewes, in 1557, and Ann's husband, John, appears to have been martyred later.

2.5.82 Bishop Compton's census of 1676 records two Roman Catholic recusants and six adult protestant non-conformists in Rotherfield. Bishop Bowers's survey of 1724 records that there were no papists in the parish and that non-conformism was limited to one family of Presbyterians and one of Anabaptists. This appears to underestimate the degree of

48 Horsfield TW, 1835

49 Pullein, C. 1928

non-conformism, as what later became the Bethel (Particular) Baptist chapel was registered at Rotherfield 1710. The congregation had developed sufficiently to build the Bethel (Particular) Baptist chapel in North Street in 1815 (closed in the 1870s). In addition, the Providence (Strict) Baptist chapel in South Street was founded in 1858.

2.5.83 It has been suggested that Wesleyan Methodism began to have an impact in the area from the 18th century. In 1784 the house of Jonathan Howard was registered as a meeting house for Methodists under the Toleration Act⁽⁵⁰⁾. The Wesleyan Methodist Chapel is thought to have been built 1823 at Town Row and a new larger chapel built on Packham Hill (now Station Road) in 1879. There was earlier provision for Wesleyan Methodists, recorded in 1848.

2.5.84 The Roman Catholic church of St Peter, in Mayfield Road, was built in 1963.

Institutions

2.5.85 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.

2.5.86 A house and land for a workhouse was acquired by the parish in 1567-80 AD following an Act by Elizabeth I to build poorhouses for the 'impotent poor' with rates levied on parishioners. This was located outside the village, to the north-east.

2.5.87 Many Parish workhouses 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. The Church vestry meeting books record that in 1734 Sir Henry Femor of Walsh Manor left £1500 to buy or build a charity school and chapel at Crowborough and an almshouse/workhouse for the poor in Rotherfield. Further funds were provided to purchase lands and a farm was to be purchased (Charity Farm) to provide an income for the ongoing repair of the school and chapel and to provide for the ongoing education and care of the poor children. By the 1740s the old workhouses had been replaced by the building on the east side of the Court Meadow (now The White Cottage, Olinda House and the Old Almshouse) and appears to have been purchased rather than built, as the building is thought to be earlier⁽⁵¹⁾. An inventory from 1745 describes the rooms (and contents) of the workhouse as a kitchen, little parlour, shop containing fabric and clothes, brewhouse, (from the contents used for salting meat and brewing), buttery, cellar, great parlour, first

50 Toleration Act of 1689 granted freedom of worship to Nonconformists, including their own places of worship and their own teachers and preachers

51 Pullein, C. 1928 and Rotherfield EUS

chamber, second chamber, third chamber, fourth chamber, garret, fifth chamber, and sixth chamber. It appears that fabric, wool, leather etc was brought to the workhouse to be worked into cloth, wool, garments and shoes, as the inventory included large quantities of fabric belonging to various names, weavers tackle, spinning wheel, and shoemakers tools and seat. In 1764 AD the vestry records that a stone wall was being constructed to replace the fence enclosing the workhouse yard and garden. Some of this survives as the back wall of the building and was also incorporated into the forge built to the rear. In 1773 a high fence was installed around the workhouse to keep the poor people in. The workhouse also had a school room to educate poor children (see Education).

2.5.88 Parish workhouses continued in use until the large union workhouses were set up following the 1834 Poor Law Amendment Act, when Rotherfield became part of Uckfield Poor Law Union. The opening of a new Union workhouse in Uckfield in 1838 meant that the parish workhouse at Rotherfield became redundant and was sold shortly after to Mr George Edwards.

2.5.89 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 house (now Freshfields and Rose Cottage) was built on South Street in 1889 as a police station, probably by the Marquess of Abergavenny as the building has his crest on it.

2.5.90 A fire service appears to have existed in Rotherfield from the later 19th century, with a fire engine housed next to the Old School Room behind 1 High Street. The fire house closed 1938 and was later used as a mortuary⁽⁵²⁾ with the village served by Mayfield fire station.

Education

2.5.91 The main sources of education in the parish in the 18th century were the charity school, established in 1744 on the edge of Crowborough common, and the former workhouse in Rotherfield. Between 1792 and 1800, 73 boys and 11 girls were educated at the charity school from the age of 7 upwards. The workhouse also provided education, with several references to a school room and to the teaching of all the children in the workhouse between 1761 and 1779. It is thought that the school room was located within the sandstone building to the north-west of the workhouse behind 1 High Street (now a garage)⁽⁵³⁾.

2.5.92 The charity school in Crowborough continued to serve the parish in the 19th century, with thirty pupils from Rotherfield parish and ten from Buxted, recorded in 1819 and 1855 suggesting this was the capacity of the school.

2.5.93 In 1830 John Baker of Groombridge left £10 in his will for a free school in Rotherfield⁽⁵⁴⁾ and in 1846 there was a note regarding a contribution from the Countess of Thanet's Charity⁽⁵⁵⁾ towards board and lodging for the schoolmaster of the National

52 Carr, E. & Lunt, A. 1993

53 Pullein C. 1928 & Rotherfield EUS

54 ESRO ref: PAR 465/24/2

55 set up in the late 17th century for the benefit of the poor of Withyham

School at Rotherfield ⁽⁵⁶⁾. This demonstrates that there was a National school within the village by the 1840s and may have been set up following the closure of the workhouse in 1838 to provide education to the poor in the village. These schools were founded in the 19th century by the National Society for Promoting Religious Education and provided elementary education, in accordance with the teaching of the Church of England, to the children of the poor. It is thought that the school was on the site of the former workhouse schoolroom.

2.5.94 In 1872 the Education Department asked the Parish to provide an additional 254 school places in the Parish. Lord Abergavenny gave land for schools at Rotherfield and Jarvis Brook, as well as building a school at Eridge. A new school was opened in North Street in 1876, which became a board school run by Rotherfield School Board. By 1905 it had provision for 300 children and is still the Rotherfield County Primary School. School Cottages were built to the rear of the school, between North Street and Station Road, to accommodate the school master and mistress ⁽⁵⁷⁾.

2.5.95 The Old School Room to the rear of 1 High Street continued to be used for Sunday School, and was also used as a reading room and library, presumably before the Institute opened in 1905 (see Sports and recreation). It has more recently been used as a garage.

Sports and recreation

2.5.96 Early records of sport include the playing of cricket within the parish from 1749, and a cricket club is recorded in 1818. It seems that Court Meadow was used as an informal place for recreation up until the early 20th century.

2.5.97 Increasing sporting and social activities in the late 19th century and some urban growth created a demand for dedicated recreational facilities in the village. The Institute (seemingly remained the War Memorial Institute after the First World War) was established in the former Bethel (Particular) Baptist chapel in North Street in 1905, with the building initial leased from George Burt. When he died in 1919 it was gifted to the village in his memory. The Institute was used for recreation and social uses and included a reading room ⁽⁵⁸⁾.

2.5.98 The recreation ground was leased from George Burt by the Trustees of the Memorial Institute in the early 20th century and was used for cricket from this time. Following his death in 1919 it was privately purchased by H. G. Bennet and given to the village as a recreation ground in 1921. The bowling club was founded in 1920, with a pavilion added in 1941 ⁽⁵⁹⁾.

2.5.99 The village Hall was built on the edge of the recreation ground and opened in 1980, with an extension added in 1990.

56 ESRO ref: PAR 512/24/1/9

57 Pullein, C. 1928 & Rotherfield EUS

58 Pullein, C. 1928 & Rotherfield EUS

59 Carr, E. & Lunt, A. 1993

2.5.100 There is reference to a rifle club being held in the Rifle Butts in North Street, now occupied by Kennedy Bros ⁽⁶⁰⁾.

2.5.101 The Millennium Green was acquired as an open space for the use of the village to mark the 2000 millennium. It comprises 13 acres of meadow that historically formed part of the demense land.

Transport

2.5.102 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' ⁽⁶¹⁾. The situation was certainly worsened by the iron industry, which necessitated the movement of heavy goods along the roads, pulled by oxen.

2.5.103 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. However, none of the roads into Rotherfield was turnpiked. The principal turnpikes routes were the A26 Uckfield to Tunbridge Wells road via Eridge, turnpiked in 1766, and the Tunbridge Wells A267 road, turnpiked in 1767.

2.5.104 The London Brighton and South Coast Railway (LBSCR) extended the Lewes-Uckfield line (of 1858) to Groombridge (thence Tunbridge Wells and London) in 1868, building a station initially to serve Rotherfield, 2km to the east at Jarvis Brook (initially called Rotherfield Station and changed to Crowborough). The track was doubled in 1894 and was electrified in 1938. It remains in use, although the section of the line from Uckfield to Lewes was closed in 1969. Rotherfield gained a closer station 1km to the north east with the opening of the LBSCR Hailsham to Eridge line in 1880. This second line was never electrified, and ceased carrying passengers in 1965, closing in 1968 ⁽⁶²⁾. This had little impact on development within the historic village itself, (see below).

19th century

2.5.105 There was no significant expansion of the town in the early 19th century. There was some loss, such as the house opposite the church that was demolished (now occupied by The Friars, Evoline and Hilltop). Small-scale development on the edge of the village included the small terrace at 1-4 Station Road and the former Bethel (Particular) Baptist chapel in North Street (now the War Memorial Hall), which was built in 1815.

60 Carr, E. & Lunt, A. 1993

61 after Bell-Irving, 1903

62 Rotherfield EUS

2.5.106 Small-scale expansion and infill continued in the mid-19th century, such as the infill development of 2 Church Street; the replacement of the earlier house on the corner of Church Street and North Street (Rotherfield Stores); and Laurel Cottage and Little Cottage, South Street. The new Providence (Strict) Baptist chapel was built in South Street in 1858. There was also modest expansion on the west side of the South Street represented modest expansion of the town. Between 1842 and 1872 the small plots on the northern side of the churchyard were cleared and the churchyard extended up to the road frontage.

2.5.107 Development in the later 19th century continued to be relatively modest. The impact of the railway was quite minor and growth in the latter half of the 19th century was concentrated in Crowborough rather than Rotherfield. Whilst there was not significant population change in the village, there was some new building concentrated along the roads on the edges of the historic core ⁽⁶³⁾. New villas, mostly semi-detached, appeared on the south side of the village, both along South Street and Mayfield Road, and on the newly created New Road, which was laid out on land formerly comprising fields of Horsegrove Farm. On North Street, the new school was built in 1876, and on Church Street the town expanded westwards with the building of Brecon Terrace (dated 1894). Within the historic core, rebuilding included construction of Freshfields and Rose Cottage on South Street, built in 1889 as a police house and adorned with the Nevill crest. Providence Cottages on South Street are of similar date, and on the corner of the High Street adjoining the Manor House, a three-storey building (now the pharmacy) was constructed in 1884 as a purpose-built shop.

2.5.108 In the 19th century, as well as the school, church and two inns, the village had a blacksmith and wheelwright's shop, a plumber, saddler, chemist-apothecary, cartwright and carpenter, tailor, baker, hand laundry, cobbler, two butchers, a post office, draper and ironmonger, sweet shop and two grocers. Many girls and women worked in domestic service at the large houses surrounding the village, whilst the men worked on farms and in trade. The villagers also would have worked in hop tying and picking in the summer, with children given 7 weeks off school to help. The brick works on Sheriffs Lane would have also provided some employment. The 1851 Census confirms the occupations at this time, with the two largest areas of occupation being domestic service for women and agriculture for men and boys. Other occupations listed include bricklayer, grocer, draper, doctor, carpenter, shoe maker, inn keeper, smith, butcher, laundress, tailor, letter carrier, wheelwright, builder, post master, coachman, gardener, barrister, and school master. By the 1891 census there was also a registrar, mason, surveyor, plumber, saddler and harness maker, stationer, watchmaker, sewing machine agent, surgeon, painter, baker, manager of coal business, carman, and game keeper.

20th century

2.5.109 The Edwardian period saw a continuation of small-scale development of mostly semi-detached villas on the edges of the village, such as New Road, to the rear of Brecon Terrace on Church Street, and opposite the school in North Street. There was also development at Horsegrove Farm. Inter-war development continued to be modest, with

development extending westwards along on Church Street and southwards along Mayfield Road.

2.5.110 Recollections from the mid 20th century refer to three grocers, two butchers, draper, tailor, saddler, bootmaker, clock maker, post office in former Almshouses, forge and blacksmith, chemist, cafe and sweet shop, saddler, and baker ⁽⁶⁴⁾.

2.5.111 Post-1945 development was more significant, although largely outside the conservation area. This includes the infilling on Mayfield Road on the south side of the village, together with housing estates on new roads off it at Meadow View, St Peter's Mead, Meadow Close and Court Meadow. In the second half of the 20th century housing has continued to develop along New Road, and on the north side of the village, the Hornshurst Road council estate was built between North Street and Station Road.

2.5.112 In WWII evacuees from London, Canadian soldiers camped at Crowborough and planes came down near the village, the nearest at Horsegrove Farm. Several hundred were children evacuated to Rotherfield from Lewisham in London. A school was set up at Roslyn house to educate the children and the evacuees were accommodated at houses and farms in the Parish.

2.5.113 There are two memorials inside St Denys Church to the men of Rotherfield who gave their lives in WWI and WWII. In addition, a new memorial was constructed in Court Meadow Green in 2018 to commemorate 113 people who lost their lives in both World Wars, as well as post-war conflict.

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

Population

2.5.115 The population for Rotherfield parish was 1,963 in 1801. There was a slight drop in the population between 1851 and 1861, followed by growth to 4,149 in 1871: By 1881 there had been little growth in the parish, with the overall figure rising to 4,334, which is thought to represent a mixture of rural depopulation typical of many East Sussex parishes at this time, set against growth in the emerging new town of Crowborough in the west of the parish. By 1891 Rotherfield parish population was 5,099 and, in 1901, the total was 6,462, which included 3,639 in Crowborough. The population was 2,870 in 1911, which by this time had been separated from Crowborough, which had been separated as its own parish in 1905. The parish population fell slightly to 2,821 in both

1921 and 1931. The population in 1951 dropped further to 2,795: Thereafter there has been a very slight rise in population, to 2,852 in 1961, 2,865 in 1971 and 3,078 in 2001.

2.5.116 The population for the Parish of Rotherfield was 3,208 in 2011⁽⁶⁵⁾.

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 The earliest map of Rotherfield is a manorial estate map dating to 1597, when the manor was held by Edward Nevill. This shows buildings to the north of the church on the opposite side of Church Street, and to its east around The Square and High Street and the top of South Street. The map also shows over 300 acres of 'demains' held by the Lord of the manor in and around the village. The Court Mead is labelled to the south of the church and is the likely site of the manor house. It is unclear whether a lack of buildings shown on demesne land is because they did not exist, or whether buildings were just not shown on the demesne land for the purposes of this map (the manor house is not shown for example, or buildings in the village known to have existed at this time along South Street and Church Street from surviving archaeological survey). If the latter is the case then there was likely more buildings in the village than the very tight core of development shown around the church.

2.6.6 Budgen's map of 1724 shows the village of Rotherfield arranged along High Street, The Square, Church Street, North Street, and South Street. The church of St. Denys is shown and development is shown on the south side of Church Street backing onto the churchyard. Only two individual buildings are represented in the village; the large house shown to the north of the church and shown as demesne on the 1597 map, and a house on the south side of South Street, possibly representing Horsegrove. The parsonage at Dewlands is shown to the south of the village.

2.6.7 The circa 1800 draft Ordnance Survey (OS) map shows the village in more detail. Development is still concentrated along High Street, The Square, Church Street, North

Street, and South Street, but appears to extend further along Church Street, especially on the north side. Court Farm and Horsegrove Farm can be seen to the south, as well as a plot with buildings on that seems to represent the workhouse. 1-4 North Street represent the northern extent of the village, with Milk Lodge (on north) and Hope Cottage (on south) representing the western extent on Church Street. The King's Head and its outbuildings, along with the row of cottages opposite, can be seen on Station Road to the east.

2.6.8 The 1842 Tithe map shows further detail in the village when compared to the circa 1800 draft OS map. Individual buildings and ranges of buildings can be identified around the church core. Almost all the listed buildings in the village are shown, with the exception of the Church Cottage (probably constructed shortly after) and later 19th century Freshfield/Rose Cottage. In addition, some unlisted buildings are shown, such as the old schoolroom to the rear of 1 High Street, Hope Cottage on Church Street, and buildings at Horsegrove Farm. Some other non-residential buildings are also shown to the rear of properties in grey (residential buildings are red). Most buildings on the tithe map are still present within the current village, although there are three buildings shown on the northern edge of the churchyard, and some outbuildings which have been subsequently removed.

2.6.9 The 1st edition 1875 OS map shows little change from the Tithe map. There has been some infilling between the range of buildings on the corner of the High Street and the Catts Inn. There has also been some small scale development on the west side of South Street, with the addition of the Providence Chapel and cottages either side. Court Farm appears to have been extended with additional buildings and the cottages to the north of the churchyard have been demolished.

2.6.10 The 2nd edition 1898 OS map shows some small-scale expansion on the edges of the village. Houses, mainly semi-detached, are shown on South Street and the newly formed New Road leading off the east side of South Street. There are also a small number of semi-detached houses on Church Street. The school and school cottages have been built to the east side of North Street and the churchyard has been extended to south west

2.6.11 The 3rd edition 1910 OS map shows a continuation of the small scale residential development along South Street, New Road and the western end of Church Street, including Brecon Cottages. There has also been some limited extension along the west side of North Street. This pattern is largely continued to the 4th edition 1931 OS map, which shows further houses on the west side of North Street, detached houses on the south side of Church Street, and a further extension to the churchyard. The recreation ground is shown on the northern edge of the village.

2.6.12 As already noted, development in the second half of the 20th century was more significant, although largely outside the conservation area. This includes the infilling on Mayfield Road on the south side of the village, together with housing estates on new roads off it at Meadow View, St Peter's Mead, Meadow Close and Court Meadow, replacing Court Farm. Housing continued to develop along New Road and started to extend along Station Road. On the north side of the village, the Hornshurst Road council estate was built between North Street and Station Road.

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 ⁽⁶⁶⁾. 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 very little archaeological investigation in and around Rotherfield, including within that part covered by the Conservation Area. However, when considering the archaeological potential of settlements; the knowledge that an 8th century priory is recorded in the village, the church dates to the 12th century and there was a market from the 13th century, along with the likely emergence of a settlement in the mid-later 13th century, there is 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 ⁽⁶⁷⁾.

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.

66 HER East Sussex: <http://thekeep.info/east-sussex-historic-environment-record-her/>
 67 National Planning Policy Framework

3 Character Appraisal

3.1 Introduction

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

- A. Church
- B. Village core
- C. Horsegrove
- D. Village expansion

3.1.2 The character areas relate 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 Rotherfield Conservation Area

- Origins date back to a late 8th century priory at Rotherfield.
- Medieval market and church predated settlement and served a wider dispersed community.
- Nucleated settlement emerged from the mid-later 13th century and centred around the earlier market and church.
- Earliest recorded buildings in the village date to the 14th-17th centuries.
- Buildings in the village core in commercial use, but buildings elsewhere in the conservation area are predominantly in residential use.
- 30 listed buildings or structures within the conservation area, comprising the grade I listed church and 29 grade II listed buildings or structures.
- Many buildings identified as being of local, vernacular or cultural interest.
- Most historic buildings are two storey in height.
- There is little exposed timber-framing in the village, with earlier buildings have been refaced in brick, tile-hanging, and weatherboard.
- Brick is seen throughout the conservation area, often with tile-hanging to the first floor.
- Weatherboarding is mainly confined to the High Street and The Square.
- There are limited examples of the use of render in the conservation area (both 18-th-19th century stucco and later roughcast render).
- There is some limited use of stone in the conservation area.
- The predominant roofing material throughout the conservation area is clay tile, with limited use of slate.
- Some historic shop fronts survive.
- Built form within the village has varied setbacks and plot sizes and the buildings themselves range from attached cottages to large detached houses.

- Boundary treatments in the conservation area are a mixture of brick walls, hedges, some stone walls, and occasional use of picket fencing and iron railings.
- Trees are an important feature of the conservation area and its wider setting.
- Key buildings include: the church of St. Denys, the Catt's Inn, the King's Arms, the Manor House, St.Deny's pharmacy, the Memorial Institute, the Providence Chapel, and Horsegrove Farm buildings.
- Key open spaces include: the Millennium Green, the churchyard, and a small pocket of open space at the Court Meadow Green. The recreation ground immediately adjacent to the conservation area is an important open space that forms part of the setting of the historic village.
- Key views include: those along the roads extending through the village, views back to the church, and views across the Millennium Green. There are views of the church spire throughout the conservation area and from the wider area. There are also views along views to the High Weald from many points within the village in all directions.
- Views of the village and church are important within the wider landscape, with the church spire visible and forming an important landmark in long distant views, as well as significant views to and from the village, with strong inter-visibility between historic buildings within the conservation area (situated on a ridge) and adjacent areas.
- The views both into and out of the village reinforce the strong strength of place of Rotherfield within its landscape setting.

3.3 Character Area A - Church

Introduction to the character area

3.3.1 This character area is formed principally of the church and surrounding churchyard. Development within the character area comprises the church, which dates from the 12th century with subsequent alterations.

3.3.2 This area is bordered by character area B (village core) on all sides, with a small area of later development within character area D (village extension) bordering the churchyard to the west.

3.3.3 St. Denys church is an important landmark in the village and wider area. It sits in the centre of the village at the highest point near a principal junction where Church Street, North Street and High Street all converge.

3.3.4 It has been suggested that the first church in Rotherfield was built around 792 AD and formed part of a priory. In 1093 AD -1107 AD, the church dedicated to St Denis was given by Gilbert de Clare, Lord of the manor, to the cathedral priory at Rochester. Nothing of these earlier churches survives and the earliest datable fabric in the church is from the late 12th and 13th centuries.

Landscape setting

3.3.5 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. The historic core around the church contains historic buildings of relatively small scale and low form that afford views back to the church from within the village and the wider area. The surrounding buildings are often attached and thereby enclose the churchyard along the High Street, whilst in contrast the churchyard and enclosing wall dominates the top of Church Street where it extends down to the road frontage. The churchyard provides an important area of publicly accessible open space within the village.

3.3.6 Trees are also important within the character area comprise the trees within the churchyard. There are some important tree specimens within the character area and these are noted on the visual appraisal map in Appendix 1, along with the identification of important hedgerows. Particularly noteworthy specimens include the established trees within the churchyard, including the veteran yew tree in the north east section of the churchyard.

3.3.7 Views through the character area generally to the church. There are also views from the rear of the churchyard extension out of the conservation area across the fields to the south.

Local built form

3.3.8 The church is the only building in the character area, dating to the late 12th and 13th century and built of stone.

3.3.9 The churchyard is mainly enclosed by a stone wall, although there are raisings set atop a stone plinth to the south.

Listed buildings

3.3.10 The church is grade I listed. 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.

3.3.11 The current church of St Denys is mainly 13th century, although the north chapel, known as the Nevill chapel, is older and dates to the late 12th century. The north and south aisles and chancel were built in phases in the 13th century. In the 15th century the aisles were widened and heightened, and the tower and porch added. The church was restored in the 19th century and the 15th century spire was replaced following its collapse in the hurricane of 1987. The spire, reaching a height of 165 feet, is a familiar landmark for miles around. The majority of the church is constructed of rubble stone with a coursed stone tower, slate roof, and a shingle spire.

3.3.12 By the 1875 1st ed OS map three building that sat on the road frontage of Church Street in front of the church had been demolished and the churchyard extended to the street. The churchyard was further extended to the south west in 1883 and the Victorian cemetery further extended to the south in 1910. The lych gate appears to date from the late 19th century and provides access to the church through the stone wall that extends along Church Street. The wall and lych gate are probably both roughly contemporary and date to when the cottages were demolished and the churchyard extended to the street. The wall is inset with a red marble memorial drinking fountain, erected in memory of Clarence Ellerman, M.D. in 1901.

3.3.13 A further high stone wall extends between the churchyard and Moon's Yard to the west. The wall is constructed of coursed stones and extends to the full height of the cemetery, which is significantly higher than the street level within Moon's Yard. The wall also forms the boundary with between the churchyard and the 17th century property called Timbers and Builth House, extending to the Church Street frontage of the churchyard. The wall is clearly historic, dating to at least the 19th century, but likely earlier. To the rear of the churchyard is an iron railing set on top of a low stone plinth that forms the boundary between the churchyard and Court Meadow to the south, with a similar kissing gate providing access to the churchyard from the south.

Key unlisted buildings or structures

3.3.14 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 Rotherfield conservation area, and contribute to its wider historical value⁽⁶⁸⁾. 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.

3.3.15 There are no unlisted buildings in the character area.

Other features of the character area

3.3.16 There are other notable features within the character area which add to the visual, historical and cultural interest. These include the historic kissing gate to the churchyard, the red brick pavier path along Church Path, and some of the unusual gravestones within the churchyard, including chest tombs and those enclosed with iron railings.

3.3.17 Sounds, smells and general activity also contribute to the historic character of conservation areas. The churchyard is quiet and peaceful, due to its sheltered position behind the buildings facing onto the High Street and enclosing stone wall of Church Street, and as such provides a quiet green space within the core of the village.

Detractors

3.3.18 There are few intrusive modern features within the character area. The character area is very dimly lit, with very few lights within this otherwise naturally dark setting.

Summary

3.3.19 In conclusion, this area is formed of the church and surrounding churchyard within the historic core of the village. The current church has developed from the 12th century, but likely replaced an earlier church, and is an important landmark in the village and wider area. The identified character also includes other features, both man made and natural, which add to the historic significance of the area.

3.4 Character Area B - Village core

Introduction to the character area

3.4.1 This character area comprises the historic core of the village, which seems to have emerged as a nucleated settlement from the mid-later 13th century around the earlier market and church. Development within the character area is from a mix of periods and represents a mix of architectural styles. The buildings are in a mixture of commercial and residential use.

3.4.2 Rotherfield was granted a weekly Wednesday market in 1318 AD, likely formalising an earlier market. Although there may have been no nucleated settlement prior to the early-mid 13th century, the market, fair and church would have served some dispersed settlement in the area prior to this, with the current church built to serve the wider community in the 12th century.

3.4.3 Rotherfield may have developed from a Saxon minster; originating as a small ecclesiastical settlement and market that served the wider non-religious community in the late 8th century, but not developing as a village settlement until much later, in the 13th century.

3.4.4 The historic core is centred around the church (and former market that may have extended to the south and west of the church), sitting on the high ground. The focus of the historic settlement extends along the High Street and The Square, and along the roads that converge in the village, namely Church Street, South Street and North Street.

3.4.5 This area is bordered by character area A (church) to the south and character area D (village expansion) to the north, west and south. There are some small areas of modern housing bordering the character area, as well as open fields.

Landscape setting

3.4.6 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. The rows of historic buildings that front onto the roads through the character area give a sense of the urban character of this part of the village, whilst the relatively low form of the buildings in and around the character area afford views back to the church from within the village and the wider area.

3.4.7 The Millennium Green is a large public open space within the character area and allows views into and out of the character area and back to the church. There is also a small pocket of open space at the Court Meadow Green.

3.4.8 There are few trees within the commercial core of the character area due to the relatively urban nature, which is characterised by a lack of front gardens and buildings sitting on the street frontage with small rear gardens. However, trees increase away from the commercial core and can be seen in gardens, as well as the larger spaces both within and adjacent to the character area. Notable examples include the row of coppiced lime trees on The Square ⁽⁶⁹⁾ the band of trees on the Millennium Green, and trees in some

rear gardens. Trees in adjoining character areas and in the wider setting reinforce the rural location of Rotherfield within the High Weald. Important tree specimens within the character area are noted on the visual appraisal map in Appendix 1.

3.4.9 Views through the character area are generally along the roads running through the village and back to the church. There are also views across the Millennium Green and long views to the High Weald from many points within the village in all directions. These includes views north eastwards towards Saxonbury Tower folly and views north westwards towards Crowborough.

Local built form

3.4.10 The oldest building in the character area is 14th century, identified through internal archaeological survey, and many listed buildings listed as 17th century or earlier may be earlier. Buildings within the character area, listed and unlisted, have not often 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. Buildings in the character area date from the 14th-20th centuries.

3.4.11 The buildings in the character area mostly front onto the roads running through the village, although there are a very few examples set back from the roads, such as Church Cottages in the churchyard and the Manor House. Plot sizes are variable, with many buildings sitting on or close to the road frontage in the core, and having relatively small gardens to the rear of attached buildings.

3.4.12 The mix of periods of building can be identified, to some extent, by the uses of building materials and the architectural fashions of the time. There are some limited examples of exposed timber-framing, but the earliest buildings are for the most part faced in a mixture of brickwork, often with tile-hanging, which in some cases conceals or is likely to conceal earlier timber framed construction. The materials in the character area are quite mixed and include limited use of stone, local red bricks (some of which is painted), red and grey chequered brickwork, red clay tile-hanging, and occasional use of weatherboarding and render. Roofs are covered predominantly with clay plain tile, with very limited use of slate.

3.4.13 Boundary treatments in this character area are not as abundant as elsewhere in the village as many buildings front directly onto the street. Nevertheless, where these exist, they are a valued component of the character area. The boundary treatments, where present, are generally hedges, with some limited use of traditional brick walls, stone walls and picket fences.

Listed buildings

3.4.14 There are 25 designated listed buildings and within the character area dating from the 14th-19th centuries, as well as a listed telephone box. The buildings are all Grade II and are in residential and commercial use. Many of the buildings comprise adjoining cottages and so represent more than one property. 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.

3.4.15 Beginning on the south side of Church Street, Fir Tree Cottage and Virginia Cottage sits to the rear of a slightly elevated footpath with a very modest setback and no front boundary. The building is 16th century, with timber-framing sitting above a stone plinth and concealed behind full-height tile-hanging, with brickwork to the western end. The roof is tiled and is hipped at the east end and half-hipped at the west. The building contains metal casement windows with diamond leaded lights. A plaster plaque is located between first floor windows on Virginia Cottage decorated with an Egyptian figure, now hardly visible. Fir Tree Cottage has a plank door with flat hood over, whilst Virginia Cottage has a gabled porch over a plank door; both doorways are reached up a short flight of steps.

3.4.16 A single storey weatherboarded small range with tiled roof sits to the east and links Fir Tree Cottage to Chapel Cottages (3 and 4). The cottages are listed as 18th century with red and grey chequered brick on the ground floor and tile-hanging above, with a half-hipped tiled roof. The western end elevation is rendered with dentilated eaves cornice, and the east adjoins 1 and 2 Chapel Cottages. It contains sash windows with glazing bars and two matching four-panel doors with small gabled porch over.

3.4.17 Attached to the east is 1 and 2 Chapel Cottages, listed as early 17th century. It is the last in this range of buildings sitting to the rear of the slightly elevated footpath. It is constructed of red and grey chequered brickwork on the ground floor with tile-hanging above and a gabled tiled roof. Timber box framing is visible in the east end wall adjacent to the carriageway. The building contains metal casement windows with rectangular leaded lights and one timber casement with glazing bars on the ground floor. 1 Chapel Cottage has a plank door with flat hood over, whilst 2 Chapel Cottages has a four-panel door with flat hood over; both doorways are reached up a short flight of steps.

3.4.18 Adjacent to the east is Bulth House and Bulth Cottage, listed as 17th century. It is set back and slightly above the road with a small front garden retained behind a low stone wall. It is constructed of red and grey chequered brick on the ground floor and tile-hanging above, with a high carriageway on the west supported on large posts with tile-hanging above. The roof is tiled and is hipped at the east end and half-hipped at the west. The west end of the carriageway is supported on brick relieving arches on stone bases. The eastern side of the carriageway projects from the end wall of the house, which has exposed timber framing visible. The building contains sash windows with narrow transoms, no doubt inserted when the east end of the buildings was modernised in the 19th with the addition of bay windows with gables above and a Gothic style panelled and glazed door with gabled porch. There is a tile-hung south wing to the rear with half-hipped gable and curved window on the first floor. The churchyard sits to the east of the house, separated by a stone boundary wall.

3.4.19 On the north side of Church Street Town Hill House sits slightly back and elevated from the street, with a brick wall and paved front garden. It is listed as 18th century and is built of red brick with some grey headers on the ground floor surmounted by a brick dog-tooth string course and tile-hanging above, rising to a gabled tiled roof with dentilated

eaves cornice. It contains sash windows with glazing bars and a central doorway with narrow rectangular fanlight, flat hood and door of six fielded panels.

3.4.20 Near the top of Church Street a row of buildings sits on the north side of the street and extends to the junction of High Street and North Street. The former Post Office (Katherine Jennings Fine Art with Stamp Place cottage to the rear and 1st floor) and Tudor House sit at the western end of the row directly on the street frontage. The building is listed as early 17th century. The whole facade seems to have been updated in the later 19th century and contains a pair of projecting shopfronts on the ground floor with white painted tile-hanging on the first floor and two projecting tile-hung gables at second floor level, all with tiled roofs. The building contains a ground floor shop front with large sheet glass windows and glazed doors with lower panels. The first floor contains sash windows with and the attic storey contains casement windows.

3.4.21 The Garden House, Babbington House and what was a shopfront abut the building to the east and sit directly on the street frontage. The building is listed as 18th century and has a red brick base with tile-hanging above and a dentilated eaves cornice below a gabled tiled roof. The western end is painted brick on the ground floor and red and grey chequered brickwork above. The range contains three double height bay windows, the western and central of which contain sash windows, and the eastern of which replaced an earlier shopfront and contains casement windows. The westernmost section (Garden House) contains a panelled door reached via steps and a three-light casement window adjacent. Babbington House in the centre has a six panel door with rectangular fanlight and flat hood above, reached via semi-circular stone steps. A path down the side of the building leads to a rear outbuilding shown on the 1842 Tithe map and now a cottage (now the Old Newsagents).

3.4.22 Rotherfield Stores sits on the corner of Church Street and North Street where the road widens into The Square and is listed as 19th century, having replaced an earlier building on the site. It is constructed of red colourwashed brick on the east and red and grey chequered bricks on the west, with a curved brick corner on the east that extends around the junction. It has an eaves bracket cornice with hipped tiled roof above. The ground floor shopfront has been reworked, but still has a two-panelled door at the west end and a long painted fascia board sign. The first floor contains sash windows with marginal glazing bars.

3.4.23 A small footpath called Church Path leads down the side of the former George Inn and the churchyard on the south side of Church Lane. 2 Church Cottage stands on the edge of the churchyard and is listed as early 19th century. It is constructed of red and grey chequered brickwork with a hipped tiled roof and contains sash windows with glazing bars.

3.4.24 Continuing along Church Path, 1 Church Cottage stands further into the churchyard and is listed as 18th century. The ground floor is stuccoed with white painted weatherboarding above. It has a gabled slate roof with a slightly projecting front gable to the south end of the churchyard façade. The windows are a mixture of timber casements and sash windows with glazing bars and a plank door sits beneath a flat hood.

3.4.25 Sitting on The Square, on the south side of Church Street is Old Forge Cottage listed as 17th century. It has a painted brick ground floor that has been built out with a shopfront, bay window and porched door, with mono-pitched tiled roof extending over in a mixture of plain and club tiles. The first floor is tile-hung and the gabled roof is tiled.

3.4.26 Continuing around the Square, Cellar Cottage and The Old Bakery sit on the road frontage on the east side of North Street. They are listed as probably 17th century, but internal archaeological survey has revealed that Cellar Cottage contains the remains of a 14th century two-storey cross-wing that formed the northern end of an open hall running along the street frontage, with the hall range rebuilt in the 16th century (now occupied by the Old Bakery). The building has red brick on the ground floor and is tile-hung above, with a tiled roof half-hipped at the south end. It contains timber casement windows with glazing bars and Cellar Cottage has a panelled door with upper glazing and flat hood, whilst The Old Bakery has two bay windows on the ground floor either side of a plank door, which have replaced an earlier shopfront.

3.4.27 The Cabin (now Towngate Cottage) and The Cottage are attached to the north and listed as 18th century. They are constructed of red brick on the ground floor and tile-hung above, with a half-hipped tiled roof. The building contains wooden casement windows with rectangular lead panes and The Cottage has a plank door, whilst Towngate Cottage has a panelled door.

3.4.28 Further along North Street, numbers 1 to 4 sit back from the road with small front gardens on the east side of the road. The building was divided into five cottages, but now converted into four, and is listed as late 17th or early 18th century. The ground floor is constructed of red and grey chequered brickwork with tile-hanging above and a gabled tiled roof. The building contains timber casement windows with glazing bars, and plank doors.

3.4.29 Returning towards the Square, Petts Cottage and shop (G Pett and Sons, Butcher) sit on the west side of the High Street directly on the street frontage. The building is listed as 17th century and is painted brick on the ground floor and tile-hung above, with a half-hipped tiled roof. It contains wooden casement windows with glazing bars and a panelled and glazed door with flat hood. A shop front has been built out to the north corner and is shown on 19th century maps.

3.4.30 Adjacent to the south is a long range sitting on the street frontage containing 2 to 6 High Street. The building is listed as 18th century or earlier and has painted brick on the ground floor with white painted weatherboarding above and a gabled tiled roof. It contains mostly sash windows, some with glazing bars and some larger panes, as well as one first floor metal casement window with rectangular lead panes. The roof contains three small dormer windows. The ground floor contains panelled doors with flat hoods over and number 2 and number 5 have early 19th century shop fronts. Number 6a has a traditional shop front that addresses the corner.

3.4.31 Abutting to the south, number 1 High Street completes the row of buildings and is listed as 16th to 17th century. Two storeys. It is constructed of red brick resting on a small stone plinth on the ground floor, and tile-hanging above, with a tiled roof, half-hipped

on the south. The chimney stack has three round shafts, with the building previously known as the Three Guns public house. It contains sash windows with glazing bars and a projecting shop window on the ground floor.

3.4.32 Occupying a prominent position in the village, Catt's Cottage and The Catt's Inn sit on the Square on the east side of the High Street near the junction with North Street and Church Street. The building is listed as 18th century and is constructed of red brick with a red and grey brick stringcourse, with a wooden dentilated eaves cornice and gabled tiled roof. It contains sash windows with glazing bars and two panelled doors (with some glazing), each with flat hoods on brackets. The roof contains two small dormers. The pub name is painted directly onto the brickwork, along with the date 'Est. 1741', and there is a hanging pub sign hanging above the pavement.

3.4.33 On the corner of High Street and Station Road is a building formerly occupied by two shops (now The Copper Kettle and the Mansion House). The building is listed as 18th century or earlier with painted brick, on the ground floor and tile-hung above, with a hipped tiled roof. It contains a mixture of timber casement windows with transoms, and sash windows with glazing bars. The ground floor contains 19th century shop windows with small panes and panelled doors.

3.4.34 Continuing onto South Street, the building containing The White Cottage, Olinda House and The Old Almshouse is the former workhouse and sits on the west side of the street. It is listed as 18th century or earlier and constructed of red brick that is mostly painted, rising to a gabled tiled roof. It contains casement windows and three dormer windows. The ground floor contains later 19th century shop windows.

3.4.35 The King's Arms Public House sits in a prominent position on the corner of South Road and Station Road. It is listed as 17th century with later additions, and is constructed of timber-framing with plaster infilling on a brick and stone plinth wall, with tile-hanging above. The rear range extending along Station Road is painted brick with decorative rows of plain, club and arrowhead tile-hanging above. The main range and rear range both have a half-hipped tiled roof. The building contains metal casement windows, with rectangular leaded lights in the front range and glazing bars in the rear range. There are two single-storey outbuildings in car park to rear; one stone built with hipped tiled roof and one built of red and grey chequered brickwork with hipped slate roof.

3.4.36 The Manor House (formerly listed as The Old Manor) sits adjacent, set back from the road frontage and now largely obscured behind the 19th century pharmacy, although earlier maps show it faced onto a wider opening in the road historically. The building is listed as late 17th century and is plastered on the ground floor and tile hung above, with a wooden dentilated eaves cornice. and gabled tiled roof. It contains metal casement with leaded panes and plank door with flat hood.

3.4.37 Continuing along South Street, Barber's Cottage and Rolands are listed as 18th century or earlier, but internal archaeological survey has revealed that it contain the remains of an early 15th century open hall with a parlour and chamber over at the northern end. The service bay at the southern end of the hall was replaced in the 18th century, which could indicate that the 15th-century house incorporated part of an earlier medieval

house, but there is no surviving architectural evidence of this. The building has a red and grey chequered brick ground floor with tile-hanging above and a half-hipped tiled roof. It contains casement windows with a mixture of transoms and glazing bars. Barber's Cottage contains two bay windows and a panelled door and Rowlands has a plank door.

3.4.38 Fiddler's (Freshfields) and Rose Cottage sit adjacent and comprise two cottages, reportedly built as the Police Station in 1889 by the Marquess of Abergavenny, as the building has the terracotta decoration, seen on many Abergavenny estate buildings. It is constructed of red bricks flanked by long and short terracotta quoins, two gabled projections with similar quoins, and a stringcourse decorated with cream fletton bricks and terracotta roses. The window architraves are also terracotta with decorative details, including the Abergavenny 'A', portcullis, and Tudor rose. Between the first floor windows is a terracotta Abergavenny bull encircled by the garter (used after William Nevill was made a Knight of the Garter in 1886) set against cream fletton bricks. The roof is tiled with decorative ridge tiles and terracotta finials. The building contains timber casement windows and plank doors with brick gabled porches.

3.4.39 The End Cottage and Old Tiles (5-8 South Street) sit adjacent and is listed as late 17th century. It is constructed of red and grey chequered bricks on the ground floor and tile-hanging above, with a gabled tiled roof. It contains later metal casement windows and two bow and one bay window on the ground floor with plank doors.

3.4.40 In addition to the listed buildings, there is also a listed telephone kiosk in character area, sitting on The Square. It is a mid-20th century red cast iron type K6 kiosk with domed roof, crowns to top panels and glazing to windows and door, designed in 1935 by Sir Giles Gilbert Scott.

Key unlisted buildings or structures

3.4.41 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 Rotherfield conservation area, and contribute to its wider historical value⁽⁷⁰⁾. 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.

3.4.42 Key unlisted buildings or structures have been identified in the character area, dating from the 19th century or earlier to the 20th century. 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.

3.4.43 Hope Cottage sits on the south side of Church Street and is shown on the 1842 Tithe map. It is constructed of red brick on the ground floor with tile-hanging above and a slate roof. It contains sash windows with a single mullion and a panelled door with flat hood.

3.4.44 Late 19th and early 20th century infilling extends along the north side of Church Street, some of which sits on the site of earlier buildings. Buildings include the late 19th century Dewhurst Cottage and Magnolia Cottage, built of red brick with some grey headers, tile-hanging above, a tiled roof, front projecting gables, sash windows and plank or panel doors; early 20th century Friars, built of red brick with tiled roof, front projecting gable, sash windows, and panelled door beneath a non-pitched front porch; early 20th century Evedene and St. Denys View, constructed of red brick with tiled roof and dormers, sash windows and bay windows, and later porches; and later 19th century Hilltop and Rotherfield Antiques and Collectables, built of red brick and decorative plain and club tile-hanging above, with a tiled roof with dormer, front projecting dormer, replacement casement windows, an arch-headed passageway, and shopfronts on the ground floor.

3.4.45 The former George Inn sits on the south side of Church Street adjacent to the churchyard and The building has a 19th-century façade, but appears to be largely an 18th century brick building. However, the George was recorded as an inn from 1593 and so it's date is uncertain. The façade is built of red brick with decorative plain and fishtail tile-hanging above and tiled roof, large sash windows, and panelled and glazed doors, one of which has a pedimented door frieze resting on Doric pilasters, and wrought iron bracket that held the pub sign. Adjacent is a mid-18th century timber framed outbuilding of The George, which incorporates a wagon-way and has painted brick on the ground floor and weatherboarding on the first floor, with casement windows and an upper loading door.

3.4.46 The Memorial Institute sits on the west side of North Street and was the former Bethel (Particular) Baptist chapel, built in 1815. It is built of red and grey chequered brickwork with stone quoins and a gabled roof, large casement windows, a porch roof above double doors, and wrought iron bracket above holding the Memorial Institute sign.

3.4.47 Compass House and the two adjoining cottages on the east side of the High Street were constructed between the Catts Inn and the Mansion House in the later 19th century. The range is constructed in painted brick with some tile-hanging to gables at each end, both of which contain first floor oriel window with roughcast render curved bases. Compass House was a butcher's shop and contains an attractive tiled shopfront with blue tiles decorated with Art Nouveau floral patterns and a train.

3.4.48 Just below the King's Head on Station Road is a row of four cottages on the north side of the road, shown on 19th century maps. They are constructed of red and grey chequered brickwork with half-hipped tiled roof. It contains plank doors, but the windows have been replaced.

3.4.49 St. Denys pharmacy and Bank House was built on South Street on the site of an earlier building in 1884. It is built of red brick with three gables, each decorated with a mixture of plain and fishtail tile-hanging and mock timber-framing, and containing large casement windows, all with tiled roofs. A first floor oriel window with roughcast render curved base and large gabled attic window above, projects from the west elevation. The ground floor contains shop windows with stained glass upper panes, located either side of a corner doorway. Other windows have Tudor arches or stone dressings and a date stone on the first floor is carved '1884'.

3.4.50 Providence Cottages on South Street are of similar date, built in 1882. They are constructed of red brick with decorative floral stringcourse, 1882 terracotta date plaque, gables with decorative bargeboards, and tiled roof. Once sash window remains, but the rest have been replaced, and there are two panelled front doors beneath a mono-pitched tiled porch.

3.4.51 To the rear of 1 High Street is a stone building with slate roof that was recorded as the workhouse schoolroom in the later 18th century and is shown on the 1842 Tithe map. It was then used as the National School until the replacement school was built on North Street in 1876. The building adjacent is said to have housed the village fire engine in the early 20th century and then been used as a mortuary.

3.4.52 Another building sitting to the rear of the South Street plots is the old forge, the building shown at least in part on the 1842 Tithe map and labelled smithy in 1910. It is now painted brick with a tiled roof.

Other features of the character area

3.4.53 There is some surviving street furniture of note in the character area, dating from the mid-20th century or earlier. These include a number of swan neck street lamps, and a red Elizabeth II pillar post box outside Rotherfield Stores.

3.4.54 A small pocket of green space to the south of the churchyard (Court Meadow Green) contains the village War Memorial. The stone memorial was constructed in 2018 to commemorate 113 people who lost their lives in both World Wars, as well as post-war conflict.

3.4.55 Sounds, smells and general activity also contribute to the historic character of conservation areas. The core of the character area is quite busy with traffic and commercial activity, but gets quieter on the periphery where it becomes more residential and development is at a lower density. The Millennium Green is a quiet rural open space within the character area.

Detractors

3.4.56 There are few intrusive modern features within the character area. The character area is quite dimly lit, as would be expected in this setting, with historic lamp posts and shop windows emitting low ambient lighting in this otherwise naturally dark setting

3.4.57 The main detractor in the character area is traffic and parking, as would be expected in a busy village. Signage painted on the roads is also a detractor.

3.4.58 Another detractor is the wirescape extending across the road between telegraph poles and nearby buildings.

Summary

3.4.59 In conclusion, this character area comprises the historic core of the village, which seems to have emerged as a nucleated settlement from the mid-later 13th century around the earlier market and church. Development within the character area is from a mix of periods and represents a mix of architectural styles. The buildings are in a mixture of commercial and residential use. The focus of the historic settlement extends along the High Street and The Square, and along the roads that converge in the village, namely Church Street, South Street and North Street. The identified character includes features, both man made and natural, which add to the historic significance of the area. These include the Millennium Green to east of the character area, which provides a rural green space that is a quite contrast to the busier commercial area.

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3.5 Character Area C -Horsegrove

Introduction to the character area

3.5.1 This character area is formed principally of Horsegrove Farm and associated buildings, including Horsegrove House to the north of the current farm.

3.5.2 This area is bordered by character area D (village expansion) on the north, with fields to the east and south east, and later residential development along South Street to the west and south.

3.5.3 The buildings of Horsegrove Farm were detached from the village until some of the farmland to the north was developed for housing and New Road laid out across the former farmland in the late 19th century and infilled with housing in the late 19th and early 20th century. Horsegrove at this time marked the southern extent of the village until Red House was built to its immediate south at the end of the 19th century. Despite later development on the west side of South Street, the late 19th century farmhouse to Horsegrove and distinctive cupola topped barn still act as a gateway into and out of the village.

3.5.4 The majority of the buildings at Horsegrove are late 19th-early 20th century, but the name Horsegrove is recorded in manorial records from at least the 16th century and Horsegrove House appears to be 18th century.

Landscape setting

3.5.5 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. The area around Horsegrove still has a very rural character, with treed and hedged boundaries, a very large pond, and surrounding fields. The farmyard is still in use as a working farm, adding to the rural character.

3.5.6 Trees are important within the character area and comprise the trees along the road boundary, around the pond, and small copse of trees in fields and extending to the adjoining gardens to the south. There are some important tree specimens within the character area and these are noted on the visual appraisal map in Appendix 1, along with the identification of important hedgerows.

3.5.7 Views through the character area along the road in and out of the village, to the farmhouse and barn at Horsegrove Farm, and across the fields to the east and south. There are also far reaching views back into the conservation area from across these fields.

Local built form

3.5.8 The buildings in the character area mainly date to the 19th century modifications to Horsegrove Farm, but some buildings are shown on earlier maps and in 1723 a capital messuage with barn, buildings and land is recorded at Horsegrove. Buildings within the character area, listed and unlisted, have not often 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. Buildings in the character area date likely date from the 18th-19th centuries.

3.5.9 The two houses in the character area front onto the road, with the farm buildings sitting perpendicular to the road in a loose farmyard arrangement to the rear.

3.5.10 The mix of periods of building can be identified, to some extent, by the uses of building materials and the architectural fashions of the time. The earliest buildings are either brick or render, the later of which could conceal earlier timber framing. The materials in the character area include red brick, red brick with roughcast render, smooth stucco render, red and grey chequered brickwork with tile-hanging, and render. Roofs are predominantly covered with clay plain tile, with limited use of slate.

3.5.11 Boundary treatments in this character area comprise hedges and trees, with some limited use of red brick walls.

Listed buildings

3.5.12 The barn at Horsegrove is the only listed building in the character area and is grade II listed. 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.

3.5.13 The barn sits in the farmyard to the rear of Horsegrove (the 19th century farm bailiff's house and current farmhouse). It was built in 1899 for Sydney Snelgrove of Marshall and Snelgrove's department store in London. The building is single storey with attics and is multifunctional, comprising cowsheds to the west, feed room to the centre, dairy to the centre south, cartsheds to the north east, and stables and piggery to the south east. It is constructed in the Vernacular Revival style of red brick in English bond, with gabled central bay with timber framing, plaster infill and sandstone plinth on the south elevation, and tile-hanging to central bay of the north elevation. The north elevation has a central hipped tiled hayloft and four-bay open cartshed with timber supports on brick piers to east. The windows are timber casements with glazing bars and top openings. The doors vary according to use and include a Dutch door with rectangular glazed fanlight, stable doors, single doors, double doors, and small arch header openings for the piggery. The roof is tiled with hipped dormers, large ventilation louvres and a central ornamental louvred cupola surmounted by spire and metal weathervane.

Key unlisted buildings or structures

3.5.14 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 Rotherfield

conservation area, and contribute to its wider historical value ⁽⁷¹⁾. 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.

3.5.15 Key unlisted buildings or structures have been identified in the character area, dating from the 18th-19th century 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.

3.5.16 Key unlisted buildings in the character area comprise Horsegrove House and Horsegrove (the current farmhouse), which both front onto the road, as well as three building that sit perpendicular and at varying distances from the road, historically used as farm cottages, a farm building and a former stables.

3.5.17 Horsegrove House sits to the north of the farm and is shown on the 1842 Tithe map. It may also be the house shown on the circa 1800 Budgen map and described as the capital messuage in 1723, although this can only be conjectured as further details are not provided. The house sits back from the road and is rendered in smooth stucco with a hipped slate roof and rendered chimneys. The west facade facing the street contains large pane sash windows and a large first floor arched headed window, whereas the side elevation contains casement windows with small panes, possibly indicating a later (19th century) refacing of an earlier building. Certainly between mid-19th century and into the 20th century the house was owned or occupied by a succession of village physicians and surgeons, or gentlemen and ladies described as 'landed proprietor' and 'living off own means', explaining the high status size and style of the house. It seems to have been purchased by George Wray of Tunbridge Wells around 1860 ⁽⁷²⁾, which may explain the use of stucco and slate that is not seen elsewhere in Rotherfield.

3.5.18 A building to the rear of Horsegrove House is shown as part of a larger building on the 1842 Tithe map. It seems to have been reduced to the north between the 1898 and 1910 OS maps to its current size. It is constructed of red and grey chequered brick with a lean-to on the south. The north elevation, where the building has been reduced in size, is constructed of brick with tile-hanging above. The roof is hipped and covered in plain tiles with two gables on the north side (added later). The building contains horse stalls for a stable and a small room with a corner chimney, with loft above accessed via a wooden staircase.

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

72 ESRO ref: SAS/FA/800 and 1861 Rotherfield census

3.5.19 Adjacent to the house on the south is a single storey, long narrow barn running perpendicular to the road. This is shown on the 1842 Tithe map and is constructed of red brick with a plain tiled roof. It appears to have been used as part of the earlier farm before the improvements made by Snelgrove in 1898-9.

3.5.20 Horsegrove was built in 1898-9 as a farm bailiff's house by Snelgrove and is now the farmhouse. It is constructed of red brick with roughcast render to the first floor and mock timber-framing to the gables, with a plain tiled roof. It contains casement windows with glazing bars to the ground floor, with leaded lights in replacement first floor windows.

3.5.21 Attached cottages sit to the east of the barn accessed by the farm track into Horsegrove Farm. They are constructed in the same style as Horsegrove and were constructed by Snelgrove as cottages for farm workers. The cottages are now separated into two, but were built as three cottages and were occupied by a wagoner and milkman, a cowman, and a farm labourer on the 1911 census.

Other features of the character area

3.5.22 There are other notable features within the character area which add to the visual, historical and cultural interest. These include the large pond, which is an important feature of the character area, and a concrete trough outside the barn made by Girling's of Feltham, Middlesex. Girling's was formed June 1921 and were makers of concrete contrivances, heavy structural beams reinforced frame buildings, concrete lamp standards etc.

3.5.23 Sounds, smells and general activity also contribute to the historic character of conservation areas. The farmyard maintains a very rural feel, as would be expected of a working farm surrounded by fields. The road into and out of the village is more urban, but at this point is outside the main village confines and has a quieter and more rural character than the village due to treed boundaries, and lower density of development.

Detractors

3.5.24 There are few intrusive modern features within the character area. The character area is very dimly lit, with very few lights within this otherwise naturally dark setting.

Summary

3.5.25 In conclusion, this character area is formed principally of Horsegrove Farm and associated buildings, including Horsegrove House to the north of the current farm. The buildings of Horsegrove Farm were detached from the village until some of the farmland to the north was developed for housing and New Road laid out across the former farmland in the late 19th century and infilled with housing in the late 19th and early 20th century. Despite later development on the west side of South Street, the late 19th century farmhouse to Horsegrove and distinctive cupola topped barn still act as a gateway into and out of the village. The identified character also includes other features, both man made and natural, which add to the historic significance of the area.

3.6 Character Area D - Village expansion

3.6.1 This character area comprises the 19th and early 20th century expansion of the village, which saw development extend along South Road to Horsegrove Farm, the construction of the Victorian school and nearby housing on North Street, and the small-scale extension of Church Street and Station Road.

3.6.2 This area is bordered by character area A (Church), character area B (Village core), and character area C (Horsegrove), with fields and later residential development bordering the character area outside the conservation area.

3.6.3 These areas were largely undeveloped until the 19th century, with the 1842 Tithe map showing the land was mainly occupied by fields. By the 1898 2nd ed OS map New Road had been laid out to the east of South Street and houses built along South Road to Horsegrove Farm; the school and school cottages had been built on North Street; and a small row of semi-detached houses were built to the south side of Church Street. These areas were further developed in the early 20th century.

Landscape setting

3.6.4 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. This area of the village is predominantly residential and lower density than the village core, mostly comprising semi-detached houses set within gardens.

3.6.5 There is no formal public open space within the character area, with the Millennium Green and churchyard in adjacent character areas and recreation ground outside the conservation area to the north west.

3.6.6 Trees are also important both within the character area and in the wider setting and these reinforce the rural location of Rotherfield within the High Weald. There are some important tree specimens within the character area and these are noted on the visual appraisal map in Appendix 1, along with the identification of important hedgerows. Important specimens include the trees within the character area itself and those that can be seen from the adjoining character areas. There are many trees in the character area forming boundaries between gardens and bounding adjoining fields. Trees in adjoining character areas and in the wider setting reinforce the rural location of Rotherfield within the High Weald.

3.6.7 Views within the character area mainly comprise views along the roads and views back to the church. There are also long views to the High Weald from many points within the village in all directions.

Local built form

3.6.8 Buildings within the character area mainly date to the 19th and earlier 20th centuries. The 19th century buildings in the character area front onto the roads, but generally have greater setbacks than the older buildings within the village core. Some

earlier 20th century development is arranged in small cul-de-sac arrangements of Church Street and North Street.

3.6.9 Plot sizes are quite variable, generally commensurate to the size of the house. The houses, which are largely semi-detached, generally have larger front and rear gardens when compared to the village core.

3.6.10 The uses of building materials in the character area is representative of the range of materials available by the 19th and earlier century and the architectural fashions of the time. The buildings are a mixture of red brickwork, some with grey headers or cream Fletton brick detailing, tile-hanging, stucco, and roughcast render. Roofs are covered with clay plain tiles, with limited use of slate.

3.6.11 The character area contains a mixture of boundary treatments. These include the red brick walls and occasional use of fences. The use of natural boundary treatments can be seen throughout the character area, with hedgerow a common boundary treatment and often used in combination with walls.

Listed buildings

3.6.12 There are two designated listed buildings within the character area, both dating from the 19th century. The buildings are Grade II listed. 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.

3.6.13 Chapel House sits to the west side of South Street and sits back and above the road with the former Providence (Strict) Baptist chapel, which was built in 1858. It is likely that the cottage is roughly contemporary and is constructed of red and grey chequered brickwork on the ground floor with decorative plain and double shouldered club tile tile-hanging above and a dentilated cornice between. The roof is covered in plain tiles and hipped on the south, with a decorative chimney on the north. The building contains sash windows with glazing bars and a central plank and glazed door with stone steps.

3.6.14 Sitting to the south, Laurel Cottage and Little Cottage is a pair of 19th century cottages, set back from the road and reached via steps from the street. The cottages are constructed of red and grey chequered brick, with a 19th century red brick gable on the south, weatherboarding to the north end, and a tiled roof. It contains sash windows with glazing bars, some of which have been replaced, and a plank door.

Key unlisted buildings or structures

3.6.15 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 Rotherfield conservation area, and contribute to its wider historical value ⁽⁷³⁾. 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.

3.6.16 Key unlisted buildings or structures have been identified in the character area and represent the 19th century infilling of this area as the village expanded. 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.

3.6.17 Four pairs of semi-detached houses sit to the south side of Church Street, representing a small 19th-early 20th century extension of the village in this direction. Brecon Terrace is stucco rendered with slate roof and wooden eaves resting on decorative corbels. It contains sash windows, some of which have been replaced, with bay windows on the ground floor, and panelled doors with upper glazing and overlight above with moulded lintel. The buildings have a plaque with moulded cartouche dated 1894. The two pairs of adjacent semi-detached houses are a little later in date and built of red brick in stretcher bond with terracotta flower decoration, sash windows, panelled and glazed doors, and tiled roof. The last house in the row (Brecon House) was extended in the earlier 20th century with a two storey extension with roughcast render on the ground floor and tile-hanging above, with a corner double-height bay window and tiled roof.

3.6.18 Brecon Cottages were built to the rear in the earlier 20th century as three pairs of semi-detached houses next to the 19th century churchyard extension. They are a mixture of roughcast render and smooth render with mock timber framing, some red brick, and half-hipped tiled roofs. The windows are a mixture of casements and sash windows.

3.6.19 A new National School was built on North Street in 1876 on land donated by Lord Abergavenny. It is constructed of red brick with decorative plain and double shouldered club tile tile-hanging with render and mock timber-framing on the gables. School Cottages were built to the rear of the school, between North Street and Station Road, to accommodate the school master and mistress in the later 19th century, and are constructed of red brick with tile-hanging and a tiled roof.

3.6.20 On the west side of North Street, houses were developed in the earlier 20th century and include larger houses with large gardens, such as The Priory and Oakview/Catsacre, to the semi-detached houses with smaller gardens adjacent and along Monastery Gardens. The houses are built of red brick, with cream Fletton brick detailing, sash windows, panelled doors, and a mixture of tile and slate roofs. The Priory and Oakview/Catsacre are more decorative and higher status, with crenelated stone bay windows and roughcast render with mock timber framing on Oakview/Catsacre, and Arts and Crafts roughcast render and decorative tile-hanging with casement windows to The Priory.

3.6.21 The barn sits to the east side of North Street and is shown on 19th century maps. It extends along the road with a stone wall and tiled roof, with red brick on the end elevation. The earlier 20th century pair of cottages adjacent are constructed of red brick with sash windows, panelled doors and tiled roof.

3.6.22 Continuing onto South Street, the area is characterised by houses built in the second half on the 19th century on land formerly forming part of Horsegrove Farm on the east side of the road, and garden and meadow on the west side of the road.

3.6.23 The Providence (Strict) Baptist chapel was built in 1858 on the west side of the road and is built of red brick with stone corbels, large arch headed windows, central double doors with fanlight above and and date stone over, and a tiled roof.

3.6.24 1-3 Court Mead cottages sit adjacent to the north and have painted brick on the ground floor with decorative plain and double shouldered club tiles above, sash windows, some of which have been replaced, panelled and replacement plank door, and a slate roof. A single storey shop extends to the north east with painted brick, shop windows and central recessed doorway.

3.6.25 The Privets and The Old Post Office sit on the corner of South Street and New Road and is a mixture of red brick and white painted brick, sash windows, some of which have been replaced, plank doors, and a slate roof.

3.6.26 Late 19th and early 20th century detached and semi-detached houses continue on both sides of South Street, set within their own gardens. The houses are red brick with individual architectural detailing, including tile-hanging, some render and mock timber-framing, and bay windows. The roofs are a mixture of tiles and slate. Tentermeads in a large detached house with stuccoed finish, hopped slate roof and iron railings along the road frontage. The Hollies adjacent is also stuccoed with a slate roof and has a stone boundary wall.

3.6.27 The semi-detached houses opposite Horsegrove Farm were built in the earlier 20th century, representing the limit of the village at this time. It is built of stock bricks with mock timber gable and tiled roof.

3.6.28 New Road extends from the east of South Street and was laid out on former fields of Horsegrove Farm in the later 19th century. The later 19th and earlier 20th century houses along the road include Roystons and Glendu, and Rowans and Plympton, built of red brick with cream Fletton brick detailing, sash windows with ground floor bay windows, and hipped slate roofs.

3.6.29 Fernhurst Cottages are typically Victorian and built of red brick with plain and club tile tile-hanging, casement windows, a central projecting gable and tiled roof. Loft Cottage tot he rear is single storey and built of red and grey chequered brick with a tiled roof.

3.6.30 Manchester House and Tintagel on the opposite side of the road are much plainer, with red brick, sash windows, bay windows and a later pantile roof.

3.6.31 Springfield Cottages mark the eastern extend of historic development and are also built of red brick with cream Fletton brick detailing, sash windows with some later replacements, and gabled roofs of slate and later pantile replacement. The windows and door have decorative terracotta lintels.

Other features of the character area

3.6.32 There is some surviving street furniture of note in the character area, dating from the mid-20th century or earlier. These include a number of swan neck street lamps, a red telephone box adjacent to the school, and the painted village sign on Church Street.

3.6.33 Sounds, smells and general activity also contribute to the historic character of conservation areas. The character area becomes increasingly quiet as it extends away from the traffic and commercial activity in the village core, becoming increasingly rural towards the edges. Development is set away from the main roads through the village on Brecon Cottages, Monastery Gardens, and New Road on narrow roads and so has a more intimate and secluded character.

Detractors

3.6.34 There are few intrusive modern features within the character area, however, there are a few examples of inappropriate modern boundary treatments such as close boarded fencing, especially along South Street.

3.6.35 There has also been some unsympathetic replacement of windows and doors on some unlisted buildings.

3.6.36 Another detractor is the wirescape extending across the road between telegraph poles and nearby buildings.

Summary

3.6.37 In conclusion, this character area represents the 19th and earlier 20th century expansion of the village, which saw development extend along South Road to Horsegrove Farm, the construction of the Victorian school and nearby housing on North Street, and the small-scale extension of Church Street and Station Road. The identified character area includes features, both man made and natural, which add to the historic significance of the area.

Draft

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

- Brick is seen throughout the conservation area, often with tile-hanging to the first floor.
- The 18th and 19th century brickwork construction is mainly of Flemish bond.
- There is little exposed timber-framing in the village, with earlier buildings have been refaced in brick, tile-hanging, and weatherboard.
- The few examples of exposed timber framing in the conservation area is represented by areas of timber framing and plaster infill on otherwise brick or tile-hung buildings.
- There are some examples of weatherboarding in the conservation area, but this is mainly confined to the High Street and a small amount on The Square.
- There are limited examples of the use of render in the conservation area (both 18th-19th century stucco and later roughcast render)
- There is some limited use of stone used in the conservation area.
- The predominant roofing material throughout the conservation area is clay tile, with limited use of slate.
- Roofs are mostly gabled, with few hipped or half-hipped roofs.
- Brick chimney stacks survive to many of the buildings in the conservation area.

- Where historic windows survive they are traditional timber vertical sliding sashes, with both metal and timber casement windows also surviving.
- The majority of the doors in the conservation area are traditional four or six panel timber doors, with some plain plank doors.
- There are a small number of shop windows in the village in a mix of styles, with some attractive historic shop windows surviving.
- Boundary treatments in the conservation area are a mixture of brick walls, hedges, some stone walls, and occasional use of picket fencing and iron railings. There has been some limited use of close board fencing to replace traditional boundary treatments.

4.3 Architectural Form and Layout of Built Form

4.3.1 The settlement of Rotherfield seems to have emerged as a nucleated settlement from the mid-later 13th century around the earlier market and church, with development concentrated around the church (and former market that may have extended to the south and west of the church), sitting on the high ground. The focus of the historic settlement extends along the High Street and The Square, and along the roads that converge in the village, namely Church Street, South Street and North Street. The iron industry brought great prosperity to the area from the 16th century, but declined by the 18th century. The village has continued to be a centre for shops and services serving the village and surrounding dispersed settlement.

4.3.2 The buildings in the conservation area almost all front onto the roads extending through the village, principally the High Street, Church Street, South Street and North Street. Plot sizes are quite variable, with many buildings attached in rows and sitting on or close to the road frontage in the more commercial core, and having relatively small gardens to the rear of attached buildings. Moving away from the core plot sizes and set backs generally are larger, with development characterised by semi-detached or detached residential properties with gardens.

4.3.3 Development within the conservation area is from a mix of periods and represents a mix of architectural styles. These vary from attached cottages to large detached properties, representative of the former use, status and period of building within the conservation area. The buildings are predominantly two-storey in height, though some buildings are single-storey, such as the school and ancillary buildings.

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 earlier timber framed buildings have been refronted in brick, tile-hanging and, less commonly, weatherboard. The buildings are in a mixture of materials,

including limited use of stone, local red bricks (some of which is painted), red and grey chequered brickwork, red clay tile-hanging, and occasional use of weatherboarding and render. Weatherboarding is used on some of the cottages along the High Street and on the building next to the former George Inn, where it is white painted, but isn't a common feature elsewhere in the conservation area. Render is seen on a limited number of buildings in the village and has been ashlar lined to mimic stone on 18th-19th century buildings and tends to be roughcast on earlier 20th century buildings. There are very few stone built properties in the village and stone plinths to brick buildings. Roofs are covered with clay plain tiles, with limited use of slate.

4.4.2 Many buildings in the conservation area are brick with tile-hanging and tile roofs and there is a consistency in the materials used that suggests they were being sourced locally. This is confirmed by the list of local brick and tile works in operation in the 19th and earlier 20th centuries. 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 Rotherfield (as recorded by Molly Beswick⁽⁷⁴⁾) had 19 recorded brick and tile works in the parish, although not all were in operation at the same time. These were located in the wider Parish and some seem to have been established to provide brick to specific estates, such as at Walsh Manor, at Danegate on the Abergavenny Estate, and on the Rotherfield Hall Estate. The earliest recorded brickworks date to the late 16th century at Castle Wood to the south of the village. One was recorded in the 17th century and another in the 18th century, but the majority were recorded in the 19th century, a small number of which continued to operate into the 20th century.

4.4.4 There was one limekiln recorded on the 1st edition O.S. map for the pre-1894 parish area of Rotherfield. 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⁽⁷⁵⁾.

4.4.5 Although there are buildings surviving from the 14th-17th centuries or earlier within the conservation area, which would originally have had externally visible timber frame and render, such as Cellar Cottage, and Barbers Cottage and Rowlands, there is little exposed timber-framing in the village. Many of the earlier timber-framed buildings in the conservation area have been refaced with brick and tile-hanging, with others likely concealed behind brick and weatherboarded facades. Exposed timber-framing tends to be represented by areas of framing on otherwise brick or tile-hung buildings (see below).

4.4.6 Much of this refacing of earlier timber-framed buildings is likely to have begun in the 18th century, although some may be later or have undergone subsequent repairs and alterations. As such, whilst the materials may not be original, they are nevertheless part of the historic fabric of the buildings and contribute to the historic significance of the buildings and overall architectural and historic significance of the conservation area as a whole.

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

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

4.4.7 The 18th and 19th century brickwork construction is mainly of Flemish bond, where bricks are laid in a chequered pattern, as seen on many buildings in the conservation area.

4.4.8 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 ⁽⁷⁶⁾. As noted above, some buildings in the village incorporate red and grey bricks to create a chequered pattern. Some of the buildings in the conservation area have detailing in pale cream Fletton bricks, but these bricks are not a common building material in the conservation area.

4.4.9 It is only in the 20th century that the modern 'stretcher' bond has come into general use, as brickwork generally provides a face to an internal blockwork wall. Some of the late 19th-earlier 20th century buildings in the conservation area are constructed in red bricks laid in stretcher bond.

4.4.10 A small amount of brickwork in the conservation area has been painted white, such as 2-6 High Street, and Old Forge Cottage.

4.4.11 Photos of brick detailing

4.4.12 As already noted, in conjunction with the refacing of earlier timber-framed buildings with brickwork, there is use of tile-hanging to first floor areas. The tile-hanging in the conservation area is predominantly plain tiles, sometimes used in conjunction with club tiles or double shouldered club tiles to form decorative patterns. The tiles have a slight curve along their width and length, which allows for unevenness of the timber-framing beneath, but also gives a natural softness and irregularity that cannot be achieved with modern machine-made tiles.

4.4.13 Photo of tile hanging

4.4.14 There are some examples of weatherboarding in the conservation area, but this is mainly confined to the High Street and a small amount on The Square. Weatherboarding is not a common material elsewhere within the conservation area.

4.4.15 photo of weatherboarding

4.4.16 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. 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. Whilst not a common finish in the conservation area, there are limited examples, such as Horsegrove House.

4.4.17 There are a few examples of late 19th century and early 20th century render in the conservation area, where it was used in combination with mock-timber detailing, brick and tile-hanging, such as Brecon Cottages and The Priory.

76 where the entire elevation is laid in headers

4.4.18 Photo of render

4.4.19 As already noted, there are few examples of exposed timber framing in the conservation area. Exposed framing tends to be represented by areas of timber framing and plaster infill on otherwise brick or tile-hung buildings and includes the side elevations of Chapel Cottages and Builth House and Cottage on Church Street, and parts of the King's Arms.

4.4.20 Photo of timber framing

4.4.21 There is some limited use of stone used in the conservation area. These include the church, the former school room to the rear of 1 High Street, The Barn on North Street, and some stone plinths on historic buildings within the conservation area.

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. As with brick making, traditional handmade tiles have a degree of variation due to methods of manufacture, variations in the kiln, and natural camber from shrinkage and racking, which combine to give character to handmade tile roofs.

Slate

4.5.3 There is some use of slate, which usually dates to the 19th century and the availability of slate at this time with the arrival of the railway. Examples in the conservation area are quite limited and more commonly used in conjunction with white weatherboarding, such as Church Cottage in the churchyard, or render, such as The Hollies and Tentermeads. Slate can also be used to achieve shallow hipped roofs on houses in the village, such as Horsegrove House.

Roof forms

4.5.4 Gables are the predominant roof form throughout the conservation area. Half-hipped roofs are also seen, and generally speaking occur on the older buildings in the conservation area, such as Cellar Cottage and the Old Bakery, 1 High Street, the King's Arms, and Barber's Cottage and Rolands. Early hipped roofs are not a common feature of the conservation area, but there are some later shallow-pitched hipped roofs on some of the 18th-19th century houses, such as Horsegrove House.

4.5.5 The roofs generally run parallel to the road. Some of the later 19th and earlier 20th century buildings have projecting gables typical of Victorian and Edwardian styles.

4.5.6 The roofs to buildings within the conservation area do not generally contain dormers, although example can be seen, such as the former workhouse (White Cottage, Olinda House and the Old Almshouse, South Street). The use of modern rooflights is restricted.

Chimney stacks and pots

4.5.7 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.

4.5.8 The majority of chimney stacks in the conservation area are quite plain and very in size depending on the size and status of the building. The stacks are mostly unpainted. There are a few examples of more decorative brick chimney stacks, such as The Three Guns (1 High Street, now Highgate florist), which has a distinctive chimney with three brick pots in the shape of canons.

4.5.9 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

4.5.10 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

4.5.11 Barge boards to roofs are not a common feature of the conservation area, gabled roofs instead having simple mortared verges. There are some examples of plain barge boards on a few of the later 19th-early 20th century buildings, and a decorative example can be seen on Providence Cottages on South Street.

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 There has been little intrusion of modern window detailing and materials within the conservation area. Therefore, the significance is the survival of historic detailing. This

is predominantly through the use of traditional timber vertical sliding sashes. There are also examples of simple side hung casement windows of timber or metal.

4.6.3 Early wrought iron casement windows can be seen in the conservation area on a small number of buildings. The metal casements are identified by external hinges and decorative window furniture, such as the internal catch handles and stays. The windows have leaded lights with a mixture of small rectangular panes and diamond panes both surviving in the conservation area, such as seen on the Fir Tree Cottage and Virginia Cottage, and 1 and 2 Chapel Cottages (both on Church Street, the King's Arms, and the Manor House.

4.6.4 Within earlier buildings, where the timber frame has been concealed by brick or tile-hanging, small casement windows are often used. These small window types fit within concealed timber framing behind later refacing on these earlier properties. Casement windows were the norm in the 17th and 18th centuries, but did continue to be used throughout the 19th and 20th centuries.

4.6.5 There are few examples timber-framed casement windows on properties in the conservation area, often with small rectangular wooden glazing bars. Examples include 1-4 North Street and Cellar Cottage and The Old Bakery.

4.6.6 Later in the 18th century and into the 19th century, the double hung sash was introduced, often with six over six or four over four small panes, and became the popular window style of this period. During the 19th century panes of glass were larger and both sash and casement windows had larger panes of glass with fewer, if any, glazing bars. Sash windows, with various glazing bar arrangements, are seen throughout the conservation area.

4.6.7 There are some good examples of historic shop windows within the village, which are discussed below.

4.6.8 As already stated, there has been little intrusion of modern window detailing and materials within the conservation area,. However, the use of non-traditional materials, such as PVCu, has begun to replace traditional timber windows on some unlisted buildings in the village. 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 or simple hoods

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 in the conservation area are traditionally detailed four or six panel timber doors, with some plain planked doors. There are some front porches to properties within the conservation area, some of which are historic (although not necessarily original) and others that are a more recent addition. There is also some use of door hoods in the conservation area, such as the flat door hoods on the Manor House, cottages in Church Street, such as Hope Cottage, 1 and 2 Chapel Cottages, Town Hill House and Babbington House, and some properties near The Square, such as Catt's Cottage and The Catt's Inn, and the attached row on the High Street.

4.7.3 The use of non-traditional materials, such as PVCu, has not begun to replace traditionally detailed domestic timber doors within the conservation area to any great extent, although there are some examples on unlisted buildings. 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. ⁽⁷⁷⁾

4.8.3 There are a number of shop windows in the commercial core of the village in a mix of styles, with some attractive historic shop windows surviving around The Square and immediately adjacent. These add individuality, variety and visual interest to the conservation area and include the tiled shopfront to Compass House, Hilltop and Rotherfield Antiques and Collectables, the former Post Office (Katherine Jennings Fine Art) and Tudor House, 2, 5 and 6a High Street, The Copper Kettle and the Mansion House, St. Denys pharmacy, and The White Cottage, Olinda House and The Old Almshouse.

77 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

4.8.4 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.

4.8.5 The use of non-traditional materials and designs has not been used to replace traditional shop fronts within the conservation area to any great degree, with independent businesses within the village generally retaining sympathetic designs and signage. 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/or 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 Boundary treatments in the conservation area are a mixture of brick walls, hedges, some stone walls, and occasional use of picket fencing and iron railings. There has been some limited use of close board fencing to replace traditional boundary treatments.

4.9.3 Generally speaking, the core of the village contains no front boundaries with shops and cottages sitting directly on the street frontage. The more historic cottages moving away from the core have hedges, sometimes in combination with low brick walls, whilst the 19th and 20th century development has a mixture of boundary treatments, including hedges, brick walls, limited use of stone walls, and one example of iron railings (Tentermeads). Picket fences are not a common boundary treatment, but individual examples can be seen, such as 3 North Street. There has been some use of close boarded fencing in front of traditional hedges along South Street.

4.9.4 Hedges and low brick walls are the predominant boundary feature within the conservation area. The brick walls in the conservation area are generally low and constructed of red brick. They are often surmounted by hedges.

4.9.5 The churchyard is enclosed by a stone wall, which appears 19th century along Church Street, but earlier on the western boundary where it retains the churchyard.

4.9.6 The garden wall to Friars on Church Street is constructed of red bricks with diaper work and vitrified headers and survives from an earlier house on the site. It is thought that the wall likely dates from the 16th or early 17th century.

4.9.7 The majority of properties have retained an historic method of defining the boundary. There has been some use of close boarded type fencing, which can be an

alien feature, detracting from the historic character of the area, and any further incursion of this feature should be discouraged.

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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 Rotherfield still has a very rural character of fields, hedges, trees, and woodland, which provides an important backdrop to the settlements. This is discussed further in Chapter 2.

5.2 Key Characteristics

Key Characteristics

- Trees are an important feature of the conservation area and its wider setting.
- The relatively rural location of Rotherfield within the High Weald means that there is open countryside and areas of woodland surrounding the conservation area and trees form an important backdrop to the village.
- Particularly prominent trees and groups of trees include trees and groups of trees in gardens within the village; those marking garden boundaries; prominent trees on the Millennium Green; trees in the churchyard, the row of coppiced lime trees on The Square, and trees along the road boundary and around the pond at Horsegrove Farm.
- Hedgerows are the predominant boundary feature and help to reinforce the rural location of the village within the High Weald.
- Key open spaces include: the Millennium Green, the churchyard, and a small pocket of open space at the Court Meadow Green. The recreation ground immediately adjacent to the conservation area is an important open space that forms part of the setting of the historic village.
- The open landscape makes an important contribution to the traditional open setting of the conservation area, with open countryside and woodland surrounding the conservation area.
- Key views include: those along the roads extending through the village, views back to the church, and views across the Millennium Green.
- Many views within the conservation area are terminated by buildings, especially at road junctions and on entering the village from the roads that meet on The Square.

- There are views of the church spire throughout the conservation area and from the wider area. There are also views along views to the High Weald from many points within the village in all directions.
- Views of the village and church are important within the wider landscape, with the church spire visible and forming an important landmark in long distant views, as well as significant views to and from the village, with strong inter-visibility between historic buildings within the conservation area (situated on a ridge) and adjacent areas.
- The views both into and out of the village reinforce the strong strength of place of Rotherfield within its landscape setting.

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 Some of the important trees in the conservation area 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 relatively rural location of Rotherfield within the High Weald means that there is open countryside and areas of woodland surrounding the conservation area. Trees form an important backdrop to the village, with large areas of woodland around the village. Field boundaries and lanes are also lined with trees and hedges in this High Weald landscape.

5.3.4 Particularly prominent trees and groups of trees within the conservation area include trees and groups of trees in gardens within the village; those marking garden boundaries; prominent trees on the Millennium Green; trees in the churchyard, the row of coppiced lime trees on The Square, and trees along the road boundary and around the pond at Horsegrove Farm.

5.3.5 Hedgerows are the predominant boundary feature and help to reinforce the rural location of the village within the High Weald, and 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, the Millennium Green is an important large open space. There is also a small pocket of open space at the Court Meadow Green.

5.4.3 The churchyard is another important open space, as well as the village burial ground.

5.4.4 The recreation ground immediately adjacent to the conservation area is an important open space that forms part of the setting of the historic village, as well as having social significance as the village's recreation ground.

5.4.5 The open landscape makes an important contribution to the traditional open setting of the conservation area. The rural location means that there is open countryside and woodland surrounding the conservation area, which is characteristic of the High Weald landscape within which Rotherfield sits.

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 views back to the church. Many views within the conservation area are terminated by buildings, especially at road junctions, such at the Catt's Inn when approaching the village from Church Street, the King's Arms when approaching from Station Road, St.Deny's pharmacy when travelling southwards along the High Street, and the Memorial Institute and Horsegrove Farm on entering the village from the north and south, respectively.

5.5.4 There are views of the church spire throughout the conservation area and from the wider area. These are afforded over buildings due to their relatively low built form, with other views opening up due to changes in topography and the elevated position of the church on the ridgetop.

5.5.5 There are also views across the Millennium Green and long views to the High Weald from many points within the village in all directions. These includes views north eastwards towards Saxonbury Tower folly and views north westwards towards Crowborough.

5.5.6 Views of the village and church are important within the wider landscape, with the church spire visible and forming an important landmark in long distant views. There are significant views to and from the village, with strong inter-visibility between historic buildings within the conservation area (situated on a ridge) and adjacent areas. The fields to the east and south of Horsegrove Farm allow far reaching views back into the conservation area at this point. The views both into and out of the village reinforce the strong strength of place of Rotherfield within its landscape setting.

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6 Considerations for change in conservation area

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 change 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 Rotherfield conservation area

- Erosion of architectural detail.
- Inappropriately detailed window and door replacement.
- Inappropriate replacement of shop fronts and/or shop signage.
- Scale, design and location of new development, including infill development and outbuildings.
- Light pollution.
- Loss of traditional boundary treatments.
- Wirescape.
- Traffic.
- Road signage and highways works.

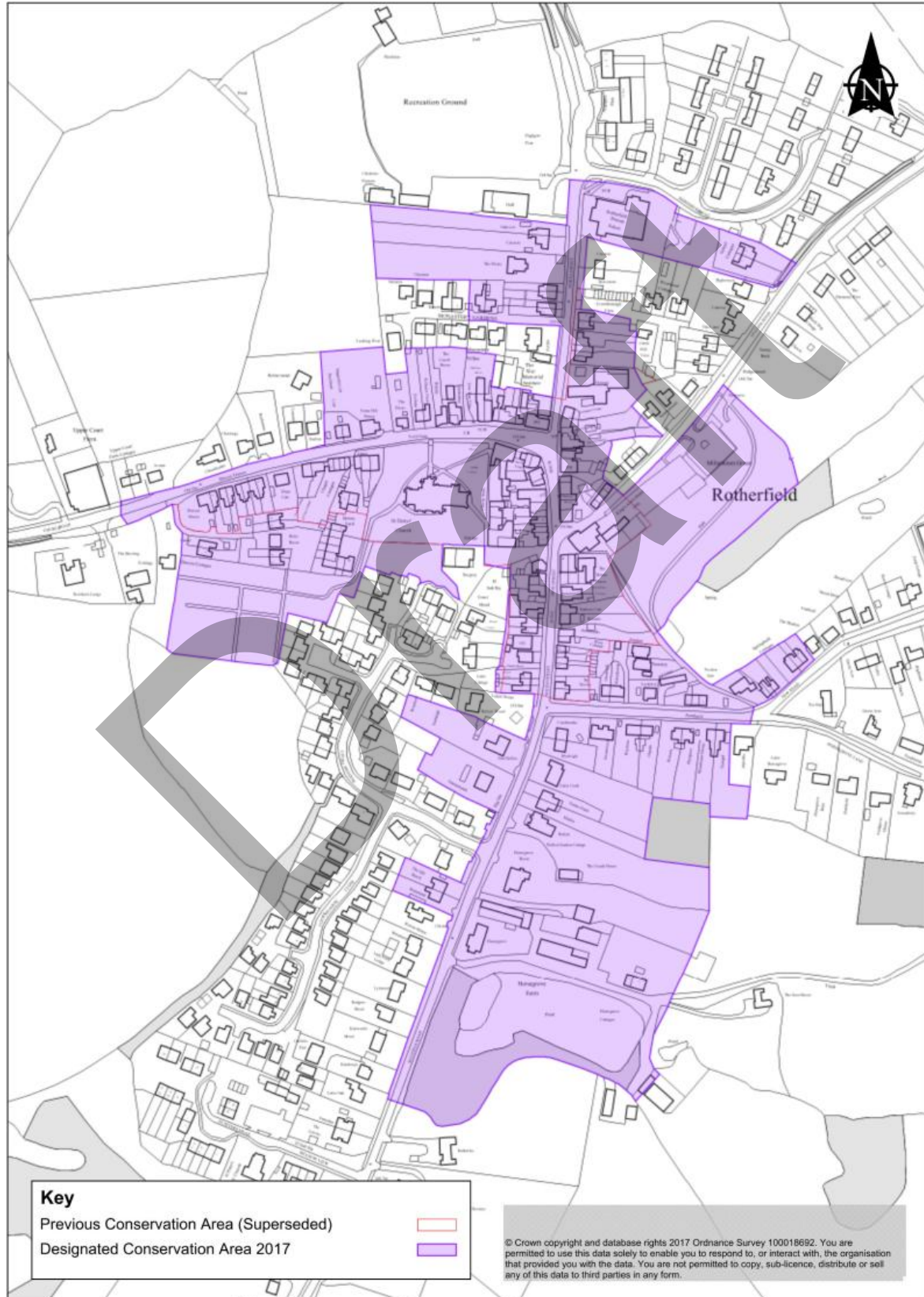
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6 Considerations for change in conservation area

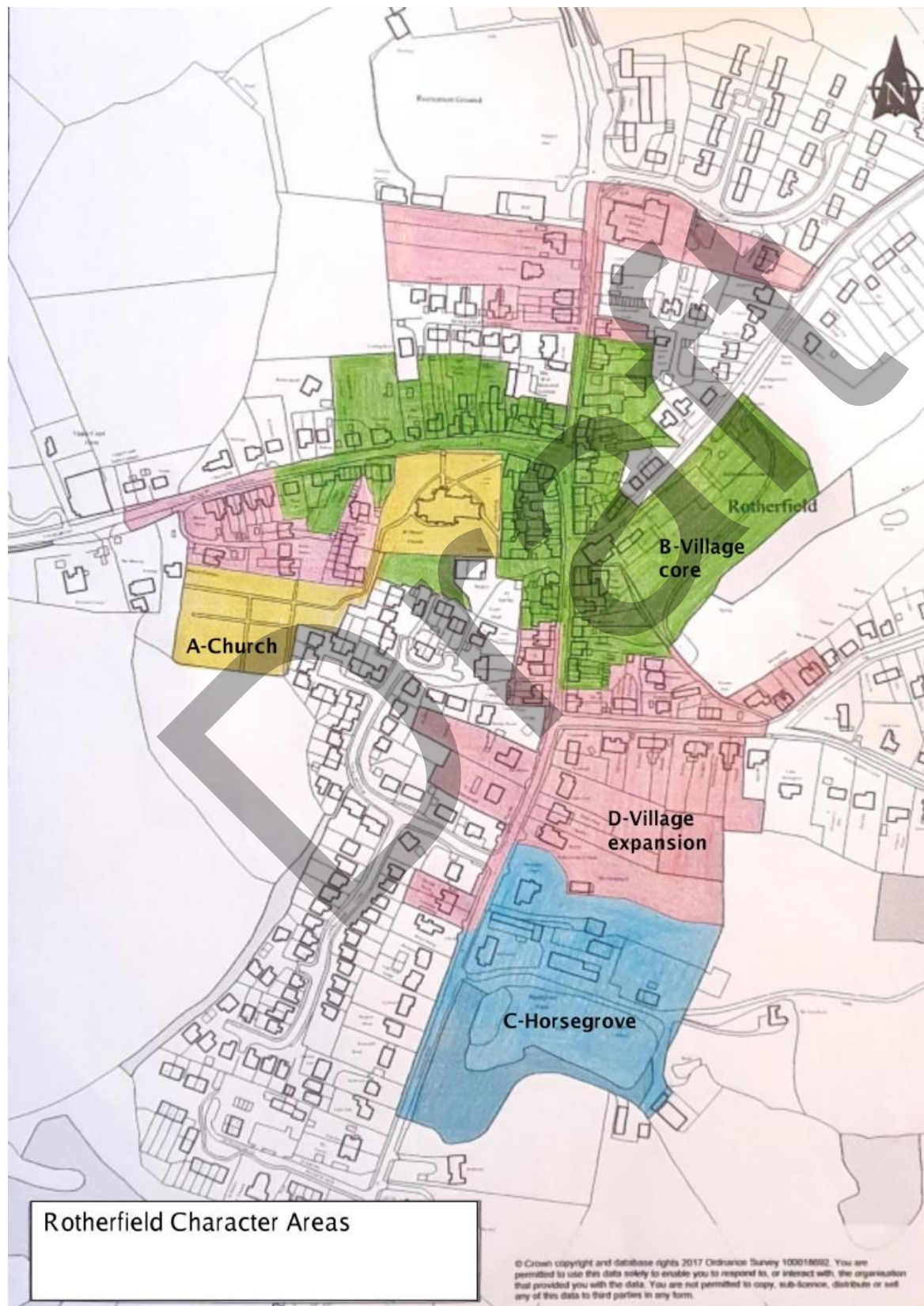
Appendix 1: Maps

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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/>
- Historic England, Advice Note 1: Conservation Area Designation, Appraisal and Management, 2016
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- The Weald.org: www.theweald.org
- Wealden Iron Research Group: www.wealdeniron.org.uk/
- Wealden Iron Research Group database: <http://www.wirgdata.org/>
- Old Sussex Mapped (Yeakell and Gardner's 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 Tithe Maps: www.eastsussex.gov.uk/leisureandtourism/localandfamilyhistory/tithemaps

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